

**EASTWOOD SHORES #6 CONDO ASSOCIATION, INC.**

52 Units / 13 Buildings

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

ACCT	REVENUE	2024 APPROVED AMOUNT	2025 PROPOSED AMOUNT	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$296,231	\$373,564	\$31,130
4200	POA Reimbursement	\$1,380	\$0	\$0
	<b>TOTAL REVENUE</b>	<b>\$297,611</b>	<b>\$373,564</b>	<b>\$31,130</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$4,600	\$6,052	\$504
5015	Website Maintenance	\$595	\$750	\$63
5020	Stevens & Stevens - Kept onsite	\$0	\$0	\$0
5025	Lockbox/coupons	\$442	\$442	\$37
5210	Termite Warranty Premiums	\$0	\$1,051	\$88
5300	Insurance (Casualty)	\$75,165	\$131,366	\$10,947
5310	Insurance (Flood)	\$60,600	\$58,698	\$4,892
5400	Lawn Service Contract	\$14,892	\$15,166	\$1,264
5410	Trees/Shrubs/Mulch	\$3,500	\$3,500	\$292
5420	Lawn Sprinkler Maint/Repair	\$3,000	\$3,500	\$292
5500	Pool Recreational Fees #3	\$6,200	\$6,200	\$517
5600	Taxes/Tax Prep Fee	\$425	\$600	\$50
5620	State Division Fees / Annual Report	\$300	\$300	\$25
5800	Management Fee Exp. 12/27 - 60 day notice	\$9,276	\$9,540	\$795
5900	Legal & Professional Fees	\$2,000	\$2,000	\$167
6100	Repair/Maintenance - Buildings	\$25,000	\$25,000	\$2,083
7000	Utilities - Electric	\$974	\$1,034	\$86
7001	Utilities - Water/Sewer	\$32,920	\$34,000	\$2,833
7003	Utilities - Trash	\$12,005	\$15,300	\$1,275
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$251,894</b>	<b>\$314,500</b>	<b>\$26,208</b>
	<b>RESERVES</b>			
9010	Reserves Painting	\$7,727	\$5,000	\$417
9020	Reserves Paving	\$11,138	\$12,000	\$1,000
9030	Reserves Roofing	\$19,746	\$29,418	\$2,452
9040	Reserves Pool	\$2,106	\$2,346	\$196
9050	Reserves Termite	\$0	\$2,800	\$233
9055	Repair/Maintenance - Buildings	\$5,000	\$7,500	\$625
9090	Reserves Contingency	\$0	\$0	\$0
	<b>TOTAL RESERVES</b>	<b>\$45,717</b>	<b>\$59,064</b>	<b>\$4,922</b>
	<b>TOTAL EXPENSES</b>	<b>\$297,611</b>	<b>\$373,564</b>	<b>\$31,130</b>

UNIT DESCRIPTION	2024 MONTHLY FEE	2025 MONTHLY FEE
A UNITS	\$433.18	\$546.27
B & C UNITS	\$489.03	\$616.70
D UNITS	\$487.67	\$614.98

THIS IS A FULLY FUNDED BUDGET-YOUR NEW 2025 FEES ARE:



**RESERVE ANALYSIS  
EASTWOOD SHORES #6 CONDO ASSOCIATION, INC.  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 1/01/2025</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	\$125,000	\$14,754	11	10	\$110,246	\$11,025	\$5,000
Paving / Seal Coat	\$52,380	\$36,141	29	1	\$16,239	\$16,239	\$12,000
Roofing	\$108,000	\$19,746	19	3	\$88,254	\$29,418	\$29,418
Pool	\$26,000	\$9,579	15	7	\$16,421	\$2,346	\$2,346
Termites	\$2,772	\$2,772	1	1	\$0	\$0	\$2,800
Repair/Maint. Buildings	\$2,500	\$2,500	1	1	\$0	\$0	\$7,500
Reserve Contingency	\$235	\$0			\$235	\$0	\$0
<b>TOTALS</b>	<b>\$316,887</b>	<b>\$85,492</b>			<b>\$3,200</b>	<b>\$59,028</b>	<b>\$59,064</b>

<b>UNIT DESCRIPTION</b>	<b>OWNER SHIP PERCENTAGE</b>	<b># UNITS</b>	<b>2024 Monthly Fee</b>	<b>2025 Monthly Fee</b>	<b>INCREASE AMOUNT</b>
A UNITS	1.75477%	13	\$433.18	\$546.27	\$113.09
B & C UNITS	1.98102%	26	\$489.03	\$616.70	\$127.67
D UNITS	1.97550%	13	\$487.67	\$614.98	\$127.31



**YOUR NEW 2025 MAINTENANCE FEES WILL BE**