

DIVISION 17 (SUNLAND NORTH) 2022 BUDGET						Units	139
Expense Category	2019 Actual Expenses	2020 Actual Expenses	2021 Approved Budget	2021 Projected Expenses	2022 Proposed Budget		2022 Annual Cost per unit
Accounting/Administration/Tax							
Administration Fees Total	\$ 6,055	\$ 7,420	\$ 6,100	\$ 6,300	\$ 6,500		\$ 47
Annual Meeting							\$ -
License/permits	\$ 20	\$ 65	\$ 20	\$ 50	\$ 100		\$ 1
Computer & Internet Total	\$ 517	\$ 1,015	\$ 1,200	\$ 1,500	\$ 2,050		\$ 15
Dues & Subscriptions							\$ -
Income Tax	\$ 1,752	\$ 1,363	\$ 1,380	\$ 1,293	\$ 1,400		\$ 10
Office Supplies	\$ 11,311	\$ 75	\$ 1,000		\$ 1,000		\$ 7
Postage and Delivery	\$ 80	\$ 92	\$ -	\$ 200	\$ 250		\$ 2
Legal Fees	\$ 59,439	\$ 19,298	\$ 17,500	\$ 5,000	\$ 3,000		\$ 22
Administrative Total	\$ 79,175	\$ 29,328	\$ 27,200	\$ 14,343	\$ 14,300		\$ 103
Developed Area Landscaping							
Irrigation Repair	\$ 2,828	\$ 4,893	\$ 5,000	\$ 5,000	\$ 6,000		\$ 43
Irrigation Utility	\$ 8,909	\$ 11,610	\$ 12,062	\$ 12,200	\$ 12,800		\$ 92
Landscape Contract	\$ 110,343	\$ 113,115	\$ 129,300	\$ 144,746	\$ 149,331		\$ 1,074
Landscape Extra Total		\$ 1,434		\$ 1,800	\$ 2,000		\$ 14
Pest Control	\$ 133	\$ 109	\$ 260	\$ 250	\$ 300		\$ 2
Plants Total	\$ 2,342	\$ 3,653	\$ 5,000	\$ 4,800	\$ 6,000		\$ 43
Developed area TOTAL	\$ 124,555	\$ 134,813	\$ 151,622	\$ 168,796	\$ 176,431		\$ 1,269
Greenbelt Landscape							
Other Greenbelt Expense	\$ -	\$ -	\$ -	\$ 1,000	\$ 500		\$ 4
Weed Control	\$ -	\$ -	\$ -	\$ 75	\$ 100		\$ 1
Mowing	\$ 5,358	\$ 5,466	\$ 5,400	\$ 5,400	\$ 5,400		\$ 39
Greenbelt Landscape Total	\$ 5,358	\$ 5,466	\$ 5,400	\$ 6,475	\$ 6,000		\$ 43
Insurance	\$ 75,750	\$ 80,849	\$ 84,900	\$ 83,500	\$ 86,000		\$ 619
Repairs and Maintenance							
Concrete	\$ -	\$ -	\$ -	\$ -	\$ 5,000		\$ 36
Minor Repairs			\$ 20,000	\$ 25,000	\$ 34,000		\$ 245
Painting - minor			\$ -		\$ 3,000		\$ 22
Roof Cleaning/Moss Treatment			\$ 11,300	\$ 28,000	\$ 29,500		\$ 212
Supplies	\$ -	\$ -	\$ -	\$ -	\$ 1,000		\$ 7
Repairs and Maintenance Total	\$ 27,013	\$ 24,002	\$ 31,300	\$ 52,000	\$ 72,500		\$ 522
Total Operating Budget	\$ 311,851	\$ 274,458	\$ 300,422	\$ 325,114	\$ 355,231		\$ 2,556
Reserves							
Exterior Painting (major)	\$ 45,582	\$ 39	\$ 21,500	\$ 22,000	\$ 21,500		\$ 155
Mulch Project	\$ 9,000	\$ 9,000	\$ 10,600	\$ 30,333	\$ 11,500		\$ 83
Concrete Repairs/Replacement	\$ 4,568		\$ 10,000	\$ -	\$ -		\$ -
Reserve Fund Contributions	\$ 25,000	\$ 110,584	\$ 70,000	\$ 60,000	\$ 85,000		\$ 612
Reserve Total	\$ 84,150	\$ 119,623	\$ 112,100	\$ 112,333	\$ 118,000		\$ 849
2022 Budget Grand Total	\$ 396,001	\$ 394,081	\$ 412,522	\$ 437,447	\$ 473,231		\$ 3,405
2022 Reserve Study (as of 1/1/2022)	Projected Res	\$ 651,186	Target Reserves	\$ 2,064,207	Percent Funded		31.5%
2022 Reserve Funding	\$ 118,000		2022 Recommended Funding	\$ 320,400			
Approved by Association	Current deficiency per unit basis		\$ 10,166		Board Approved	\$	44,391
Prepared by: Betty Gwaltney 07/04/2021							