



**ST. CLAIR TERRACES
2021 APPROVED BUDGET**

	FY 2018	FY 2019	BUDGET 2019	BUDGET 2020	YTD 10/30/20 ACTUAL	FY 2020 PROJECTED	PROPOSED 2021 BUDGET	PER UNIT MONTHLY
ADMINISTRATION	\$ 1,131	\$ 718	\$ 1,000	\$ 1,000	\$ 649	\$ 1,000	\$ 1,000	\$ 2.78
LEGAL	14,631	871	12,000	3,000	1,234	3,000	3,000	8.33
PROFESSIONAL/CONSULTING	2,450	-	-	-	-	-	-	-
AUDIT & ACCOUNTING	250	250	850	1,250	-	1,250	1,250	3.47
LANDSCAPING - GROUNDS	3,789	1,132	7,500	4,000	11,648	5,000	4,000	11.11
LANDSCAPING - FERTILIZATION	198	935	2,200	1,200	-	1,000	1,200	3.33
LANDSCAPING - MOWING	7,000	7,634	-	7,500	-	7,500	7,500	20.83
LANDSCAPING - TREE MAINT	-	13,375	7,500	5,000	4,730	5,000	5,000	13.89
LANDSCAPING - IRRIGATION	418	308	600	600	-	600	600	1.67
WINTER SNOW REMOVAL	15,497	17,544	9,000	10,000	10,975	10,000	10,000	27.78
WINTER SALTIN/DE-ICING	10,499	672	12,000	800	522	800	800	2.22
EXTERMINATION	136	727	400	600	2,025	2,200	1,200	3.33
MAINT. & REPRS.- BLDG. (GEN)	12,013	5,764	3,000	3,000	-	-	3,000	8.33
MAINT. & REPRS.- BLDG. (ROOF)	5,327	3,742	5,000	5,000	252	-	5,000	13.89
MAINT. & REPRS.- BSMNTS.	170	-	2,000	5,000	2,450	3,000	2,000	5.56
MAINT. & REPRS.- MASONRY	4,007	23,545	2,000	4,000	-	-	5,000	13.89
MAINT. & REPRS.- WALKWAYS	-	-	-	-	1,635	1,635	-	-
MAINT. & REPRS.- GUTTERS	3,260	7,781	4,000	4,000	2,449	4,800	4,800	13.33
MAINT. & REPRS.- ASPHALT	9,129	-	1,000	-	2,750	2,750	-	-
MAINT. & REPRS.- ELECTRICAL	-	-	500	500	3,304	3,750	1,000	2.78
MAINT. & REPRS.- PLUMBING	2,040	5,620	2,000	2,000	1,974	2,500	2,000	5.56
MAINT. & REPRS.- MAJOR	-	-	-	14,000	44,851	44,851	-	-
MANAGEMENT FEES	5,760	5,760	5,760	5,760	4,320	5,760	5,760	16.00
LICENSE FEES	5	60	20	40	60	60	40	0.11
ELECTRICITY	1,567	1,308	1,600	1,600	985	1,600	1,600	4.44
SATELLITE DISH SVCE	-	-	-	-	-	-	-	-
SEWER AND WATER	26,055	23,916	28,500	26,000	19,987	27,000	27,000	75.00
GARBAGE PICK-UP	-	-	-	-	-	-	-	-
MISC TAXES	-	-	-	-	-	-	-	-
INSURANCE - W/C	184	155	750	500	177	464	500	1.39
INSURANCE - FIRE/LIAB	13,747	15,676	14,000	18,000	16,436	18,000	18,000	50.00
REPLACEMENT RESERVE	44,745	22,540	37,800	45,600	12,000	12,000	53,400 *	148.33
TOTAL OPERATING BUDGET	\$ 184,008	\$ 160,033	\$ 160,980	\$ 169,950	\$ 145,413	\$ 165,520	\$ 164,650	\$ 457.36
TOTAL BUDGET	\$ 184,008	\$ 160,033	\$ 160,980	\$ 169,950	\$ 145,413	\$ 165,520	\$ 164,650	\$ 457.36
AVG PER UNIT MONTHLY DUES	\$ 511.13	\$ 444.54	\$ 447.17	\$ 472.08	\$ 403.92	\$ 459.78	\$ 457.36	

RECOMMENDED

PER UNIT MONTHLY DUES

UNIT VALUE/TYPE	NUMBER OF UNITS	
3.5	8	\$ 480.23 /mo/unit
3.4	3	\$ 466.51 /mo/unit
3.3	10	\$ 452.79 /mo/unit
3.2	9	\$ 439.07 /mo/unit

BOARD APPROVED BUDGET BUT KEPT DUES AT 2020 RATES

* Per 2018 reserve study.