

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2024 - DECEMBER 31, 2024 APPROVED BUDGET

ACCT	2023 ANNUAL	2024 APPROVED ANNUAL	2024 APPROVED MONTHLY
4010 Unit Maintenance Fees	\$352,132	\$426,112	\$35,509
TOTAL REVENUE	\$352,132	\$426,112	\$35,509
OPERATING EXPENSES			
5010 Administrative Bank/Coupons	\$4,600	\$5,200	\$433
5020 Stevens & Stevens Storage 9 Boxes x \$45.00ea.	\$1,395	\$405	\$34
5015 Web Site	\$595	\$595	\$50
5300 Insurance - Flood (Oct 15) Financing \$?	\$38,253	\$50,368	\$4,197
5310 Insurance - Property/Liability (Oct 15)	\$71,074	\$152,170	\$12,681
5400 Lawn Service Contract	\$22,800	\$24,000	\$2,000
5420 Lawn Sprinklers - Maintenance & Repair	\$1,000	\$2,900	\$242
5510 Pest Control / Termites	\$5,600	\$5,600	\$467
5600 State Corp. Fees	\$80	\$90	\$8
5610 Division Fees DBPR	\$272	\$272	\$23
5800 Management Fee Exp. 12/24 - 60 day notice	\$10,200	\$10,500	\$875
5900 Professional - Legal	\$2,000	\$5,000	\$417
5910 Review & Tax Prep	\$1,000	\$475	\$40
6100 Repair / Maintenance - Buildings/Grounds	\$15,000	\$15,000	\$1,250
6110 Repair / Maintenance - Grounds/Plantings	\$8,200	\$0	\$0
6200 Pool - Contract Maintenance / Supplies	\$5,500	\$6,000	\$500
7001 Electric	\$5,200	\$4,300	\$358
7002 Utilities - Water / Sewer	\$41,200	\$47,396	\$3,950
7004 Utilities - Trash	\$14,395	\$15,114	\$1,260
7006 Cable TV	\$51,262	\$53,554	\$4,463
8000 Operating Contingency	\$2,000	\$0	\$0
TOTAL OPERATING EXPENSES	\$301,626	\$398,939	\$33,245
RESERVES			
9020 Reserves Painting	\$29,262	\$6,229	\$519
9040 Reserves Paving/Seal Coat	\$2,681	\$2,361	\$197
9060 Reserves Roofing	\$8,172	\$17,480	\$1,457
9080 Reserves Pool	\$2,145	\$1,103	\$92
9100 Reserves Deferred Maintenance	\$8,246	\$0	\$0
TOTAL RESERVES	\$50,506	\$27,173	\$2,264
TOTAL EXPENSES	\$352,132	\$426,112	\$35,509

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YOUR NEW 2024 MAINTENANCE FEES WILL BE:

Unit A	\$ 482.24
Unit B/C	\$ 535.95
Unit D	\$ 534.65

**RESERVE ANALYSIS
EASTWOOD SHORES CONDO #4
JANUARY 1, 2024 - DECEMBER 31, 2024**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
Reserves Painting	\$105,000	\$86,313	8	3	\$18,687	\$6,229	\$6,229
Reserves Paving/Seal Coat	\$60,000	\$23,613	30	10	\$36,387	\$2,361	\$2,361
Reserves Roofing 17 Buildings	\$289,000	\$26,804	25	15	\$262,196	\$17,480	\$17,480
Reserves Pool	\$28,000	\$9,930	15	9	\$18,070	\$1,103	\$1,103
Reserves Deferred Maintenance		\$24,153				\$0	\$0
TOTALS	<u>\$482,000</u>	<u>\$170,813</u>			<u>\$335,340</u>	<u>\$27,173</u>	<u>\$27,173</u>

Your Monthly Maintenance Fees for 2024 will be :

number of units	Percentage	Unit Type	Cable ea. Per mth	2023 Mthly fee with cable	2024 Mthly fee with cable		
17	1.3419%	A	\$ 65.63	<u>\$399.27</u>	<u>\$482.24</u>		
34	1.5149%	B/C	\$ 65.63	<u>\$442.67</u>	<u>\$535.95</u>		
17	1.5107%	D	\$ 65.63	<u>\$441.59</u>	<u>\$534.65</u>		
<u>2024 NEW MONTHLY MAINTENANCE FEES</u>					↑		