

# EASTWOOD SHORES TOWNHOMES ASSOCIATION, INC.

52 Units/8 Buildings

## JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 ANNUAL	2024 YR END PROJECTED	2025 PROPOSED	2025 PROPOSED MONTHLY
4010	Unit Maintenance Fees	\$310,560	\$310,560	\$346,749	\$28,896
4020	Unit Late Fees	\$200	\$560	\$500	\$42
	Special Assessment - Insurance			\$0	\$0
4800	Other Income	\$690	\$5,890	\$1,100	\$92
	<b>TOTAL REVENUE</b>	<b>\$311,450</b>	<b>\$317,010</b>	<b>\$348,349</b>	<b>\$29,029</b>
	<b>OPERATING EXPENSES</b>				
5010	Administrative	\$5,585	\$4,560	\$4,800	\$400
5040	Storage Fees	\$510	\$510	\$225	\$19
	Insurance Loan Repayment	\$0	\$100,000	\$0	\$0
5200	Exterior Pest Control	\$6,690	\$6,690	\$7,015	\$585
5300	Insurance (Casualty) (May 31)	\$117,194	\$84,466	\$101,359	\$8,447
5310	Insurance (Flood) July/18	\$27,729	\$30,000	\$37,734	\$3,145
5400	Lawn Service Contract	\$22,800	\$24,000	\$25,200	\$2,100
5410	Tree Trimming	\$2,309	\$500	\$2,500	\$208
5420	Lawn Sprinkler Maint/Repair	\$2,818	\$1,000	\$1,390	\$116
5620	Division Fees	\$208	\$208	\$208	\$17
5700	Recreational Area Expenses	\$8,645	\$8,000	\$7,800	\$650
5800	Management Fee Exp. 12/24 - 30 day r	\$9,000	\$9,000	\$9,000	\$750
5900	Professional - Legal	\$600	\$500	\$650	\$54
5910	Tax Expense Account	\$425	\$425	\$425	\$35
6100	Repair/Maintenance - Buildings	\$11,270	\$10,000	\$10,000	\$833
6110	Fire Extinguishers	\$290	\$300	\$300	\$25
6120	Maintenance - Grounds Improve	\$0	\$1,000	\$1,300	\$108
7000	Utilities - Electric	\$1,220	\$1,825	\$1,600	\$133
7001	Utilities - Water/Sewer	\$1,661	\$36,000	\$31,500	\$2,625
7003	Utilities - Trash	\$18,105	\$18,500	\$20,500	\$1,708
7004	Utilities - Internet/Cable (2023)	\$30,925	\$40,000	\$40,000	\$3,333
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$267,984</b>	<b>\$377,484</b>	<b>\$303,506</b>	<b>\$25,292</b>
	<b>RESERVES</b>				
9010	Reserves Painting	\$12,634	\$12,634	\$12,634	\$1,053
9020	Reserves Paving	\$6,280	\$6,280	\$6,440	\$537
9030	Reserves Roofing	\$0	\$0	\$9,900	\$825
9070	Reserves Fence	\$1,676	\$1,676	\$3,169	\$264
9100	Reserves Deferred	\$20,000	\$20,000	\$12,700	\$1,058
	<b>TOTAL RESERVES</b>	<b>\$40,590</b>	<b>\$40,590</b>	<b>\$44,843</b>	<b>\$3,737</b>
	<b>TOTAL EXPENSES</b>		<b>\$308,574</b>	<b>\$418,074</b>	<b>\$348,349</b>

\$0

**THESE ARE YOUR NEW 2025  
MAINTENANCE FEES**

<b>2025 MONTHLY FULLY FUNDED</b>
<b>\$501.99</b>
<b>\$535.98</b>
<b>\$609.09</b>

**RESERVE ANALYSIS  
EASTWOOD SHORES TOWNHOMES ASSOCIATION, INC.  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 01/01/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Actual Budgeted Amount</b>
Painting	\$75,000	\$49,479	10	2	\$25,521	\$12,761	\$12,761
Paving	\$35,000	\$15,681	10	3	\$19,319	\$6,440	\$6,440
Roofing	\$240,000	\$2,400	25	24	\$237,600	\$9,900	\$9,900
Fence	\$45,000	\$637	15	14	\$44,363	\$3,169	\$3,169
Deferred		\$14,392					\$12,700

**TOTALS**                      **\$395,000**                      **\$82,589**                      **\$326,803**                      **\$32,269**                      **\$44,970**

<b>OWNER SHIP PERCENTAGE</b>	<b># OF UNITS</b>	<b>PLUS MONTHLY CABLE</b>	<b>2024 MONTHLY FEE</b>	<b>2025 MONTHLY FULLY FUNDED</b>	<b>MONTHLY INCREASE AMOUNT</b>
0.01713	15	\$64.10	\$472.50	\$501.99	\$29.49
0.01846	16	\$64.10	\$504.21	\$535.98	\$31.77
0.02132	21	\$64.10	\$572.39	\$609.09	\$36.70

THESE ARE YOUR NEW FEES                      ↑  
PARTIALLY FUNDED                                      ↑