

EASTWOOD SHORES #6 CONDO ASSOCIATION, INC.

52 Units / 13 Buildings

JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED AMOUNT	2026 APPROVED AMOUNT	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$373,564	\$371,346	\$30,946
4200	POA Reimbursement	\$0	\$0	\$0
	TOTAL REVENUE	\$373,564	\$371,346	\$30,946
	OPERATING EXPENSES			
5010	Administrative	\$6,052	\$6,800	\$567
5015	Website Maintenance	\$750	\$1,440	\$120
5020	Stevens & Stevens - Kept onsite	\$0	\$0	\$0
5025	Lockbox/coupons	\$442	\$442	\$37
5210	Termite Warranty Premiums	\$1,051	\$1,100	\$92
5300	Insurance (Casualty)	\$131,366	\$105,000	\$8,750
5310	Insurance (Flood)	\$58,698	\$65,000	\$5,417
5400	Lawn Service Contract	\$15,166	\$19,250	\$1,604
5410	Trees/Shrubs/Mulch	\$3,500	\$3,000	\$250
5420	Lawn Sprinkler Maint/Repair	\$3,500	\$3,500	\$292
5500	Pool Recreational Fees #3	\$6,200	\$8,000	\$667
5600	Taxes/Tax Prep Fee	\$600	\$600	\$50
5620	State Division Fees / Annual Report	\$300	\$300	\$25
5800	Management Fee Exp. 12/27 - 60 day notice	\$9,540	\$10,400	\$867
5900	Legal & Professional Fees	\$2,000	\$2,000	\$167
6100	Repair/Maintenance - Buildings	\$25,000	\$25,000	\$2,083
7000	Utilities - Electric	\$1,034	\$1,150	\$96
7001	Utilities - Water/Sewer	\$34,000	\$34,000	\$2,833
7003	Utilities - Trash	\$15,300	\$15,300	\$1,275
	TOTAL OPERATING EXPENSES	\$314,500	\$302,282	\$25,190

RESERVES

9010	Reserves Painting	\$9	\$2,500	\$208
9020	Reserves Paving	\$2	\$12,000	\$1,000
9030	Reserves Roofing	\$10	\$29,418	\$2,452
9040	Reserves Pool	\$7	\$2,346	\$196
9050	Reserves Termite	\$1	\$2,800	\$233
9055	Repair/Maintenance - Buildings	\$1	\$10,000	\$833
9090	Reserves Contingency	\$0	\$10,000	\$833
	TOTAL RESERVES	\$30	\$69,064	\$5,755

TOTAL EXPENSES

\$314,530	\$371,346	\$30,946
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UNIT DESCRIPTION	2025 MONTHLY FEE	2026 MONTHLY FEE
A UNITS	\$546.27	\$543.03
B & C UNITS	\$616.70	\$613.04
D UNITS	\$614.98	\$611.33

THIS IS A FULLY FUNDED BUDGET-YOUR NEW 2026 FEES ARE:

