

South Shore II Condominium Association

2010 Budget

Acct. #	OPERATING EXPENSES:	2008		2009			2010	10 Prop/	10 Prop/
		Budget	Actual	Budget	Projected	Delta	Proposed	09 Budget	09 Proj
7540	MANAGEMENT FEE	\$5,310	\$5,260	\$5,523	\$5,523	\$0	\$5,560	0.7%	0.7%
7550	OFFICE EXPENSE	\$400	\$587	\$400	\$325	\$75	\$400	0.0%	23.1%
7552	POSTAGE	\$375	\$309	\$375	\$300	\$75	\$350	-6.7%	16.7%
7555	TELEPHONE	\$300	\$275	\$300	\$250	\$50	\$290	-3.3%	16.0%
7520	AUDIT FEES	\$1,200	\$1,250	\$1,250	\$1,800	(\$550)	\$1,850	48.0%	2.8%
7535	LEGAL FEES	\$100	\$287	\$100	\$100	\$0	\$100	0.0%	0.0%
7530	INSURANCE	\$4,640	\$4,492	\$4,720	\$4,480	\$240	\$4,800	1.7%	7.1%
	TRASH REMOVAL	\$2,240	\$2,139	\$2,292	\$2,221	\$71	\$2,350	2.5%	5.8%
	TOTAL OPERATING EXPENSES	\$14,565	\$14,599	\$14,960	\$14,999	(\$39)	\$15,700	4.9%	4.7%
	SUMMER MAINTENANCE:								
7710	GROUNDS MAINTENANCE	\$6,800	\$7,915	\$7,000	\$3,600	\$3,400	\$6,500	-7.1%	80.6%
7606	ROADS/DRAINAGE	\$500	\$0	\$250	\$2,656	(\$2,406)	\$4,000	1500.0%	50.6%
7720	TREE CARE/REMOVAL	\$3,620	\$0	\$3,000	\$2,100	\$900	\$3,000	0.0%	42.9%
7652	STRUCTURE MAINTENANCE	\$2,000	\$2,712	\$3,000	\$1,450	\$1,550	\$3,000	0.0%	106.9%
7740	RESTAINING - UNITS	\$8,000	\$9,000	\$11,000	\$865	\$10,135	\$8,500	-22.7%	882.7%
7750	RESTAINING-DECKS		\$1,250	\$0	\$2,250	(\$2,250)	\$0	0.0%	-100.0%
7730	CHIMNEY INSPECTIONS	\$1,250	\$1,085	\$1,250	\$1,272	(\$22)	\$800	-36.0%	-37.1%
7735	CHIMNEY & STRUCTURAL MAINT.	\$100	\$0	\$0	\$0	\$0	\$0	0.0%	0.0%
7640	LANDSCAPE IMPROVEMENTS	\$0	\$2,605	\$0	\$0	\$0	\$500	NEW	NEW
	TOTAL SUMMER MAINTENANCE	\$22,270	\$24,567	\$25,500	\$14,193	\$11,307	\$26,300	3.1%	85.3%
	WINTER MAINTENANCE:								
7908	SNOW REMOVAL-ROADS	\$1,700	\$2,679	\$2,000	\$1,500	\$500	\$1,900	-5.0%	26.7%
7911	SNOW REMOVAL-SANDING	\$600	\$1,785	\$800	\$1,000	(\$200)	\$800	0.0%	-20.0%
7904	SNOW REMOVAL-WALKS	\$2,750	\$2,901	\$3,000	\$3,060	(\$60)	\$3,000	0.0%	-2.0%
7907	SNOW REMOVAL-DECKS	\$450	\$1,155	\$600	\$0	\$600	\$600	0.0%	NEW
7909	SNOW REMOVAL-ROOFS	\$505	\$1,445	\$500	\$180	\$320	\$500	0.0%	177.8%
	TOTAL WINTER MAINTENANCE	\$6,005	\$9,965	\$6,900	\$5,740	\$1,160	\$6,800	-1.4%	18.5%
	TOTAL OPERATING & MAINTENANCE	\$42,840	\$49,131	\$47,360	\$34,932	\$12,428	\$48,800	3.0%	39.7%
	RESERVES:								
1021	COMMON AREA RESERVES	\$10,500	\$10,500	\$10,500	\$10,500	\$0	\$11,000	4.8%	
1023	OPERATING RESERVES	\$500	\$500	\$640	\$640	\$0	\$500	-21.9%	
	TOTAL RESERVES	\$11,000	\$11,000	\$11,140	\$11,140	\$0	\$11,500	3.2%	
	TOTAL O&M BUDGET + RESERVES	\$53,840	\$60,131	\$58,500	\$46,072	\$12,428	\$60,300	3.1%	30.9%

ANNUAL UNIT ASSESSMENT	\$3,589		\$3,900			\$4,020	
QUARTERLY UNIT ASSESSMENT	897.33		\$975			\$1,005	
MONTHLY UNIT ASSESSMENT	299.11		\$325			\$335	3.1%