

DIVISION 17 (SUNLAND NORTH)) 2020 BUDGET

Units: 139

Expense Category	2017 Actual Expenses	2018 Actual Expenses	2019 Projected Expenses	2019 Approved Budget	2020 PROPOSED BUDGET	2020 Annual Cost Per Unit
Accounting Services	2,407	3,165	3,900	\$ 2,800	\$ 3,000	21.58
Taxes, Licenses, Permits	425	962	1,800	\$ 1,000	\$ 1,200	8.63
Annual Financial Review	725	942	2,300	\$ 750	\$ 2,300	16.55
Annual Reserve Study	2,070	349	349	\$ 350	\$ 2,100	15.11
Professional Svcs & Legal Expenses	5,945	14,924	30,000	\$ 15,000	\$ 25,000	179.86
Office Supplies/Printing/Postage/Other	935	905	950	\$ 1,000	\$ 1,000	7.19
Website Maint	534	559	500	\$ 600	\$ 500	3.60
TOTAL ADMINISTRATIVE	13,041	21,806	39,799	\$ 21,500	\$ 35,100	\$ 253
Assoc Insurance (Bldgs, Liability, Indemnity)	50,350	68,724	75,800	\$ 75,600	\$ 80,800	581.29
TOTAL INSURANCE	50,350	68,724	75,800	\$ 75,600	\$ 80,800	\$ 581
Landscape Contract (1 year contract)	91,299	105,460	110,500	\$ 111,300	\$ 114,400	823.02
Trees, Shrubs, Plants (Removal & Replacement)	550	4,229	2,500	\$ 2,500	\$ 3,000	21.58
Irrigation Assessment and Repair	2,817	5,119	2,000	\$ 4,000	\$ 4,000	28.78
Pest Control	190	22	101	\$ 400	\$ 600	4.32
Electricity (Irrigation Sys/Mailbox Security Lights)- PUD	359	413	400	\$ 400	\$ 400	2.88
SWD Irrigation Water Fees	7,212	9,484	8,500	\$ 13,600	\$ 10,000	71.94
TOTAL LANDSCAPING	102,427	124,727	124,001	\$ 132,200	\$ 132,400	\$ 953
Greenbelt Mowing	5,683	5,355	5,400	\$ 5,400	\$ 5,400	38.85
TOTAL GREENBELT	5,683	5,355	5,400	\$ 5,400	\$ 5,400	\$ 39
Minor Maint/Repairs-Supplies & Labor	25,299	12,575	15,000	\$ 26,400	\$ 20,000	143.88
Moss Control	9,702	8,463	10,600	\$ 11,800	\$ 11,000	79.14
Storage Building/Gravel				\$ 300	\$ -	-
TOTAL MINOR MAINT & REPAIRS	35,001	21,038	25,600	\$ 38,500	\$ 31,000	\$ 223
TOTAL OPERATING BUDGET	206,502	241,650	270,600	\$ 273,200	\$ 284,700	\$ 2,048
RESERVES						
Painting - Funding and Expense	51,081	49,430	45,600	\$ 43,200	\$ 20,000	143.88
Mulch Project Funding	22,167	9,000	9,000	\$ 9,000	\$ 10,000	71.94
Concrete Repairs/Replacement	-	4,396	7,600	\$ 8,000	\$ 10,000	71.94
Reserve Fund Contributions	25,000	18,000	50,600	\$ 50,000	\$ 70,000	503.60
2018 BUDGET GRAND TOTAL	304,750	322,476	383,400	\$ 383,400	\$ 394,700	\$ 2,840

2020 Reserve Study (as of 1/1/2020) Projected Res: \$414,700 Target Reserves: \$ 1,283,361 Percent Funded: 32%
 2020 Budget Reserve Funding : \$110,000 Reserve Study Recommendation : \$235,950
 Approved at 9/11/19 Annual Meeting Prepared by Jim Jones 7/3/2019 Board Approved 7/10/2019