

DIVISION 17 (SUNLAND NORTH) 2021 BUDGET

Units: 139

Expense Category	2018 Actual Expenses	2019 Actual Expenses	2020 Approved Budget	2020 Projected Expenses	2021 PROPOSED BUDGET	2021 Annual Cost Per Unit
Accounting Services	3,165	3,254	\$ 3,000	\$ 2,900	\$ 3,000	21.58
Taxes, Licenses, Permits	962	1,800	\$ 1,200	\$ 1,425	\$ 1,400	10.07
Annual Financial Review	942	2,300	\$ 2,300	\$ 2,500	\$ 2,750	19.78
Annual Reserve Study	349	349	\$ 2,100	\$ 1,871	\$ 350	2.52
Professional Svcs & Legal Expenses	14,924	59,439	\$ 25,000	\$ 25,000	\$ 17,500	125.90
Office Supplies/Printing/Postage/Other	905	869	\$ 1,000	\$ 831	\$ 1,000	7.19
Website Maint & Dedicated Gmail	559	205	\$ 500	\$ 500	\$ 1,200	8.63
TOTAL ADMINISTRATIVE	21,806	68,216	\$ 35,100	\$ 35,027	\$ 27,200	\$ 196
Association Insurance (Bldgs, Liability, Indemnity)	68,724	75,750	\$ 80,800	\$ 80,849	\$ 84,900	610.79
TOTAL INSURANCE	68,724	75,750	\$ 80,800	\$ 80,849	\$ 84,900	\$ 611
Landscape Contract (1 year contract)	105,460	110,343	\$ 114,400	\$ 122,034	\$ 129,300	930.22
Trees, Shrubs, Plants (Removal & Replacement)	4,229	2,342	\$ 3,000	\$ 2,750	\$ 5,000	35.97
Irrigation Assessment and Repair	5,119	2,828	\$ 4,000	\$ 4,000	\$ 5,000	35.97
Pest Control	22	133	\$ 600	\$ 260	\$ 260	1.87
Electricity (Irrigation Sys/Mailbox Security Lights)- PUD	413	454	\$ 400	\$ 484	\$ 512	3.68
SWD Irrigation Water Fees	9,484	8,455	\$ 10,000	\$ 11,112	\$ 11,550	83.09
TOTAL LANDSCAPING	124,727	124,555	\$ 132,400	\$ 140,640	\$ 151,622	\$ 1,091
Greenbelt Mowing	5,355	5,358	\$ 5,400	\$ 5,400	\$ 5,400	38.85
TOTAL GREENBELT	5,355	5,358	\$ 5,400	\$ 5,400	\$ 5,400	\$ 39
Minor Maint/Repairs-Supplies & Labor	12,575	15,471	\$ 20,000	\$ 20,000	\$ 20,000	143.88
Moss Control	8,463	11,097	\$ 11,000	\$ 11,650	\$ 11,300	81.29
TOTAL MINOR MAINT & REPAIRS	21,038	26,568	\$ 31,000	\$ 31,650	\$ 31,300	\$ 225
TOTAL OPERATING BUDGET	241,650	300,447	\$ 284,700	\$ 293,566	\$ 300,422	\$ 2,161
RESERVES						
Painting - Funding and Expense	49,430	45,582	\$ 20,000	\$ 20,000	\$ 21,500	154.68
Mulch Project Funding	9,000	9,000	\$ 10,000	\$ 10,000	\$ 10,600	76.26
Concrete Repairs/Replacement	4,396	4,568	\$ 10,000	\$ 10,000	\$ 10,000	71.94
Reserve Fund Contributions	18,000	50,600	\$ 70,000	\$ 61,134	\$ 70,000	503.60
2021 BUDGET GRAND TOTAL	322,476	410,197	\$ 394,700	\$ 394,700	\$ 412,522	\$ 2,968

2021 Reserve Study (as of 1/1/2021) Projected Res: \$420,000 Target Reserves \$ 1,720,130 Percent Funded: 24%
2021 Budget Reserve Funding: \$112,100 Reserve Study Recommendation \$259,200
 Approved by Association on 9/9/2020 Current deficiency per unit basis: \$9,353 Board Approved 7/8/2020
 Prepared by: Susan Hamman 7/1/2020