

| 2023 BUDGET SOUTH SHORE 1 |                               |          |          |          |          |        |
|---------------------------|-------------------------------|----------|----------|----------|----------|--------|
| Code                      |                               | 2020     | 2021     | 2022     | 2023     | CHANGE |
|                           | CATEGORIES                    | BUDGET   | BUDGET   | BUDGET   |          |        |
|                           | INCOME:                       |          |          |          |          |        |
| 05100                     | Income Assessments            | \$33,120 | \$33,840 | \$36,720 | \$38,880 | ***    |
|                           | Special Assessment            | \$4200   |          |          |          |        |
|                           | OPERATING EXPENSES:           |          |          |          |          |        |
| 07520                     | Audit Fees                    | \$2,375  | \$2,375  | \$2,500  | \$2,500  |        |
| 07525                     | Exterior Lighting             | \$225    | \$230    | \$230    | \$230    |        |
| 07530                     | Insurance                     | \$4,860  | \$4,680  | \$5,035  | \$5,410  | ***    |
| 07535                     | Legal Fees                    | \$100    | \$200    | \$100    | \$100    |        |
| 07540                     | Management Expense            | \$2,450  | \$2,520  | \$2,605  | \$2,665  | ***    |
| 07550                     | Office Expense                | \$150    | \$150    | \$130    | \$150    | ***    |
| 07552                     | Postage                       | \$150    | \$175    | \$150    | \$125    | ***    |
| 07553                     | Operating Res Stain Fund      |          |          | \$0      | \$0      |        |
| 07555                     | Telephone                     | \$375    | \$375    | \$330    | \$300    | ***    |
| 07560                     | Trash Removal                 | \$1,250  | \$1,250  | \$1,310  | \$1,380  | ***    |
|                           | Total Operating Expenses      | \$11,935 | \$11,955 | \$12,390 | \$12,860 | ***    |
|                           |                               |          |          |          |          |        |
|                           | SUMMER MAINTENANCE:           |          |          |          |          |        |
| 07606                     | Roads & Walkways              | \$300    | \$200    | \$200    | \$200    |        |
| 07652                     | Structure Maintenance         | \$500    | \$2,000  | \$3,000  | \$1,500  | ***    |
| 07710                     | Grounds Maint. & Landscaping  | \$4,500  | \$3,500  | \$5,000  | \$6,300  | ***    |
| 07720                     | Tree care / Removal           | \$500    | \$2,000  | \$1,500  | \$1,000  | ***    |
| 07730                     | Chimney Inspections & Sealing | \$150    | \$100    | \$0      | \$100    | ***    |
| 07750                     | Restaining-Decks & Walkways   | \$0      | \$0      | \$0      | \$0      |        |
| 07759                     | Landscape Improvements        | \$1,500  | \$500    | \$240    | \$240    |        |
|                           | Total Summer Maintenance      | \$7,450  | \$8,300  | \$9,940  | \$9,340  | ***    |
|                           |                               |          |          |          |          |        |
|                           | WINTER MAINTENANCE:           |          |          |          |          |        |
| 07904                     | Snow removal - Walkways       | \$3,000  | \$3,250  | \$4,000  | \$4,000  |        |
| 07907                     | Snow removal - Decks          | \$900    | \$750    | \$400    | \$400    |        |
|                           | Snow removal - Driveways      | \$0      | \$0      | \$0      | \$0      |        |
| 07910                     | Snow removal - Roofs          | \$900    | \$900    | \$1,200  | \$1,500  | ***    |
|                           | Sanding                       | \$0      | \$0      | \$0      | \$0      |        |
|                           | Total Winter Maintenance      | \$4,800  | \$4,900  | \$5,600  | \$5,900  | ***    |
|                           |                               |          |          |          |          |        |
|                           | Total Operating Expenses:     | \$24,185 | \$25,155 | \$27,930 | \$28,100 | ***    |
|                           |                               |          |          |          |          |        |
|                           | RESERVES:                     |          |          |          |          |        |
|                           | Common Area Replacement       | \$4,835  | \$4,585  | \$4,590  | \$6,280  | ***    |
|                           | Other - Interest Income       | \$0      | \$0      | \$0      | \$0      |        |
|                           | Restaining - Units & Decks    | \$4,100  | \$4,100  | \$4,200  | \$4,500  | ***    |
|                           | Total Reserve Additions       | \$8,935  | \$8,685  | \$8,790  | \$10,780 | ***    |
|                           |                               |          |          |          |          |        |
|                           | TOTAL ANNUAL ASSESSMENT       | \$33,120 | \$33,840 | \$36,720 | \$38,880 | ***    |
|                           | MONTHLY PER UNIT              | \$460    | \$470    | \$510    | \$540    | ***    |
|                           | SPECIAL ASSESSMENT            | \$4,200  | \$0      | \$0      | \$0      |        |
|                           | TOTAL ANNUAL SPECIAL PER UNIT | \$700    |          |          |          |        |
|                           |                               |          |          |          |          |        |
|                           | TOTAL REVENUES                | \$37,320 | \$33,840 | \$36,720 | \$38,880 | ***    |