

2019 BUDGET SOUTH SHORE 1

CATEGORIES	2016	2017	2018	2019
	BUDGET	BUDGET	BUDGET	BUDGET
INCOME:				
Income Assessments	\$28,800	\$28,080	\$29,520	\$31,680
OPERATING EXPENSES:				
Audit Fees	\$2,050	\$2,100	\$2,100	\$2,150
Exterior Lighting	\$225	\$225	\$225	\$225
Insurance	\$3,000	\$3,000	\$4,415	\$4,630
Legal Fees	\$100	\$100	\$100	\$100
Management Expense	\$2,450	\$2,450	\$2,450	\$2,450
Office Expense	\$150	\$150	\$150	\$150
Postage	\$150	\$150	\$150	\$150
Telephone	\$275	\$300	\$325	\$350
Trash Removal	\$900	\$935	\$935	\$950
Income Taxes - operations	\$0	\$0	\$0	\$0
Total Operating Expenses	\$9,300	\$9,410	\$10,850	\$11,155
SUMMER MAINTENANCE:				
Roads & Walkways	\$1,000	\$900	\$850	\$500
Structure Maintenance	\$1,000	\$1,000	\$1,000	\$500
Grounds Maint. & Landscaping	\$2,000	\$2,420	\$3,000	\$4,500
Tree care / Removal	\$250	\$200	\$150	\$500
Chimney Inspections & Sealing	\$300	\$300	\$250	\$250
Restaining	\$0	\$0	\$0	\$0
Landscape Improvements	\$1,700	\$900	\$500	\$150
Total Summer Maintenance	\$6,250	\$5,720	\$5,750	\$6,400
WINTER MAINTENANCE:				
Snow removal - Walkways	\$1,500	\$1,500	\$2,750	\$2,900
Snow removal - Decks	\$300	\$300	\$700	\$1,000
Snow removal - Driveways	\$950	\$950	\$0	\$0
Snow removal - Roofs	\$700	\$700	\$900	\$900
Sanding	\$900	\$900	\$0	\$0
Total Winter Maintenance	\$4,350	\$4,350	\$4,350	\$4,800
Total Operating Expenses:	\$19,900	\$19,480	\$20,950	\$22,355
RESERVES:				
Common Area Replacement	\$5,500	\$5,200	\$4,510	\$5,225
Other - Interest Income	\$0	\$0	\$0	\$0
Restaining - Units & Decks	\$3,400	\$3,400	\$4,060	\$4,100
Total Reserve Additions	\$8,900	\$8,600	\$8,570	\$9,325
TOTAL ANNUAL ASSESSMENT	\$28,800	\$28,080	\$29,520	\$31,680
MONTHLY PER UNIT	\$400	\$390	\$410	\$440
SPECIAL ASSESSMENT	\$4,200	\$0	\$0	\$0
TOTAL REVENUES	\$33,000	\$28,080	\$29,520	\$31,680