

**DIVISION 17 (SUNLAND NORTH) ) 2019 BUDGET**

Units: 135

Expense Category	2016 Actual Expenses	2017 Actual Expenses	2018 Projected Expenses	2018 Approved Budget	2019 PROPOSED BUDGET	2018 Annual Cost per Unit
Accounting Services	2,165	2,407	2,600	\$ 2,800	\$ 2,800	20.74
Taxes, Licenses, Permits	268	425	900	\$ 500	\$ 1,000	7.41
Annual Financial Review	725	725	725	\$ 750	\$ 750	5.56
Annual Reserve Study	349	2,070	349	\$ 349	\$ 350	2.59
Professional Svcs & Legal Expenses	688	5,945	15,300	\$ 10,000	\$ 15,000	111.11
Office Supplies/Printing/Postage/Other	1,019	935	950	\$ 1,100	\$ 1,000	7.41
Website Maint	480	534	575	\$ 500	\$ 600	4.44
<b>TOTAL ADMINISTRATIVE</b>	<b>5,694</b>	<b>13,041</b>	<b>21,399</b>	<b>\$ 15,999</b>	<b>\$ 21,500</b>	<b>\$ 159</b>
Assoc Insurance (Bldgs, Liability, Indemnity)	47,466	50,350	69,400	\$ 51,600	\$ 75,600	560.00
<b>TOTAL INSURANCE</b>	<b>47,466</b>	<b>50,350</b>	<b>69,400</b>	<b>\$ 51,600</b>	<b>\$ 75,600</b>	<b>\$ 560</b>
Landscape Contract (1 year contract)	86,192	91,299	104,287	\$ 89,000	\$ 111,300	824.44
Trees, Shrubs, Plants (Removal & Replacement)	2,416	550	3,000	\$ 2,200	\$ 2,500	18.52
Irrigation Assessment and Repair	1,436	2,817	3,000	\$ 3,000	\$ 4,000	29.63
Pest Control	28	190	25		\$ 400	2.96
Electricity (Irrigation Sys/Mailbox Security Lights)- PUD	391	359	400	\$ 360	\$ 400	2.96
Irrigation System Water & Sewer	768	7,212	11,200	\$ 9,400	\$ 13,600	100.74
<b>TOTAL LANDSCAPING</b>	<b>91,231</b>	<b>102,427</b>	<b>121,912</b>	<b>\$ 103,960</b>	<b>\$ 132,200</b>	<b>\$ 979</b>
Greenbelt Mowing	5,791	5,683	5,400	\$ 6,100	\$ 5,400	40.00
<b>TOTAL GREENBELT</b>	<b>5,791</b>	<b>5,683</b>	<b>5,400</b>	<b>\$ 6,100</b>	<b>\$ 5,400</b>	<b>\$ 40</b>
Minor Maint/Repairs-Supplies & Labor	18,135	25,299	24,000	\$ 24,000	\$ 26,400	195.56
Moss Control		9,702	10,600	\$ 10,600	\$ 11,800	\$ 87.41
Storage Building/Gravel				\$ 1,500	\$ 300	\$ 2.22
<b>TOTAL MINOR MAINT &amp; REPAIRS</b>	<b>18,135</b>	<b>35,001</b>	<b>34,600</b>	<b>\$ 36,100</b>	<b>\$ 38,500</b>	<b>\$ 285</b>
<b>TOTAL OPERATING BUDGET</b>	<b>168,317</b>	<b>206,502</b>	<b>252,711</b>	<b>\$ 213,759</b>	<b>\$ 273,200</b>	<b>\$ 2,024</b>
<b>RESERVES</b>						
2018 Painting - Funding & Expense	<b>43,848</b>	<b>51,081</b>	<b>46,900</b>	<b>\$ 47,000</b>	<b>\$ 43,200</b>	320.00
Mulch Project Funding	-	<b>22,167</b>	<b>9,000</b>	<b>\$ 9,000</b>	<b>\$ 9,000</b>	66.67
Concrete Repairs/Replacement	-	-	<b>7,600</b>	<b>\$ 7,600</b>	<b>\$ 8,000</b>	59.26
Reserve Fund Contributions	<b>29,000</b>	<b>25,000</b>	<b>40,000</b>	<b>\$ 40,000</b>	<b>\$ 50,000</b>	370.37
<b>2018 BUDGET GRAND TOTAL</b>	<b>241,165</b>	<b>304,750</b>	<b>356,211</b>	<b>\$ 317,359</b>	<b>\$ 383,400</b>	<b>\$ 2,840</b>

Prepared by: Jim Jones  
7/5/2018

Approved by: Board  
7/11/2018  
Annual Meeting  
9/12/2018

