

EASTWOOD SHORES CONDOMINIUM #1 ASSOCIATION

52 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

| ACCT | REVENUE | 2024 APPROVED ANNUAL | 2025 PROPOSED ANNUAL | 2025 APPROVED Monthly |
|-------------|---|-------------------------------------|-------------------------------------|--------------------------------------|
| 4010 | Unit Maintenance Fees | \$361,216 | \$361,216 | \$30,101 |
| | TOTAL REVENUE | \$361,216 | \$361,216 | \$30,101 |
| | OPERATING EXPENSES | | | |
| 5010 | Office / Administrative Expenses | \$4,100 | \$4,100 | \$342 |
| 5020 | Bank / Coupons | \$494 | \$494 | \$41 |
| 5030 | Website | \$595 | \$750 | \$63 |
| 5300 | Insurance - Hazard (September) | \$125,102 | \$124,340 | \$10,362 |
| 5310 | Insurance - Flood (April) | \$53,852 | \$55,549 | \$4,629 |
| 5400 | Lawn Service | \$22,900 | \$22,700 | \$1,892 |
| 5610 | Division Fees | \$218 | \$218 | \$18 |
| 5700 | Recreation Fee | \$8,320 | \$8,420 | \$702 |
| 5800 | Management Fee Month to Month - 30 day notice | \$9,000 | \$10,200 | \$850 |
| 5900 | Professional - Legal | \$1,500 | \$3,200 | \$267 |
| 5910 | Audit & Tax Preparation | \$395 | \$395 | \$33 |
| 5420 | Irrigation Repairs | \$1,100 | \$700 | \$58 |
| 6100 | Repair / Maintenance - Grounds | \$7,000 | \$5,000 | \$417 |
| 6120 | Repair / Maintenance - Building | \$3,000 | \$9,000 | \$750 |
| 6130 | Termites 3 unit tent | \$8,000 | \$8,000 | \$667 |
| 7001 | Electric | \$550 | \$550 | \$46 |
| 7002 | Utilities - Water / Sewer | \$37,000 | \$35,200 | \$2,933 |
| 7004 | Utilities - Trash | \$16,932 | \$18,117 | \$1,510 |
| | TOTAL OPERATING EXPENSES | \$300,058 | \$306,933 | \$25,578 |

RESERVES

| | | | | |
|------|-----------------------|-----------------|-----------------|----------------|
| 9020 | Reserves - Painting | \$24,050 | \$10,502 | \$875 |
| 9010 | Reserves - Paving | \$2,319 | \$3,683 | \$307 |
| 9030 | Reserves - Roofing | \$14,789 | \$15,098 | \$1,258 |
| 9100 | Reserves Deferred | \$10,000 | \$15,000 | \$1,250 |
| 9200 | Building Reserves | \$10,000 | \$10,000 | \$833 |
| | TOTAL RESERVES | \$61,158 | \$54,283 | \$4,524 |

TOTAL EXPENSES

| | | |
|------------------|------------------|-----------------|
| \$361,216 | \$361,216 | \$30,101 |
| \$0 | \$0 | |

Approved 11/5/24

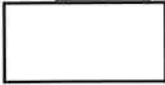
THESE ARE YOUR 2025 MONTHLY MAINTENANCE FEES

| | <u>Percentage</u> | <u>2025 MONTHLY MAINTENANCE FEE</u> |
|-------------|-------------------|---|
| <u>A-13</u> | <u>1.755</u> | <u>\$528.28</u> |
| <u>B-13</u> | <u>1.981</u> | <u>\$596.31</u> |
| <u>C-13</u> | <u>1.981</u> | <u>\$596.31</u> |
| <u>D-13</u> | <u>1.975</u> | <u>\$594.50</u> |

**RESERVE ANALYSIS
EASTWOOD SHORES CONDOMINIUM #1 ASSOCIATION
JANUARY 1, 2025 - DECEMBER 31, 2025**

| RESERVES | Current Replacement cost | Current Reserves thru 1/01/2025 | Expected Life Yrs. | Remaining Life Yrs | Unreserved Amounts | 2025 Fully Funded Annual Reserves | 2025 Actual Funded Budget Amount |
|---------------------------|--------------------------|---------------------------------|--------------------|--------------------|--------------------|-----------------------------------|----------------------------------|
| Painting | \$70,000 | \$59,498 | 7 | 1 | \$10,502 | \$10,502 | \$10,502 |
| Paving | \$46,000 | \$20,219 | 20 | 7 | \$25,781 | \$3,683 | \$3,683 |
| Roof | \$260,000 | \$18,426 | 20 | 16 | \$241,574 | \$15,098 | \$15,098 |
| Deferred Maintenance | | \$25,159 | | | | \$0 | \$15,000 |
| Building Grounds Reserves | | \$23,897 | | | | | \$10,000 |

TOTALS **\$376,000** **\$147,199** **\$277,857** **\$29,283** **\$54,283**



| <u>Maintenance Fees</u> | <u>Percentage</u> | | <u>2024 Monthly amount</u> | <u>2025 New Monthly Fee</u> |
|-------------------------|-------------------|--|----------------------------|-----------------------------|
| A-13 | 1.755% | | | \$528.28 |
| B-13 | 1.981% | | | \$596.31 |
| C-13 | 1.981% | | | \$596.31 |
| D-13 | 1.975% | | | \$594.50 |

THESE ARE YOUR 2025 FEES

