

**2015 BUDGET SOUTH SHORE 1**

	2011	2012	2013	2014	2015	CHANGE
CATEGORIES	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
<b>INCOME:</b>						
Income Assessments	\$28,800	\$28,800	\$28,800	\$28,800	\$28,800	
<b>OPERATING EXPENSES:</b>						
Audit Fees	\$1,800	\$1,800	\$2,000	\$2,050	\$2,050	
Exterior Lighting	\$200	\$200	\$200	\$200	\$225	***
Insurance	\$2,100	\$2,950	\$3,000	\$3,000	\$3,000	
Legal Fees	\$200	\$100	\$100	\$100	\$100	
Management Fees	\$2,500	\$2,500	\$2,450	\$2,450	\$2,450	
Office Supplies	\$200	\$200	\$175	\$150	\$150	
Postage	\$150	\$150	\$150	\$150	\$150	
Telephone	\$150	\$150	\$175	\$200	\$250	***
Trash Removal	\$900	\$900	\$900	\$900	\$900	
Income Taxes - operations	\$0	\$0	\$0	\$0	\$0	
<b>Total Operating Expenses</b>	<b>\$8,200</b>	<b>\$8,950</b>	<b>\$9,150</b>	<b>\$9,200</b>	<b>\$9,275</b>	<b>***</b>
<b>SUMMER MAINTENANCE:</b>						
Roads & Walkways	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Structure Maintenance	\$500	\$300	\$300	\$300	\$1,000	***
Grounds Maint. & Landscaping	\$2,800	\$2,800	\$2,800	\$2,700	\$2,000	***
Tree care / Removal	\$300	\$300	\$300	\$300	\$300	
Chimney Inspections & Sealing	\$300	\$300	\$300	\$300	\$300	
Restaining	\$0	\$0	\$0	\$0	\$0	
Landscape Improvements	\$2,400	\$1,650	\$1,950	\$2,000	\$1,925	***
Drainage	\$0	\$0	\$0	\$0	\$0	
<b>Total Summer Maintenance</b>	<b>\$7,300</b>	<b>\$6,350</b>	<b>\$6,650</b>	<b>\$6,600</b>	<b>\$6,525</b>	<b>***</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	\$900	\$900	
Snow removal - Roofs	\$300	\$500	\$500	\$500	\$500	
Sanding	\$900	\$900	\$900	\$900	\$900	
<b>Total Winter Maintenance</b>	<b>\$3,900</b>	<b>\$4,100</b>	<b>\$4,100</b>	<b>\$4,100</b>	<b>\$4,100</b>	
<b>Total Operating Expenses:</b>	<b>\$19,400</b>	<b>\$19,400</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$19,900</b>	
<b>RESERVES:</b>						
Common Area Replacement	\$6,000	\$6,000	\$5,500	\$5,500	\$5,500	
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>\$9,400</b>	<b>\$9,400</b>	<b>\$8,900</b>	<b>\$8,900</b>	<b>\$8,900</b>	
<b>TOTAL ANNUAL ASSESSMENT</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	
MONTHLY PER UNIT	\$400	\$400	\$400	\$400	\$400	
SPECIAL ASSESSMENT	\$7,200	\$7,200	\$0	\$4,200	\$4,200	
<b>TOTAL REVENUES</b>	<b>\$36,000</b>	<b>\$36,000</b>	<b>\$28,800</b>	<b>\$33,000</b>	<b>\$33,000</b>	