

**DIVISION 17 (SUNLAND NORTH) 2018 BUDGET**

**(PROPOSED)**

Units: 123

Expense Category	2015 Actual Expenses	2016 Actual Expenses	2017 Projected Expenses	2017 Approved Budget	2018 Proposed Budget	2018 Annual Cost per Unit
Accounting Services	2,263	2,165	2,200	\$ 2,300	\$ 2,800	22.76
Taxes, Licenses, Permits	352	268	420	\$ 300	\$ 500	4.07
Annual Financial Review	700	725	725	\$ 700	\$ 750	6.10
Annual Reserve Study	349	349	2,070	\$ 2,700	\$ 349	2.84
Professional Svcs & Legal Expenses	248	688	500	\$ 1,000	\$ 10,000	81.30
Office Supplies/Printing/Postage/Other	1,162	1,019	1,025	\$ 1,100	\$ 1,100	8.94
Website Maint	512	480	480	\$ 450	\$ 500	4.07
<b>TOTAL ADMINISTRATIVE</b>	<b>5,586</b>	<b>5,694</b>	<b>7,420</b>	<b>\$ 8,550</b>	<b>\$ 15,999</b>	<b>\$ 130</b>
Assoc Insurance (Bldgs, Liability, Indemnity)	45,073	47,466	49,925	\$ 48,300	\$ 51,600	419.51
<b>TOTAL INSURANCE</b>	<b>45,073</b>	<b>47,466</b>	<b>49,925</b>	<b>\$ 48,300</b>	<b>\$ 51,600</b>	<b>\$ 420</b>
Landscape Contract (1 year contract)	84,006	86,192	89,605	\$ 85,000	\$ 89,000	723.58
Trees, Shrubs, Plants (Removal & Replacement)	425	2,416	750	\$ 1,400	\$ 2,200	17.89
Irrigation Assessment and Repair	1,960	1,436	1,500	\$ 2,000	\$ 3,000	24.39
Pest Control	111	28	25			0.00
Electricity (Irrigation Sys/Mailbox Security Lights)- PUD	234	391	375	\$ 350	\$ 360	2.93
Irrigation System Water & Sewer	2,586	768	6,630	\$ 800	\$ 9,400	76.42
<b>TOTAL LANDSCAPING</b>	<b>89,322</b>	<b>91,231</b>	<b>98,885</b>	<b>\$ 89,550</b>	<b>\$ 103,960</b>	<b>\$ 845</b>
Greenbelt Mowing	6,228	5,791	5,800	\$ 6,200	\$ 6,100	49.59
<b>TOTAL GREENBELT</b>	<b>6,228</b>	<b>5,791</b>	<b>5,800</b>	<b>\$ 6,200</b>	<b>\$ 6,100</b>	<b>\$ 50</b>
Minor Maint/Repairs-Supplies & Labor	18,929	18,135	21,600	\$ 19,500	\$ 24,000	195.12
Moss Control		-	10,000	\$ -	\$ 10,600	\$ 86.18
Storage Building					\$ 1,500	\$ 12.20
<b>TOTAL MINOR MAINT &amp; REPAIRS</b>	<b>18,929</b>	<b>18,135</b>	<b>31,600</b>	<b>\$ 19,500</b>	<b>\$ 36,100</b>	<b>\$ 281</b>
<b>TOTAL OPERATING BUDGET</b>	<b>165,138</b>	<b>168,317</b>	<b>193,630</b>	<b>\$ 172,100</b>	<b>\$ 213,759</b>	<b>\$ 1,726</b>
<b>RESERVES</b>						
2018 Painting - Funding & Expense	<b>42,867</b>	<b>43,848</b>	<b>49,100</b>	<b>\$ 45,600</b>	<b>\$ 47,000</b>	382.11
Mulch Project Funding	-	-	<b>22,167</b>	<b>\$ 18,000</b>	<b>\$ 9,000</b>	73.17
Concrete Repairs/Replacement	<b>3,211</b>	-	<b>2,000</b>	<b>\$ 2,000</b>	<b>\$ 7,600</b>	61.79
Reserve Fund Contributions	<b>26,593</b>	<b>29,000</b>	<b>33,500</b>	<b>\$ 33,500</b>	<b>\$ 40,000</b>	325.20
<b>2018 BUDGET GRAND TOTAL</b>	<b>237,809</b>	<b>241,165</b>	<b>300,397</b>	<b>\$ 271,200</b>	<b>\$ 317,359</b>	<b>\$ 2,568</b>

Prepared by: Jim Jones  
6/7/2017

Approved by Board  
Orig -7/12/17