

**2017 BUDGET SOUTH SHORE 1**

	2013	2014	2015	2016	2017
CATEGORIES	BUDGET	BUDGET	BUDGET	BUDGET	
<b>INCOME:</b>					
Income Assessments	\$28,800	\$28,800	\$28,800	\$28,800	\$28,080
<b>OPERATING EXPENSES:</b>					
Audit Fees	\$2,000	\$2,050	\$2,050	\$2,050	\$2,100
Exterior Lighting	\$200	\$200	\$225	\$225	\$225
Insurance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Legal Fees	\$100	\$100	\$100	\$100	\$100
Management Fees	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450
Office Supplies	\$175	\$150	\$150	\$150	\$150
Postage	\$150	\$150	\$150	\$150	\$150
Telephone	\$175	\$200	\$250	\$275	\$300
Trash Removal	\$900	\$900	\$900	\$900	\$935
Income Taxes - operations	\$0	\$0	\$0	\$0	\$0
<b>Total Operating Expenses</b>	<b>\$9,150</b>	<b>\$9,200</b>	<b>\$9,275</b>	<b>\$9,300</b>	<b>\$9,410</b>
<b>SUMMER MAINTENANCE:</b>					
Roads & Walkways	\$1,000	\$1,000	\$1,000	\$1,000	\$900
Structure Maintenance	\$300	\$300	\$1,000	\$1,000	\$1,000
Grounds Maint. & Landscaping	\$2,800	\$2,700	\$2,000	\$2,000	\$2,420
Tree care / Removal	\$300	\$300	\$300	\$250	\$200
Chimney Inspections & Sealing	\$300	\$300	\$300	\$300	\$300
Restaining	\$0	\$0	\$0	\$0	\$0
Landscape Improvements	\$1,950	\$2,000	\$1,925	\$1,700	\$900
Drainage	\$0	\$0	\$0	\$0	\$0
<b>Total Summer Maintenance</b>	<b>\$6,650</b>	<b>\$6,600</b>	<b>\$6,525</b>	<b>\$6,250</b>	<b>\$5,720</b>
<b>WINTER MAINTENANCE:</b>					
Snow removal - Walkways	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Snow removal - Decks	\$300	\$300	\$300	\$300	\$300
Snow removal - Driveways	\$900	\$900	\$900	\$950	\$950
Snow removal - Roofs	\$500	\$500	\$500	\$700	\$700
Sanding	\$900	\$900	\$900	\$900	\$900
<b>Total Winter Maintenance</b>	<b>\$4,100</b>	<b>\$4,100</b>	<b>\$4,100</b>	<b>\$4,350</b>	<b>\$4,350</b>
<b>Total Operating Expenses:</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$19,480</b>
<b>RESERVES:</b>					
Common Area Replacement	\$5,500	\$5,500	\$5,500	\$5,500	\$5,200
Other - Interest Income	\$0	\$0	\$0	\$0	\$0
Restaining - Units & Decks	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
<b>Total Reserve Additions</b>	<b>\$8,900</b>	<b>\$8,900</b>	<b>\$8,900</b>	<b>\$8,900</b>	<b>\$8,600</b>
<b>TOTAL ANNUAL ASSESSMENT</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,080</b>
<b>MONTHLY PER UNIT</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$390</b>
<b>SPECIAL ASSESSMENT</b>	<b>\$0</b>	<b>\$4,200</b>	<b>\$4,200</b>	<b>\$4,200</b>	<b>\$0</b>
<b>TOTAL REVENUES</b>	<b>\$28,800</b>	<b>\$33,000</b>	<b>\$33,000</b>	<b>\$33,000</b>	<b>\$28,080</b>