

South Shore II Condominium Association
Proposed 2017 Budget

			2014		2015		2016		2017
			Budget	Actual	Budget	Actual	Budget	Projected	Budget
Acct. #		OPERATING EXPENSES							
7540	7540	MANAGEMENT FEE	\$5,600	\$5,600	\$5,600	\$5,523	\$5,532	\$5,523	\$5,523
7550	7550	OFFICE EXPENSE	\$400	\$325	\$350	\$329	\$350	\$342	\$350
7552	7552	POSTAGE	\$400	\$400	\$400	\$380	\$400	\$474	\$500
7555	7555	TELEPHONE	\$525	\$525	\$525	\$501	\$500	\$431	\$500
7520	7520	AUDIT FEES	\$2,050	\$2,050	\$2,050	\$2,050	\$2,100	\$2,075	\$2,075
7535	7535	LEGAL FEES	\$100	\$33	\$100	\$16	\$100	\$94	\$100
7530	7530	INSURANCE	\$6,335	\$6,200	\$6,448	\$6,150	\$6,360	\$6,360	\$7,268
7560	7560	TRASH REMOVAL	\$2,200	\$2,115	\$2,200	\$2,150	\$2,400	\$2,221	\$2,250
		TOTAL OPERATING EXPENSE	\$17,610	\$17,248	\$17,673	\$17,099	\$17,742	\$17,520	\$18,566
		SUMMER MAINTENANCE:							
7710	7710	GROUNDS MAINTENANCE	\$6,877	\$6,000	\$7,689	\$8,086	\$6,678	\$6,788	\$6,800
7606	7606	ROADS/DRAINAGE	\$250	\$0	\$250	\$500	\$250	\$0	\$250
7720	7720	TREE CARE/REMOVAL	\$600	\$775	\$0	\$0	\$0	\$0	\$0
7652	7652	STRUCTURE MAINTENANCE	\$2,000	\$3,318	\$1,500	\$326	\$2,000	\$5,878	\$8,000
7725	7725	FORESTRY WORK	\$0	\$2,380	\$3,500	\$0	\$2,817	\$3,694	\$0
7740	7740	RESTAINING - UNITS	\$0	\$0	\$0	\$0	\$4,860	\$4,860	\$0
7750	7750	RESTAINING-WALKS & DECKS	\$2,500	\$2,420	\$5,900	\$5,900	\$6,100	\$6,100	\$11,850
7730	7730	CHIMNEY INSPECTIONS	\$200	\$575	\$575	\$168	\$350	\$350	\$300
7735		CHIMNEY & STRUCT. MAINT.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7640	7640	LANDSCAPE IMPROVEMENTS	\$1,000	\$0	\$0	\$1,099	\$1,175	\$769	\$500
		TOTAL SUMMER MAINTENANCE	\$13,427	\$15,468	\$19,414	\$16,079	\$24,230	\$28,439	\$27,700
		WINTER MAINTENANCE:							
7908	7908	SNOW REMOVAL-ROADS	\$2,100	\$1,747	\$2,100	\$1,522	\$2,100	\$578	\$2,100
7911	7911	SNOW REMOVAL-SANDING	\$1,000	\$715	\$1,000	\$858	\$1,000	\$618	\$1,000
7904	7904	SNOW REMOVAL-WALKS	\$3,000	\$2,545	\$3,000	\$3,390	\$3,000	\$3,000	\$3,000
7907	7907	SNOW REMOVAL-DECKS	\$500	\$368	\$500	\$300	\$500	\$0	\$500
7909	7909	SNOW REMOVAL-ROOFS	\$1,000	\$0	\$1,000	\$1,240	\$1,000	\$0	\$1,000
		TOTAL WINTER MAINTENANCE	\$7,600	\$5,375	\$7,600	\$7,310	\$7,600	\$4,196	\$7,600
		TOTAL OPERATING & MAINT.	\$38,637	\$38,091	\$44,687	\$40,488	\$49,572	\$50,155	\$53,866
		RESERVES:							
1021	7951	COMMON AREA RESERVES	\$17,600	\$17,600	\$12,500	\$12,500	\$12,500	\$12,500	\$7,500
1023	7952	OPERATING RESERVES	\$5,323	\$6,644	\$4,373	\$8,572	\$388	(\$195)	\$1,634
1025	7953	ROOF RESERVES	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
		TOTAL RESERVES	\$25,923	\$27,244	\$19,873	\$24,072	\$15,888	\$15,305	\$12,134
		TOTAL BUDGET OR ACTUAL	\$64,560	\$65,335	\$64,560	\$64,560	\$65,460	\$65,460	\$66,000
		ANNUAL UNIT ASSESSMENT	\$4,104		\$4,104		\$4,164		\$4,200
		QUARTERLY UNIT ASSESS.	\$1,026		\$1,026		\$1,041		\$1,050
		MONTHLY UNIT ASSESS.	\$342		\$342		\$347		\$350
		ANNUAL ROOF ASSESSMENT	\$3,000				\$3,000		\$3,000
		TOTAL REVENUE	\$64,560		\$64,560		\$65,460		\$66,000