

EASTWOOD PINES ASSOCIATION, INC.
68 UNITS
JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$510,000	\$510,000	\$42,500
	TOTAL REVENUE	\$510,000	\$510,000	\$42,500
	OPERATING EXPENSES			
5010	Office / Admin / Postage	\$2,000	\$2,000	\$167
5200	Pest Control	\$9,750	\$17,000	\$1,417
5210	Termite Warranty	\$4,300	\$10,000	\$833
5300	Insurance	\$136,000	\$136,000	\$11,333
5310	Flood Insurance	\$81,572	\$30,000	\$2,500
5400	Lawn Service	\$29,400	\$31,000	\$2,583
5410	Landscaping non-contract	\$2,000	\$2,420	\$202
5420	Irrigation	\$3,475	\$3,470	\$289
5600	Licenses & Permits	\$300	\$300	\$25
5610	Division Fee	\$75	\$75	\$6
5620	Condo Fee	\$138	\$138	\$12
5630	POA Annual Expense	\$3,660	\$3,000	\$250
5800	Management Fees	\$13,925	\$13,800	\$1,150
5900	Legal Fees	\$5,000	\$5,000	\$417
5950	Accounting Fees	\$300	\$300	\$25
6100	Building / Maint / Repair	\$20,000	\$24,000	\$2,000
6110	Roads / Maint / Repair	\$1,000	\$1,000	\$83
6200	Pool- Operating / Supplies / Service	\$8,000	\$9,000	\$750
7000	Electric	\$32,228	\$32,195	\$2,683
7001	Trash/Waste	\$9,000	\$10,000	\$833
7002	Water/Sewer	\$56,602	\$56,602	\$4,717
7007	Cable	\$55,000	\$60,000	\$5,000
	TOTAL OPERATING EXPENSES	\$473,725	\$447,300	\$37,275
	RESERVES			
9010	Reserves - Painting	\$2,000	\$2,000	\$167
9020	Reserves - Paving	\$2,000	\$2,000	\$167
9030	Reserves - Roof	\$18,000	\$18,000	\$1,500
9050	Reserves - Stairs	\$9,000	\$8,700	\$725
9070	Reserves - Pool	\$2,000	\$2,000	\$167
9100	Reserves - Deferred Maintenance	\$4,000	\$30,000	\$2,500
	TOTAL RESERVES	\$37,000	\$62,700	\$5,225
	TOTAL EXPENSES	\$510,725	\$510,000	\$42,500
			\$0	

APPROVED 10/21/24

YOUR MONTHLY FEE WILL BE \$625 FOR 2025

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

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting	\$60,787	\$7,702	10	6	\$53,085	\$8,848	\$2,000
Reserves - Paving	\$99,225	\$18,410	20	10	\$80,815	\$8,082	\$2,000
Reserves - Roof	\$255,000	\$62,668	15	6	\$192,332	\$32,055	\$18,000
Reserves - Stairs	\$281,138	\$38,561	34	1	\$242,577	\$242,577	\$8,700
Reserves - Pool	\$27,563	\$10,652	20	3	\$16,911	\$5,637	\$2,000
Reserves - Deferred Maintenance		\$1,980			-\$1,980		\$30,000

TOTALS **\$723,713** **\$139,973** **\$583,740** **\$297,198** **\$62,700**

FULLY FUND RESERVES MONTHLY FEE 2025 \$
PARTIALLY FUND RESERVES MONTHLY FEE 2025 \$