

2025 Eastwood Operating Budget

	Account Name	Operating Budget 2025	Reserve Budget 2025	2025 Budget % over 2024
Income		\$25 inc.	\$25 inc.	10.5% inc.
	INCOME	\$295/mo	\$225/mo	\$50 inc. \$520/mo
	Association dues	789,420.00	602,100.00	1,391,520.00
	Rent	17,600.00	0.00	
	Community room		0.00	
	Transfer of ownership fee		5,000.00	
	Fines/service charges		0.00	
	Charter telephone income		4,000.00	
	Keys/locks/fobs		0.00	
	Interest income		38,000.00	
	Special assessment		0.00	
	Transfer from reserves		0.00	
	Move in/out fee		0.00	
	Total Op. income/reserve income	807,020.00	649,100.00	
Expenses				
	UTILITIES			
	Trash Removal	24,380.00		22.0%
	Telephone-Elevator	4,200.00		14.0%
	Telephone, AT&T/Spectrum	7,500.00		-44.0%
	Electric	46,575.00		3.5%
	Water & Sewer	116,038.00		65.0%
	Gas	11,000.00		10.0%
	Total UTILITIES	209,693.00		
	CONTRACT SERVICE			
	Landscaping	42,000.00		0.0%
	Plants/Shrubs/Trees	13,455.00		3.5%
	Snow Removal	31,050.00		3.5%
	Elevator Maint Contract	15,000.00		30.0%
	Fire Protection	15,525.00		3.5%
	Pest/Bird Control	2,500.00		4.0%
	Carpet Cleaning (common)	8,280.00		3.5%
	Janitorial Contract	35,000.00		15.0%
	Total CONTRACT SERVICE	162,810.00		
	MAINTENANCE			
	Structural/Roof Repairs	10,350.00		3.5%
	Maintenance Services	15,525.00		3.5%
	Keys/Locks	1,035.00		3.5%
	Elevator Repairs	5,175.00		3.5%

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	Plumbing Repairs/Supplies	5,175.00		3.5%
	Maintenance Supplies	8,280.00		3.5%
	Parking Garage Repairs	4,140.00		3.5%
	HVAC Repairs/Maint	18,009.00		3.5%
	Doors & Window Repairs	1,200.00		3.5%
	Total MAINTENANCE	68,889.00		
	Marketing			
	Special Events	500.00		0.0%
	INSURANCE			
	Insurance	99,000.00		4.0%
	ADMIN & PAYROLL			
	Administration Fee	85,000.00		3.0%
	Office Expense	2,200.00		10.0%
	Maintenance Manager	114,400.00		8.0%
	Bank fees	0.00		
	Office Supplies, postage	3,300.00		10.0%
	Total ADMIN & PAYROLL	204,900.00		6.0%
	MPC MANAGEMENT FEES			
	Management Fees	44,528.00		4.0%
	PROFESSIONAL FEES			
	Legal	9,900.00		10.0%
	Accounting & Tax Prep	6,600.00		10.0%
	CAI membership renewal	320.00		
	Total Professional Fees	16,820.00		10.0%
	DEPRECIATION AND AMORTIZATION			
	Depreciation	600.00		0.00
	RESERVE EXPENSE			
	Reserve contribution		636,100.00	
	Income tax expense		13,000.00	
	Reserve study expense (2026)		0.00	
	TOTAL RESERVE EXPENSE		649,100.00	
	Total Expense	807,740.00	649,100.00	
	Total Income	807,020.00	649,100.00	