

SOUTH SHORE II CONDOMINIUM ASSOCIATION
2021 DRAFT BUDGET 11/11/2020

		2018		2019		2020	2020	2021
		Budget	Actual	Budget	Actual	Budget	Projected	Budget
	OPERATING EXPENSES:							
7540	MANAGEMENT FEE	\$5,523	\$5,523	\$5,523	\$5,523	\$5,523	\$5,523	\$5,523
7550	OFFICE EXPENSE	\$350	\$484	\$350	\$393	\$400	\$400	\$400
7552	POSTAGE	\$500	\$333	\$500	\$354	\$350	\$400	\$400
7555	TELEPHONE	\$500	\$466	\$500	\$474	\$500	\$600	\$600
7520	AUDIT FEES	\$1,800	\$2,100	\$2,075	\$2,300	\$2,300	\$2,000	\$2,000
7535	LEGAL FEES	\$100	\$0	\$100	\$21	\$100	\$100	\$100
7530	INSURANCE	\$7,922	\$7,942	\$7,268	\$8,191	\$8,585	\$8,585	\$9,014
7560	TRASH REMOVAL	\$2,400	\$2,315	\$2,250	\$2,287	\$3,900	\$3,600	\$3,600
	TOTAL OPERATING EXPENSE	\$19,095	\$19,163	\$18,566	\$19,543	\$21,658	\$21,208	\$21,637
	SUMMER MAINTENANCE:							
7710	GROUNDS MAINTENANCE	\$6,678	\$8,580	\$6,800	\$6,438	\$6,803	\$6,803	\$7,749
7606	ROADS/DRAINAGE	\$250	\$0	\$250	\$0	\$0	\$0	\$0
7720	TREE CARE/REMOVAL	\$0	\$0	\$0	\$1,600	\$0	\$0	\$0
7652	STRUCTURE MAINTENANCE	\$2,000	\$8,267	\$8,000	\$6,502	\$4,000	\$2,000	\$4,000
7725	FORESTRY WORK	\$2,817	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000
7740	RESTAINING - UNITS	\$4,860	\$10,000	\$11,850	\$8,200	\$10,000	\$10,200	\$2,600
7750	RESTAINING-DECKS	\$6,100	\$0	\$0	\$0	\$0	\$0	\$7,250
7730	CHIMNEY INSPECTIONS	\$350	\$300	\$300	\$500	\$200	\$499	\$200
7640	LANDSCAPE IMPROVEMENTS	\$1,175	\$0	\$500	\$1,338	\$1,000	\$1,000	\$1,000
	TOTAL SUMMER MAINTENANCE	\$24,230	\$27,147	\$27,700	\$24,578	\$23,003	\$21,502	\$23,799
	WINTER MAINTENANCE:							
7908	SNOW REMOVAL-ROADS	\$2,100	\$2,000	\$2,100	\$3,490	\$3,500	\$3,500	\$3,000
7911	SNOW REMOVAL-SANDING	\$1,000	\$725	\$1,000	\$825	\$1,000	\$1,000	\$750
7904	SNOW REMOVAL-WALKS	\$3,000	\$2,550	\$3,000	\$1,800	\$2,500	\$2,500	\$1,200
7907	SNOW REMOVAL-DECKS	\$500	\$0	\$500	\$0	\$500	\$0	\$500
7909	SNOW REMOVAL-ROOFS	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000
	TOTAL WINTER MAINTENANCE	\$7,600	\$5,275	\$7,600	\$6,115	\$8,500	\$7,000	\$6,450
	TOTAL OPERATING & MAINT.	\$50,925	\$51,585	\$53,866	\$50,236	\$53,161	\$49,710	\$51,886
	RESERVES:							
	COMMON AREA RESERVES	\$12,500	\$12,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
	OPERATING RESERVES	\$388	(\$1,085)	\$2,534	\$6,164	\$3,239	\$6,690	\$4,514
	ROOF RESERVES	\$3,000	\$3,000	\$0	\$0	\$0	\$0	\$0
	TOTAL RESERVES	\$15,888	\$14,415	\$10,034	\$13,664	\$10,739	\$14,190	\$12,014
	TOTAL BUDGET OR ACTUAL	\$66,813	\$66,000	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900
	ANNUAL UNIT ASSESSMENT	\$4,200		\$4,260		\$4,260		\$4,260
	QUARTERLY UNIT ASSESS.	\$1,050		\$1,065		\$1,065		\$1,065
	MONTHLY UNIT ASSESS.	\$350		\$355		\$355		\$355
	ANNUAL ROOF ASSESSMENT	\$3,000		\$0		\$0		\$0
	TOTAL REVENUE	\$66,000		\$63,900		\$63,900		\$63,900