

South Hampton Property Owners Assoc., Inc.

December 3, 2013

Dear South Hampton Homeowner,

Happy Holidays to you and your family. We wish everyone a wonderful New Year!!

Enclosed please find a copy of the 2014 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 costs were going to increase.
- Our KPMA fees are higher.
- As each of us knows from paying our own utility bills, the fuel and power bills are increased and your Board is always trying to find ways to save in this category.
- Board has increased the Reserve account monies.

With all of the above being said, our monthly fees for **2014** will slightly increase:

\$647.00 for a two bedroom unit

\$776.00 for a three bedroom unit

Your payment books have been ordered and should be arriving by December 27, 2013.

If you have previously authorized our company, LITUS* To Let, to perform the automatic bank draft for payment of your maintenance assessments, coupons for 2014 are not being ordered for you. Your bank account will automatically be drafted on or about the 10th 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 or Lynn Edmonds, extension 126; via e-mail at ledmonds@litustolet.com; or via US Mail.

Sincerely,

Doug

Douglas A. Millar
Community Association Manager

South Hampton POA 2014 Approved Budget		2014	2013	2012	2011												
INCOME																	
ASSESSMENTS	\$	1,229,931	\$ 1,187,637	\$ 1,173,489	\$ 1,120,571												
LATE FEES	\$	2,500	\$ 3,000	\$ 2,500	\$ 1,500												
MISC. INCOME	\$	2,000	\$ 1,250	\$ 120	\$ 120												
VENDING INCOME	\$	1,000	\$ 1,000	\$ 750	\$ 600												
COMMON AREA RENTAL	\$	6,500	\$ 6,500	\$ 6,500	\$ 6,500												
TOTAL INCOME	\$	1,241,931	\$ 1,199,387	\$ 1,183,359	\$ 1,129,291												
EXPENSES																	
REPAIRS/MAINTENANCE																	
MAINT STAFF SALARIES	\$	166,350	\$ 161,504	\$ 156,800	\$ 152,250												
EXTERIOR BLDG. MAINT	\$	1,500	\$ 1,500	\$ 1,500	\$ 1,500												
POOL MAINTENANCE AND SUPPLIES	\$	4,000	\$ 5,000	\$ 6,000	\$ 6,000												
LICENSE & PERMITS	\$	550	\$ 550	\$ 400	\$ 400												
GENERAL MAINTENANCE AND REPAIRS	\$	15,000	\$ 15,000	\$ 15,000	\$ 12,000												
PLUMBING SERVICES	\$	2,000	\$ 2,000	\$ 2,500	\$ 1,000												
ELECTRICAL SERVICES	\$	2,000	\$ 2,000	\$ 2,000	\$ 1,500												
INTERIOR PEST CONTROL	\$	3,600	\$ 3,600	\$ 3,600	\$ 3,600												
TERMITE TREATMENT	\$	2,100	\$ 2,000	\$ 2,000	\$ 2,000												
ELEVATOR MAINTENANCE	\$	9,450	\$ -	\$ -	\$ 22,500												
COOLING TOWER MAINT	\$	10,000	\$ 12,600	\$ 12,000	\$ 10,000												
FIRE SYSTEM	\$	12,000	\$ 11,000	\$ 11,000	\$ 10,000												
SUMMER SECURITY SERVICE	\$	6,500	\$ 6,500	\$ 7,000	\$ 7,000												
JANITORIAL SUPPLIES	\$	5,000	\$ 6,750	\$ 7,750	\$ 8,000												
WATER CONDITIONER	\$	2,500	\$ 4,000	\$ 4,000	\$ 2,300												
WATER DAMAGE REPAIR	\$	-	\$ 2,000	\$ 2,000	\$ 2,000												
TOTAL R & M	\$	242,550	\$ 236,004	\$ 233,550	\$ 242,050												
GENERAL/ADMINISTRATIVE																	
SUPPLIES, PRINTING, POSTAGE	\$	4,000	\$ 3,500	\$ 3,500	\$ 3,250												
LEGAL SERVICES	\$	1,500	\$ 1,500	\$ 1,500	\$ 500												
CPA AUDIT	\$	2,500	\$ 2,700	\$ 2,800	\$ 2,750												
MANAGEMENT SERVICES	\$	25,000	\$ 25,000	\$ 25,000	\$ 25,000												
BANK SERVICE CHARGES	\$	1,000	\$ 1,000	\$ 1,200	\$ 1,100												
INSURANCE COVERAGES	\$	199,000	\$ 188,710	\$ 188,710	\$ 186,146												
ANNUAL MEETING	\$	200	\$ 200	\$ 200	\$ 200												
TOTAL G & A	\$	233,200	\$ 222,610	\$ 222,910	\$ 218,946												
UTILITIES																	
ELECTRICITY	\$	64,000	\$ 62,000	\$ 64,000	\$ 59,000												
WATER AND SEWER	\$	75,000	\$ 72,500	\$ 72,500	\$ 75,000												
FUEL	\$	3,000	\$ 6,000	\$ 7,500	\$ 10,000												
TRASH REMOVAL	\$	11,500	\$ 11,000	\$ 11,000	\$ 11,000												
CABLE TV - FROM KPMA	\$	25,653	\$ 24,432	\$ 23,764	\$ 23,000												
TELEPHONE, INTERNET, COMM.	\$	6,500	\$ 6,000	\$ 6,000	\$ 6,000												
TOTAL UTILITIES	\$	185,653	\$ 181,932	\$ 184,764	\$ 184,000												
OTHER EXPENSES																	
MASTER ASSOCIATION FEES - FROM KPMA	\$	211,578	\$ 210,816	\$ 211,485	\$ 212,440												
RESERVE DEPOSIT	\$	250,000	\$ 225,000	\$ 222,500	\$ 197,000												
FEDERAL AND STATE INCOME TAX	\$	50	\$ 25	\$ 150	\$ 135												
GENERATOR LEASE	\$	18,900	\$ 18,000	\$ 19,500	\$ 18,500												
OPERATING CONTINGENCY	\$	15,000	\$ 15,000	\$ 10,000	\$ 20,000												
CAPITAL IMPROVEMENTS	\$	5,000	\$ 5,000	\$ 11,000	\$ 27,500												
LOAN PAYMENT - NET OWNER PAYMENTS	\$	80,000	\$ 85,000	\$ 67,500	\$ -												
TOTAL OTHER	\$	580,528	\$ 558,841	\$ 542,135	\$ 475,575												
TOTAL EXPENSES	\$	1,241,931	\$ 1,199,387	\$ 1,183,359	\$ 1,120,571												
		<table border="1"> <thead> <tr> <th></th> <th>2013 Monthly</th> <th>2012 Monthly</th> <th>2011 Monthly</th> </tr> </thead> <tbody> <tr> <td>Two Bedroom Unit</td> <td>\$647</td> <td>\$625</td> <td>\$590</td> </tr> <tr> <td>Three Bedroom Unit</td> <td>\$776</td> <td>\$750</td> <td>\$707</td> </tr> </tbody> </table>					2013 Monthly	2012 Monthly	2011 Monthly	Two Bedroom Unit	\$647	\$625	\$590	Three Bedroom Unit	\$776	\$750	\$707
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