

2018 BUDGET SOUTH SHORE 1

	2014	2015	2016	2017	2018	CHANGE
CATEGORIES	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
INCOME:						
Income Assessments	\$28,800	\$28,800	\$28,800	\$28,080	\$29,520	***
OPERATING EXPENSES:						
Audit Fees	\$2,050	\$2,050	\$2,050	\$2,100	\$2,100	
Exterior Lighting	\$200	\$225	\$225	\$225	\$225	
Insurance	\$3,000	\$3,000	\$3,000	\$3,000	\$4,415	***
Legal Fees	\$100	\$100	\$100	\$100	\$100	
Management Expense	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	
Office Expense	\$150	\$150	\$150	\$150	\$150	
Postage	\$150	\$150	\$150	\$150	\$150	
Telephone	\$200	\$250	\$275	\$300	\$325	***
Trash Removal	\$900	\$900	\$900	\$935	\$935	
Income Taxes - operations	\$0	\$0	\$0	\$0	\$0	
Total Operating Expenses	\$9,200	\$9,275	\$9,300	\$9,410	\$10,850	***
SUMMER MAINTENANCE:						
Roads & Walkways	\$1,000	\$1,000	\$1,000	\$900	\$850	***
Structure Maintenance	\$300	\$1,000	\$1,000	\$1,000	\$1,000	
Grounds Maint. & Landscaping	\$2,700	\$2,000	\$2,000	\$2,420	\$3,000	***
Tree care / Removal	\$300	\$300	\$250	\$200	\$150	***
Chimney Inspections & Sealing	\$300	\$300	\$300	\$300	\$250	***
Restaining	\$0	\$0	\$0	\$0	\$0	
Landscape Improvements	\$2,000	\$1,925	\$1,700	\$900	\$500	***
Drainage	\$0	\$0	\$0	\$0	\$0	
Total Summer Maintenance	\$6,600	\$6,525	\$6,250	\$5,720	\$5,750	***
WINTER MAINTENANCE:						
Snow removal - Walkways	\$1,500	\$1,500	\$1,500	\$1,500	\$2,750	***
Snow removal - Decks	\$300	\$300	\$300	\$300	\$700	***
Snow removal - Driveways	\$900	\$900	\$950	\$950	\$0	***
Snow removal - Roofs	\$500	\$500	\$700	\$700	\$900	***
Sanding	\$900	\$900	\$900	\$900	\$0	***
Total Winter Maintenance	\$4,100	\$4,100	\$4,350	\$4,350	\$4,350	***
Total Operating Expenses:	\$19,900	\$19,900	\$19,900	\$19,480	\$20,950	***
RESERVES:						
Common Area Replacement	\$5,500	\$5,500	\$5,500	\$5,200	\$4,510	***
Other - Interest Income	\$0	\$0	\$0	\$0	\$0	
Restaining - Units & Decks	\$3,400	\$3,400	\$3,400	\$3,400	\$4,060	***
Total Reserve Additions	\$8,900	\$8,900	\$8,900	\$8,600	\$8,570	***
TOTAL ANNUAL ASSESSMENT	\$28,800	\$28,800	\$28,800	\$28,080	\$29,520	***
MONTHLY PER UNIT	\$400	\$400	\$400	\$390	\$410	***
SPECIAL ASSESSMENT	\$4,200	\$4,200	\$4,200	\$0	\$0	
TOTAL REVENUES	\$33,000	\$33,000	\$33,000	\$28,080	\$29,520	***