

# South Hampton Property Owners Assoc., Inc.

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December 7, 2011

Dear South Hampton Homeowner,

*Happy Holidays to you and your families. We wish for everyone a wonderful New Year!!*

Enclosed please find a copy of the 2012 Budget adopted by the Board of Directors.

Here are just a few highlights in the budget:

- As in the past, we have included the cost for insurance in the budget. The insurance market indicated insurance cost was expected to maintain which happened.
- Our KPMA fees were slightly lower.
- As each of us knows from paying our own utility bills, the fuel and power bills are increasing. Your Board is always trying ways to save in this category.
- Board has increased the Reserve account monies to maintain the increase of replace cost for capital expenditures. In 2011-2012 the elevators are being updated. This work will start in December 2011 and should finish by June 1, 2012.

With all of the above being said, our monthly fees for **2012** will slightly increase:

**\$617.00 for a two bedroom unit**

**\$741.00 for a three bedroom unit**

Your payment books have been ordered, and should be arriving in a few days.

If you have previously authorized our company, LITUS\* To Let, to perform the automatic bank draft for payment of your maintenance assessments, coupons for 2010 are **not** being ordered for you. Your bank account will **automatically be drafted on or about the 10<sup>th</sup> of each month.** Please check the unit assessment information enclosed for your banking records.

As always, should you have any comments or questions regarding this, or any other issue(s), please feel free to contact me at 843.448.9000 extension 111; via e-mail at [dmillar@litustolet.com](mailto:dmillar@litustolet.com) or Lynn Edmonds, extension 126; via e-mail at [ledmonds@litustolet.com](mailto:ledmonds@litustolet.com); or via US Mail.

Sincerely,

*Doug*

Douglas A. Millar  
Community Association Manager

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Association's Official Web site - [SouthHamptonPOA.com](http://SouthHamptonPOA.com)  
Management E-mail Address- [ledmonds@litustolet.com](mailto:ledmonds@litustolet.com)

Property Owners Association Professionally Managed by LITUS\* To Let  
Post Office Drawer 9000, Myrtle Beach, SC 29578 --- 843.448.9000 fax 843.626.0101

