

PROPOSED

**South Shore II Condominium Association**  
**Proposed 2019 Budget**

PROPOSED

			2016		2017		2018		2019
			Budget	Actual	Budget	Actual	Budget	Projected	Budget
Acct. #		<b>OPERATING EXPENSES</b>							
7540	7540	MANAGEMENT FEE	\$5,532	\$5,523	\$5,523	\$5,523	\$5,523	\$5,523	\$5,523
7550	7550	OFFICE EXPENSE	\$350	\$342	\$350	\$252	\$350	\$500	\$350
7552	7552	POSTAGE	\$400	\$474	\$500	\$346	\$500	\$340	\$400
7555	7555	TELEPHONE	\$500	\$431	\$500	\$454	\$500	\$500	\$500
7520	7520	AUDIT FEES	\$2,100	\$2,075	\$2,075	\$2,075	\$1,800	\$2,100	\$2,000
7535	7535	LEGAL FEES	\$100	\$94	\$100	\$41	\$100	\$100	\$100
7530	7530	INSURANCE	\$6,360	\$6,360	\$7,268	\$7,288	\$7,922	\$7,922	\$8,257
7560	7560	TRASH REMOVAL	\$2,400	\$2,221	\$2,250	\$2,232	\$2,400	\$2,280	\$2,440
		<b>TOTAL OPERATING EXPENSE</b>	\$17,742	\$17,520	\$18,566	\$18,211	\$19,095	\$19,265	\$19,570
		<b>SUMMER MAINTENANCE:</b>							
7710	7710	GROUNDS MAINTENANCE	\$6,678	\$6,788	\$6,800	\$6,622	\$6,803	\$8,580	\$7,866
7606	7606	ROADS/DRAINAGE	\$250	\$0	\$250	\$0	\$0	\$0	\$0
7720	7720	TREE CARE/REMOVAL	\$0	\$0	\$0	\$1,060	\$0	\$0	\$1,325
7652	7652	STRUCTURE MAINTENANCE	\$2,000	\$5,878	\$8,000	\$2,461	\$7,000	\$8,268	\$6,000
7725	7725	FORESTRY WORK	\$2,817	\$3,694	\$0	\$0	\$0	\$0	\$0
7740	7740	RESTAINING - UNITS	\$4,860	\$4,860	\$0	\$0	\$11,500	\$10,000	\$11,000
7750	7750	RESTAINING-WALKS & DECKS	\$6,100	\$6,100	\$11,850	\$11,850	\$0	\$0	\$0
7730	7730	CHIMNEY INSPECTIONS	\$350	\$350	\$300	\$470	\$200	\$350	\$200
7735		CHIMNEY & STRUCT. MAINT.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7640	7640	LANDSCAPE IMPROVEMENTS	\$1,175	\$769	\$500	\$138	\$400	\$0	\$200
		<b>TOTAL SUMMER MAINTENANCE</b>	\$24,230	\$28,439	\$27,700	\$22,601	\$25,903	\$27,198	\$26,591
		<b>WINTER MAINTENANCE:</b>							
7908	7908	SNOW REMOVAL-ROADS	\$2,100	\$578	\$2,100	\$2,239	\$2,500	\$2,000	\$3,000
7911	7911	SNOW REMOVAL-SANDING	\$1,000	\$618	\$1,000	\$865	\$0	\$500	\$500
7904	7904	SNOW REMOVAL-WALKS	\$3,000	\$3,000	\$3,000	\$3,295	\$2,500	\$1,950	\$2,500
7907	7907	SNOW REMOVAL-DECKS	\$500	\$0	\$500	\$0	\$500	\$0	\$400
7909	7909	SNOW REMOVAL-ROOFS	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$800
		<b>TOTAL WINTER MAINTENANCE</b>	\$7,600	\$4,196	\$7,600	\$6,399	\$6,500	\$4,450	\$7,200
		<b>TOTAL OPERATING &amp; MAINT.</b>	\$49,572	\$50,155	\$53,866	\$47,211	\$51,498	\$50,913	\$53,361
		<b>RESERVES:</b>							
1021	7951	COMMON AREA RESERVES	\$12,500	\$12,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
1023	7952	OPERATING RESERVES	\$388	(\$195)	\$1,634	\$8,289	\$4,002	\$4,587	\$3,039
1025	7953	ROOF RESERVES	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$0
		<b>TOTAL RESERVES</b>	\$15,888	\$15,305	\$12,134	\$18,789	\$14,502	\$15,087	\$10,539
		<b>TOTAL BUDGET OR ACTUAL</b>	\$65,460	\$65,460	\$66,000	\$66,000	\$66,000	\$66,000	\$63,900
		ANNUAL UNIT ASSESSMENT	\$4,164		\$4,200		\$4,200		\$4,260
		QUARTERLY UNIT ASSESS.	\$1,041		\$1,050		\$1,050		\$1,065
		MONTHLY UNIT ASSESS.	\$347		\$350		\$350		\$355
		ANNUAL ROOF ASSESSMENT	\$3,000		\$3,000		\$3,000		\$0
		<b>TOTAL REVENUE</b>	\$65,460		\$66,000		\$66,000		\$63,900