

DRAFT
South Shore II Condominium Association
2018 Budget

			2015		2016		2017	2017	2018
			Budget	Actual	Budget	Actual	Budget	Projected	Budget
Acct. #		OPERATING EXPENSES:							
7540	7540	MANAGEMENT FEE	\$5,600	\$5,523	\$5,532	\$5,523	\$5,523	\$5,689	\$5,523
7550	7550	OFFICE EXPENSE	\$350	\$329	\$350	\$341	\$350	\$350	\$350
7552	7552	POSTAGE	\$400	\$380	\$400	\$369	\$500	\$500	\$500
7555	7555	TELEPHONE	\$525	\$501	\$500	\$435	\$500	\$500	\$500
7520	7520	AUDIT FEES	\$2,050	\$2,050	\$2,100	\$2,075	\$2,075	\$1,730	\$1,800
7535	7535	LEGAL FEES	\$100	\$16	\$100	\$94	\$100	\$41	\$100
7530	7530	INSURANCE	\$6,448	\$6,150	\$6,360	\$6,362	\$7,268	\$7,268	\$7,922
7560	7560	TRASH REMOVAL	\$2,200	\$2,150	\$2,400	\$2,186	\$2,250	\$2,250	\$2,400
		TOTAL OPERATING EXPENSE	\$17,673	\$17,099	\$17,742	\$17,385	\$18,566	\$18,328	\$19,095
		SUMMER MAINTENANCE:							
7710	7710	GROUNDS MAINTENANCE	\$7,689	\$8,086	\$6,678	\$6,443	\$6,800	\$6,623	\$6,803
7606	7606	ROADS/DRAINAGE	\$250	\$500	\$250	\$0	\$250	\$0	\$0
7720	7720	TREE CARE/REMOVAL	\$0	\$0	\$0	\$0	\$0	\$1,060	\$0
7652	7652	STRUCTURE MAINTENANCE	\$1,500	\$326	\$2,000	\$5,877	\$8,000	\$2,461	\$7,000
7725	7725	FORESTRY WORK	\$3,500	\$0	\$2,817	\$3,694	\$0	\$0	\$0
7740	7740	RESTAINING - UNITS	\$0	\$0	\$4,860	\$4,860	\$0	\$4,850	\$11,500
7750	7750	RESTAINING-DECKS	\$5,900	\$5,900	\$6,100	\$6,100	\$11,850	\$6,100	\$0
7730	7730	CHIMNEY INSPECTIONS	\$575	\$168	\$350	\$0	\$300	\$110	\$200
7735		CHIMNEY & STRUCT. MAINT.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7640	7640	LANDSCAPE IMPROVEMENTS	\$0	\$1,099	\$1,175	\$769	\$500	\$138	\$400
		TOTAL SUMMER MAINTENANCE	\$19,414	\$16,079	\$24,230	\$27,743	\$27,700	\$21,342	\$25,903
		WINTER MAINTENANCE:							
7908	7908	SNOW REMOVAL-ROADS	\$2,100	\$1,522	\$2,100	\$1,167	\$2,100	\$2,238	\$2,500
7911	7911	SNOW REMOVAL-SANDING	\$1,000	\$858	\$1,000	\$911	\$1,000	\$865	\$0
7904	7904	SNOW REMOVAL-WALKS	\$3,000	\$3,390	\$3,000	\$3,050	\$3,000	\$2,425	\$2,500
7907	7907	SNOW REMOVAL-DECKS	\$500	\$300	\$500	\$0	\$500	\$0	\$500
7909	7909	SNOW REMOVAL-ROOFS	\$1,000	\$1,240	\$1,000	\$0	\$1,000	\$0	\$1,000
		TOTAL WINTER MAINTENANCE	\$7,600	\$7,310	\$7,600	\$5,128	\$7,600	\$5,528	\$6,500
		TOTAL OPERATING & MAINT.	\$44,687	\$40,488	\$49,572	\$50,256	\$53,866	\$45,198	\$51,498
		RESERVES:							
1021	7951	COMMON AREA RESERVES	\$12,500	\$12,500	\$12,500	\$12,500	\$7,500	\$12,500	\$7,500
1023	7952	OPERATING RESERVES	\$4,373	\$8,572	\$388	(\$296)	\$1,094	\$4,762	\$3,462
1025	7953	ROOF RESERVES	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
		TOTAL RESERVES	\$19,873	\$24,072	\$15,888	\$15,204	\$11,594	\$20,262	\$13,962
		TOTAL BUDGET OR ACTUAL	\$64,560	\$64,560	\$65,460	\$65,460	\$65,460	\$65,460	\$65,460
		ANNUAL UNIT ASSESSMENT	\$4,104		\$4,164		\$4,164		\$4,164
		QUARTERLY UNIT ASSESS.	\$1,026		\$1,041		\$1,041		\$1,041
		MONTHLY UNIT ASSESS.	\$342		\$347		\$347		\$347
		ANNUAL ROOF ASSESSMENT	\$3,000		\$3,000		\$3,000		\$3,000
		TOTAL REVENUE	\$64,560.00		\$65,460.00		\$65,460.00		\$65,460.00