

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 PROPOSED BUDGET

ACCT		2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 APPROVED MONTHLY
4010	Unit Maintenance Fees	\$426,112	\$467,131	\$38,928
	TOTAL REVENUE	\$426,112	\$467,131	\$38,928
	OPERATING EXPENSES			
5010	Administrative Bank/Coupons	\$5,200	\$6,665	\$555
5020	Stevens & Stevens Storage 3Boxes x \$45.00ea.	\$405	\$135	\$11
5015	Web Site	\$595	\$750	\$63
5300	Insurance - Flood (Oct 15) Financing \$?	\$50,368	\$60,442	\$5,037
5310	Insurance - Property/Liability (Oct 15)	\$152,170	\$155,400	\$12,950
5400	Lawn Service Contract	\$24,000	\$25,200	\$2,100
5420	Lawn Sprinklers - Maintenance & Repair	\$2,900	\$3,600	\$300
5510	Pest Control / Termites <i>Handled</i>	\$5,600	\$4,080	\$340
5600	State C corp. Fees	\$90	\$90	\$8
5610	Division Fees DBPR	\$272	\$272	\$23
5800	Management Fee Exp. 12/24 - 60 day notice	\$10,500	\$10,812	\$901
5900	Professional - Legal	\$5,000	\$7,000	\$583
5910	Review & Tax Prep	\$475	\$475	\$40
6100	Repair / Maintenance - Buildings/Grounds	\$15,000	\$12,000	\$1,000
6110	Repair / Maintenance - Grounds/Plantings	\$0	\$2,000	\$167
6200	Pool - Contract Maintenance / Supplies	\$6,000	\$6,200	\$517
7001	Electric	\$4,300	\$4,420	\$368
7002	Utilities - Water / Sewer	\$47,396	\$60,000	\$5,000
7004	Utilities - Trash	\$15,114	\$16,172	\$1,348
7006	Cable TV	\$53,554	\$55,290	\$4,608
8000	Operating Contingency	\$0		\$0
	TOTAL OPERATING EXPENSES	\$398,939	\$431,003	\$35,917
	RESERVES			
9020	Reserves Painting	\$6,229	\$6,764	\$564
9040	Reserves Paving/Seal Coat	\$2,361	\$379	\$32
9060	Reserves Roofing	\$17,480	\$17,738	\$1,478
9080	Reserves Pool	\$1,103	\$1,247	\$104
9100	Reserves Deferred Maintenance	\$0	\$10,000	\$833
	TOTAL RESERVES	\$27,173	\$36,128	\$3,011
	TOTAL EXPENSES	\$426,112	\$467,131	\$38,928
			\$0	

YOUR NEW 2025 MAINTENANCE FEES WILL BE:

<u>Unit A</u>	\$	<u>528.30</u>
<u>Unit B/C</u>	\$	<u>587.67</u>
<u>Unit D</u>	\$	<u>586.23</u>

Approved 11-21-24
Jane Somers
President

**RESERVE ANALYSIS
EASTWOOD SHORES CONDO #4
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves Painting	\$105,000	\$91,473	8	2	\$13,527	\$6,764	\$6,764
Reserves Paving/Seal Coat	\$60,000	\$3,410	30	9	\$56,590	\$379	\$379
Reserves Roofing 17 Buildings	\$289,000	\$40,675	25	14	\$248,325	\$17,738	\$17,738
Reserves Pool	\$28,000	\$9,973	15	8	\$18,027	\$1,247	\$1,247
Reserves Deferred Maintenance		\$0				\$0	\$10,000
TOTALS	\$482,000	\$145,531			\$336,469	\$26,127	\$36,128

Your Monthly Maintenance Fees for 2025 will be :

number of units	Percentage	Unit Type	Cable ea. Per mth	2025 Mthly fee with no cable	2025 Mthly fee with cable	2024 Mthly Fee	Increase Amount in Fees
17	1.3419%	A	\$ 67.76	\$460.54	\$528.30	\$482.24	\$46.06
34	1.5149%	B/C	\$ 67.76	\$519.91	\$587.67	\$535.95	\$51.72
17	1.5107%	D	\$ 67.76	\$518.47	\$586.23	\$534.65	\$51.58
2025 NEW MONTHLY MAINTENANCE FEES					↑		