



350 South Shore Drive Condominium Association Inc.

Approved 2026 Budget

GL Account	2026 Budget
Income	
6100 - Maintenance Fees	\$232,110.93
6530 - Storage Locker Rental	\$480.00
Total	\$232,590.93
Expense	
7270 - Grounds-Tree Trimming	\$1,500.00
7000 - Admin Billing Fees	\$150.00
7010 - Management Fees	\$15,721.41
7020 - Professional Services	\$6,000.00
7024 - Accounting & Audit	\$500.00
7030 - Legal Expense	\$1,000.00
7046 - Printing & Postage	\$300.00
7050 - Bank Charges & Coupons	\$0.00
7080 - Taxes & Corporate Fees	\$600.00
7081 - License & Permits	\$3,000.00
7088 - Annual Corporate Fee	\$61.25
7265 - Web Services	\$480.00
7740 - Insurance Expense	\$86,823.00
7810 - Electricity	\$1,349.64
7820 - Water & Sewer	\$36,497.13
7830 - Trash Removal	\$14,244.26
7870 - Telephone/Internet	\$1,173.24
7210 - Grounds-Lawn/Landscaping Contract	\$3,700.00
7410 - Pool-Maintenance Contract	\$5,400.00
7510 - Janitorial	\$6,000.00
7620 - Pest Control Contract	\$1,200.00
7100 - R&M-General/Repairs	\$5,000.00
7120 - R&M-Roof	\$1,500.00
7126 - R&M - Electrical	\$1,500.00
7130 - R&M-Plumbing	\$3,500.00
7146 - R&M-Gate / Door Access	\$1,000.00

7154 - R&M-Maintenance Supplies	\$1,500.00
7322 - R&M - Fire Extinguishers	\$400.00
7420 - R&M -Pool	\$7,000.00
Due to Reserves	\$25,491.00
Total	\$232,590.93

Total Operating Budget: **\$232,590.93**

Total Reserve: **\$23,305.71**

Total: **\$255,896.64**

Units	Percentage of Ownership	2026 Monthly Maintenance Fess
Unit 1	0.0586	\$1,248.92
Unit 2	0.043579	\$929.31
Unit 3	0.046091	\$982.88
Unit 4	0.040402	\$861.56
Unit 5	0.061362	\$1,308.53
Unit 6	0.058567	\$1,248.92
Unit 7	0.043579	\$929.31
Unit 8	0.046091	\$982.88
Unit 9	0.040402	\$861.56
Unit 10	0.061362	\$1,308.53
Unit 11	0.058567	\$1,248.92
Unit 12	0.043579	\$929.31
Unit 13	0.046091	\$982.88
Unit 14	0.040402	\$861.56
Unit 15	0.061362	\$1,308.53
Unit 16	0.058567	\$1,248.92
Unit 17	0.043579	\$929.31
Unit 18	0.04609	\$982.86
Unit 19	0.040402	\$861.56
Unit 20	0.061362	\$1,308.53

2026 Reserve Schedule – 350 South Shore Drive Condominium

Reserve Budget 2026						
	Estimated remaining life	EST	AMOUNT	AMOUNT	Amount	RESERVE
RESERVE		COST TO	IN	IN	Needed to Fund	FUNDING
DESCRIPTION		REPLACE	RESERVES as of 12.31.24	RESERVES est 12/31/25		2026
Roof	30	\$180,000.00	\$20,000.00	\$0.00	\$180,000.00	\$6,000.00
Painting	8	\$25,000.00	\$15,000.00	\$16,458.50	\$8,541.50	\$1,067.69
Pool	1	\$34,500.00	\$17,861.99	\$18,261.98	\$16,238.02	\$16,238.02
		\$239,500.00	\$52,861.99	\$34,720.48	\$204,779.52	\$23,305.71

This is just an estimate since we are not a reserve study specialist.