



**ST. CLAIR TERRACES
2023 PROPOSED BUDGET**

	Experience		BUDGET	BUDGET	YTD 09/30/22	FY 2022	PROPOSED	PER UNIT
	FY 2020	FY 2021	2021	2022	ACTUAL	PROJECTED	2023 BUDGET	MONTHLY
ADMINISTRATION	\$ 784	\$ 465	\$ 1,000	\$ 1,000	\$ 571	\$ 1,000	\$ 1,000	\$ 2.78
LEGAL	3,660	1,957	3,000	3,000	1,844	3,000	3,000	8.33
AUDIT & ACCOUNTING	-	-	1,250	750	550	750	750	2.08
LANDSCAPING - GROUNDS	15,470	26,643	4,000	13,000	4,524	10,000	13,000	36.11
LANDSCAPING - FERTILIZATION	-	-	1,200	-	2,035	3,000	-	-
LANDSCAPING - MOWING	-	-	7,500	-	9,934	12,000	-	-
LANDSCAPING - TREE MAINT	4,730	4,205	5,000	2,000	6,800	6,800	3,000	8.33
LANDSCAPING - IRRIGATION	132	1,024	600	1,000	543	1,000	1,000	2.78
WINTER SNOW REMOVAL	13,007	6,715	10,000	10,000	14,000	14,000	14,000	38.89
WINTER SALT/DE-ICING	522	-	800	800	-	-	-	-
EXTERMINATION	2,375	2,100	1,200	2,400	1,750	2,350	2,600	7.22
MAINT. & REPRS.- BLDG. (GEN)	6,736	16,673	3,000	7,500	9,063	10,000	8,500	23.61
MAINT. & REPRS.- BLDG. (ROOF)	13,439	15,483	5,000	8,000	509	800	5,000	13.89
MAINT. & REPRS.- BSMNTS.	2,450	520	2,000	8,000	-	4,000	8,000	22.22
MAINT. & REPRS.- PORCH RPR/MNT	675	8,600	-	9,000	-	-	9,000	25.00
MAINT. & REPRS.- MASONRY	6,143	-	5,000	13,000	7,165	8,000	13,000	36.11
MAINT. & REPRS.- WALKWAYS	1,635	-	-	-	-	-	-	-
MAINT. & REPRS.- GUTTERS	6,769	5,714	4,800	-	5,561	5,600	5,600	15.56
MAINT. & REPRS.- ASPHALT	2,750	1,950	-	-	2,900	2,900	-	-
MAINT. & REPRS.- ELECTRICAL	1,177	-	1,000	-	-	1,000	-	-
MAINT. & REPRS.- PLUMBING	3,269	549	2,000	-	65	200	-	-
MAINT. & REPRS.- MAJOR	42,526	-	-	-	5,833	5,833	-	-
MANAGEMENT FEES	5,760	5,760	5,760	5,760	4,320	5,760	5,760	16.00
LICENSE FEES	25	20	40	40	20	60	40	0.11
ELECTRICITY	1,263	1,084	1,600	1,600	1,005	1,600	1,600	4.44
SEWER AND WATER	28,504	24,315	27,000	27,000	16,845	27,000	27,000	75.00
GARBAGE PICK-UP	-	663	-	-	-	-	-	-
MISC TAXES	-	5	-	-	-	5	-	-
INSURANCE - W/C	177	194	500	500	435	464	500	1.39
INSURANCE - FIRE/LIAB	16,436	16,393	18,000	18,000	21,757	22,000	22,000	61.11
REPLACEMENT RESERVE	64,845	20,177	53,400	32,300	47,795	15,528	69,000 *	191.67
TOTAL OPERATING BUDGET	\$ 245,259	\$ 161,209	\$ 164,650	\$ 164,650	\$ 165,822	\$ 164,650	\$ 213,350	\$ 592.64
TOTAL BUDGET	\$ 245,259	\$ 161,209	\$ 164,650	\$ 164,650	\$ 165,822	\$ 164,650	\$ 213,350	\$ 592.64
AVG PER UNIT MONTHLY DUES	\$ 681.27	\$ 447.80	\$ 457.36	\$ 457.36	\$ 460.62	\$ 457.36	\$ 592.64	

**RECOMMENDED
PER UNIT MONTHLY DUES**

UNIT VALUE/TYPE	NUMBER OF UNITS	
3.5	8	\$ 622.27 /mo/unit
3.4	3	\$ 604.49 /mo/unit
3.3	10	\$ 586.71 /mo/unit
3.2	9	\$ 568.93 /mo/unit

* Per 2018 reserve study.