South Hampton POA 2012 Approved Budget - 5% Increase	2012	2011	2010	2009	2008	2007																		
<b>INCOME</b>																								
ASSESSMENTS	\$1,173,489	\$1,120,571	\$1,120,748	\$1,120,710	\$1,120,613	\$1,105,213																		
LATE FEES	\$2,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500																		
MISC. INCOME	\$120	\$120	\$120	\$120	\$120	\$120																		
VENDING INCOME	\$750	\$600	\$600	\$600	\$1	\$600																		
COMMON AREA RENTAL	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500																		
<b>TOTAL INCOME</b>	<b>\$1,183,359</b>	<b>\$1,129,291</b>	<b>\$1,129,468</b>	<b>\$1,129,430</b>	<b>\$1,128,734</b>	<b>\$1,113,933</b>																		
<b>EXPENSES</b>																								
<b>REPAIRS/MAINTENANCE</b>																								
MAINT STAFF SALARIES	\$156,800	\$152,250	\$145,000	\$134,236	\$127,844	\$121,746																		
EXTERIOR BLDG. MAINT	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,200																		
POOL MAINTENANCE AND SUPPLIES	\$6,000	\$6,000	\$6,000	\$5,775	\$5,775	\$5,500																		
LICENSE & PERMITS	\$400	\$400	\$400	\$375	\$275	\$225																		
GENERAL MAINTENANCE AND REPAIRS	\$15,000	\$12,000	\$10,000	\$10,000	\$10,000	\$6,000																		
PLUMBING SERVICES	\$2,500	\$1,000	\$1,000	\$500	\$500	\$500																		
ELECTRICAL SERVICES	\$2,000	\$1,500	\$2,000	\$2,000	\$2,000	\$1,800																		
INTERIOR PEST CONTROL	\$3,600	\$3,600	\$3,600	\$3,402	\$3,402	\$3,240																		
TERMITE TREATMENT	\$2,000	\$2,000	\$1,700	\$1,700	\$1,610	\$1,610																		
ELEVATOR MAINTENANCE	\$0	\$22,500	\$22,500	\$22,500	\$22,000	\$18,900																		
COOLING TOWER MAINT	\$12,000	\$10,000	\$10,000	\$10,000	\$10,000	\$4,500																		
FIRE SYSTEM	\$11,000	\$10,000	\$10,000	\$10,000	\$10,000	\$6,480																		
SUMMER SECURITY SERVICE	\$7,000	\$7,000	\$7,000	\$6,300	\$6,300	\$6,000																		
JANITORIAL SUPPLIES	\$7,750	\$8,000	\$8,000	\$8,000	\$8,000	\$6,000																		
WATER CONDITIONER	\$4,000	\$2,300	\$2,300	\$2,000	\$2,000	\$1,800																		
WATER DAMAGE REPAIR	\$2,000	\$2,000	\$2,000	\$900	\$900	\$900																		
<b>TOTAL R &amp; M</b>	<b>\$233,550</b>	<b>\$242,050</b>	<b>\$233,000</b>	<b>\$219,188</b>	<b>\$212,106</b>	<b>\$186,401</b>																		
<b>GENERAL/ADMINISTRATIVE</b>																								
SUPPLIES, PRINTING, POSTAGE	\$3,500	\$3,250	\$3,250	\$3,200	\$3,000	\$3,000																		
LEGAL SERVICES	\$1,500	\$500	\$500	\$1,000	\$600	\$600																		
CPA AUDIT	\$2,800	\$2,750	\$2,000	\$2,500	\$2,500	\$2,250																		
MANAGEMENT SERVICES	\$25,000	\$25,000	\$25,000	\$21,168	\$20,160	\$17,712																		
BANK SERVICE CHARGES	\$1,200	\$1,100	\$800	\$0	\$0	\$900																		
INSURANCE COVERAGES	\$188,710	\$186,146	\$218,994	\$250,020	\$319,115	\$278,100																		
ANNUAL MEETING	\$200	\$200	\$100	\$100	\$100	\$100																		
<b>TOTAL G &amp; A</b>	<b>\$222,910</b>	<b>\$218,946</b>	<b>\$250,644</b>	<b>\$277,988</b>	<b>\$345,475</b>	<b>\$302,662</b>																		
<b>UTILITIES</b>																								
ELECTRICITY	\$64,000	\$59,000	\$59,000	\$59,000	\$57,750	\$55,000																		
WATER AND SEWER	\$72,500	\$75,000	\$80,000	\$80,000	\$87,000	\$93,000																		
FUEL	\$7,500	\$10,000	\$5,000	\$17,000	\$17,000	\$11,500																		
TRASH REMOVAL	\$11,000	\$11,000	\$10,500	\$10,500	\$10,500	\$10,200																		
CABLE TV - FROM KPMA	\$23,764	\$23,000	\$40,421	\$38,496	\$36,663	\$37,135																		
TELEPHONE, INTERNET, COMM.	\$6,000	\$6,000	\$6,000	\$5,500	\$5,000	\$4,200																		
<b>TOTAL UTILITIES</b>	<b>\$184,764</b>	<b>\$184,000</b>	<b>\$200,921</b>	<b>\$210,496</b>	<b>\$213,913</b>	<b>\$211,035</b>																		
<b>OTHER EXPENSES</b>																								
MASTER ASSOCIATION FEES - FROM KPMA	\$211,485	\$212,440	\$206,748	\$195,038	\$186,344	\$170,467																		
RESERVE DEPOSIT	\$222,500	\$197,000	\$197,000	\$185,000	\$130,000	\$90,000																		
FEDERAL AND STATE INCOME TAX	\$150	\$135	\$135	\$250	\$25	\$25																		
GENERATOR LEASE	\$19,500	\$18,500	\$17,300	\$16,750	\$16,750	\$0																		
OPERATING CONTINGENCY	\$10,000	\$20,000	\$5,000	\$6,000	\$6,000	\$6,000																		
CAPITAL IMPROVEMENTS	\$11,000	\$27,500	\$10,000	\$10,000	\$10,000	\$6,000																		
LOAN PAYMENT - NET OWNER PAYMENTS	\$67,500	\$0	\$0	\$0	\$0	\$52,284																		
<b>TOTAL OTHER</b>	<b>\$542,135</b>	<b>\$475,575</b>	<b>\$436,183</b>	<b>\$413,038</b>	<b>\$349,119</b>	<b>\$324,776</b>																		
<b>TOTAL EXPENSES</b>	<b>\$1,183,359</b>	<b>\$1,120,571</b>	<b>\$1,120,748</b>	<b>\$1,120,710</b>	<b>\$1,120,613</b>	<b>\$1,024,874</b>																		
<table border="1"> <thead> <tr> <th>2012 Monthly</th> <th>2011 Monthly</th> <th>2010 Monthly</th> <th>2009 Monthly</th> <th>2008 Monthly</th> <th>2007 Monthly</th> </tr> </thead> <tbody> <tr> <td>\$617</td> <td>\$590</td> <td>\$590</td> <td>\$590</td> <td>\$590</td> <td>\$540</td> </tr> <tr> <td>\$741</td> <td>\$707</td> <td>\$707</td> <td>\$707</td> <td>\$707</td> <td>\$648</td> </tr> </tbody> </table>							2012 Monthly	2011 Monthly	2010 Monthly	2009 Monthly	2008 Monthly	2007 Monthly	\$617	\$590	\$590	\$590	\$590	\$540	\$741	\$707	\$707	\$707	\$707	\$648
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