

SOUTH SHORE II CONDOMINIUM ASSOCIATION  
PROPOSED 2022 BUDGET

			South Shore II 2023 BUDGET			
			2021	2022	2022	2023
			Budget	Budget	Projected	Budget
		<b>OPERATING EXPENSES:</b>				
	7540	MANAGEMENT FEE	\$5,523	\$5,700	\$5,700	\$5,820
	7550	OFFICE EXPENSE	\$400	\$300	\$250	\$300
	7552	POSTAGE	\$400	\$350	\$300	\$275
	7555	TELEPHONE	\$600	\$600	\$450	\$400
	7520	AUDIT FEES	\$2,000	\$2,500	\$2,507	\$2,500
	7535	LEGAL FEES	\$100	\$200	\$180	\$200
	7530	INSURANCE	\$9,014	\$9,480	\$9,649	\$9,965
	7560	TRASH REMOVAL	\$3,600	\$3,780	\$3,780	\$3,960
		<b>TOTAL OPERATING EXPENSE</b>	\$21,637	\$22,910	\$22,816	\$23,420
		<b>SUMMER MAINTENANCE:</b>				
	7710	GROUNDS MAINTENANCE	\$7,749	\$9,205	\$10,000	\$12,000
	7606	ROADS/DRAINAGE	\$0	\$0	\$0	\$1,600
	7720	TREE CARE/REMOVAL	\$0	\$0	\$400	\$0
	7652	STRUCTURE MAINTENANCE	\$4,000	\$1,500	\$900	\$3,000
	7725	FORESTRY WORK	\$1,000	\$1,500	\$0	\$0
	7740	RESTAINING - UNITS	\$2,600	\$3,000	\$4,200	\$0
	7750	RESTAINING-DECKS	\$7,250	\$7,500	\$6,250	\$4,420
	7730	CHIMNEY INSPECTIONS	\$200	\$100	\$375	\$300
	7640	LANDSCAPE IMPROVEMENTS	\$0	\$2,527	\$2,500	\$1,500
		<b>TOTAL SUMMER MAINTENANCE</b>	\$22,799	\$25,332	\$24,625	\$22,820
		<b>WINTER MAINTENANCE:</b>				
	7908	SNOW REMOVAL-ROADS	\$3,000	\$3,500	\$3,500	\$4,000
	7911	SNOW REMOVAL-SANDING	\$750	\$1,500	\$900	\$1,200
	7904	SNOW REMOVAL-WALKS	\$1,200	\$3,825	\$2,200	\$4,000
	7907	SNOW REMOVAL-DECKS	\$0	\$0	\$0	\$0
	7909	SNOW REMOVAL-ROOFS	\$0	\$0	\$0	\$0
		<b>TOTAL WINTER MAINTENANCE</b>	\$4,950	\$8,825	\$6,600	\$9,200
		<b>TOTAL OPERATING &amp; MAINT.</b>	\$49,386	\$57,067	\$54,041	\$55,440
		<b>RESERVES:</b>				
		COMMON AREA RESERVES	\$7,500	\$5,000	\$5,000	\$5,000
		OPERATING RESERVES	\$6,864	\$2,733	\$5,759	\$4,360
		ROOF RESERVES	\$0	\$0	\$0	\$0
		<b>TOTAL RESERVES</b>	\$14,514	\$7,733	\$10,759	\$9,360
		<b>TOTAL BUDGET OR ACTUAL</b>	\$63,900	\$64,800	\$64,800	\$64,800
		ANNUAL UNIT ASSESSMENT	\$4,260	\$4,320	\$4,320	\$4,320
		QUARTERLY UNIT ASSESS.	\$1,065	\$1,080	\$1,080	\$1,080
		MONTHLY UNIT ASSESS.	\$355	\$360	\$360	\$360
		ANNUAL ROOF ASSESSMENT	\$0	\$0	\$0	\$0
		<b>TOTAL REVENUE</b>	\$63,900	\$64,800	\$64,800	\$64,800