

Red Cliffs 2013 Proposed Budget

	2011 Actual	2012 Budget	2013 Proposed Budget	
Assessments - Regular	\$ 128,921.00	\$ 128,736.00	\$ 135,360.00	** Dues increasing \$10 per month for lower units
Late Fees	\$ 760.00	\$ -	\$ 300.00	** Dues increasing \$13 per month for upper units
Interest - A/R	\$ -	\$ -	\$ -	
Interest - Bank Accounts	\$ 16.83	\$ -	\$ 5.00	
Moving Charges	\$ 100.00	\$ -	\$ 100.00	
Fines	\$ -	\$ -	\$ -	
<u>Other</u>	\$ -	\$ -	\$ -	
Total Income	\$ 129,797.83	\$ 128,736.00	\$ 135,765.00	

Capital Projects				
Painting	\$ 6,824.10	\$ 11,000.00	\$ 12,000.00	
Heat Tape	\$ 9,496.00	\$ 48,000.00	\$ -	
Deck Repairs/ Painting	\$ 6,250.00	\$ 6,250.00	\$ 10,000.00	*
<u>Deck Re-Design</u>	\$ -	\$ 6,000.00	\$ -	
Total Capital Projects	\$ 16,320.10	\$ 71,250.00	\$ 22,000.00	

Chimney Expenses				
Chimney Cleaning	\$ -	\$ -	\$ -	
Chimney Inspection	\$ -	\$ -	\$ -	
<u>Chimney Repair</u>	\$ -	\$ -	\$ -	
Total Chimney	\$ -	\$ -	\$ -	

Building Maintenance				
Deck/ Hand Rails	\$ 3,607.25	\$ -	\$ -	
Door Repair	\$ -	\$ -	\$ -	
Concrete	\$ 2,190.00	\$ -	\$ 500.00	**
Dryer Vent Cleaning	\$ -	\$ -	\$ 500.00	
Drywall Repairs	\$ 1,155.00	\$ -	\$ 250.00	
Electrical Repair	\$ 153.75	\$ -	\$ 500.00	
Fence Repair	\$ 528.62	\$ -	\$ 100.00	
Fire Extinguisher	\$ 181.94	\$ -	\$ 300.00	

Gutter Repair		\$	-	\$	-	
Key/ Lock Repair	\$	12.33	\$	-	\$	50.00
Misc Supplies	\$		\$	-	\$	100.00
Pest Control	\$	1,137.50	\$	-	\$	-
Parking Lot Sweeping	\$	815.00	\$	900.00	\$	500.00
Plumbing Repairs	\$	95.00	\$	-	\$	-
Bid Review	\$	320.00	\$	-	\$	-
Roof Repairs	\$		\$	-	\$	2,000.00
Siding Repair	\$		\$	-	\$	1,500.00
Signs	\$		\$	-	\$	-
Stair Repair	\$		\$	-	\$	100.00
Stairwell Cleaning	\$	385.00	\$	-	\$	500.00
<u>Total Repairs</u>	\$	10,581.39	\$	10,650.00	\$	6,400.00

Insurance \$ 19,639.25 \$ 18,000.00 \$ 13,480.00

Landscaping

Fertilizer	\$	1,325.00	\$	-	\$	1,000.00
Common Area	\$	12,000.00	\$	12,000.00	\$	12,000.00
Sprinkler Start-Up	\$	780.00	\$	1,000.00	\$	850.00
Sprinkler Repair	\$	3,050.50	\$	500.00	\$	1,000.00
Sprinkler Turn Off	\$	900.00	\$	1,000.00	\$	1,000.00
Tree Maintenance	\$	5,146.95	\$	2,500.00	\$	2,500.00
Weed Maintenance	\$	400.00	\$	-	\$	500.00
<u>Total Landscaping</u>	\$	23,602.45	\$	17,000.00	\$	18,850.00

Office Expense

Checks	\$	-	\$	-	\$	-
PO Box	\$	44.00	\$	-	\$	58.00
Postage	\$	196.00	\$	-	\$	300.00
State Annual Fee	\$	-	\$	-	\$	50.00
Corporate Report	\$	10.00	\$	-	\$	10.00
<u>Total Office</u>	\$	250.00	\$	500.00	\$	418.00

Professional Fees

Legal Fees	\$	3,619.50	\$	2,000.00	\$	2,000.00
Tax Return	\$	75.00	\$	100.00	\$	100.00
Property Management	\$	8,880.00	\$	9,000.00	\$	9,000.00
Website	\$	300.00	\$	-	\$	300.00
Total Professional	\$	12,874.50	\$	11,100.00	\$	11,400.00

Snow Removal

Snow Melt	\$	170.00	\$	-	\$	250.00
Snow Plowing	\$	2,310.00	\$	-	\$	1,500.00
Snow Shoveling	\$	60.00	\$	-	\$	250.00
Total Snow Removal	\$	2,540.00	\$	3,250.00	\$	2,000.00

Swimming Pool/ Tennis Court

Tennis Court	\$		\$	1,000.00	\$	500.00
Light Repair	\$	20.00	\$	-	\$	2,500.00
Pool Repair	\$	987.48	\$	-	\$	4,000.00
Poolscapes Maintenance	\$	4,145.14	\$	-	\$	7,000.00
Total Swimming Pool Maint	\$	5,152.62	\$	8,500.00	\$	7,000.00

Utilities

Electric	\$	2,694.74	\$	2,500.00	\$	3,000.00
Gas	\$	2,873.86	\$	4,500.00	\$	4,000.00
Trash	\$	3,831.84	\$	4,000.00	\$	4,500.00
Water and Sewer	\$	21,360.84	\$	20,000.00	\$	23,000.00
Total Utilities	\$	30,761.28	\$	31,000.00	\$	34,500.00

Total Maintenance Expenses

\$ 105,401.49 \$ 100,000.00 \$ 94,048.00

Total Capital Expenses

\$ 16,320.10 \$ 71,250.00 \$ 22,000.00

Total Reserve Expense

\$ 19,717.00

Total Maintenance, Capital and Reserve Expense

\$ 135,765.00

Net Profit or Loss

0.00

* Deck redesign will be funded from reserves and special assessment once the cost have been determined

** Dryer vent project to be funded from reserves or special assessment depending upon total costs