

DIVISION 17 (SUNLAND NORTH) 2024 BUDGET					Units	139
Expense Category	2021 Actual Expenses	2022 Actual Expenses	2023 Budget	2023 Projected Expenses	2024 Proposed Budget	2024 Annual Cost per unit
<b>Accounting/Administration/Tax</b>						
Administration Fees (Acct svcs, Financial Rev, Res Study)	\$6,224	\$9,015	\$9,000	\$11,500	\$10,000	\$72
License/permits	\$ -	\$20	\$100	\$100	\$100	\$1
Computer & Internet Total	\$2,153	\$2,479	\$2,200	\$2,000	\$2,500	\$18
Dues & Subscriptions	\$ -	\$195		\$200	\$200	\$1
Income Tax	\$1,293	\$548	\$700	\$1,144	\$3,000	\$22
Office Supplies	\$368	\$425	\$750	\$750	\$750	\$5
Postage and Delivery	\$299	\$389	\$300	\$300	\$300	\$2
Legal Fees	\$1,089	\$ -	\$2,500	\$2,500	\$3,000	\$22
<b>Administrative Total</b>	<b>\$11,425</b>	<b>\$13,071</b>	<b>\$15,550</b>	<b>\$18,494</b>	<b>\$19,850</b>	<b>\$143</b>
<b>Developed Area Landscaping</b>						
Irrigation Repair (Backflow inspection, repair, etc)	\$6,599	\$990	\$6,000	\$6,000	\$10,000	\$72
Irrigation Utility (annual water fee/ PUD)	\$12,113	\$25,680	\$15,000	\$12,900	\$14,000	\$101
Landscape Contract	\$145,055	\$142,847	\$150,000	\$147,000	\$150,000	\$1,079
Landscape Other	\$3,010	\$1,009	\$3,500	\$3,500	\$3,500	\$25
Pest Control	\$184	\$ -	\$300	\$200	\$300	\$2
Plants Replacement	\$1,511	\$8,325	\$6,000	\$3,000	\$4,500	\$32
<b>Developed area TOTAL</b>	<b>\$168,472</b>	<b>\$178,851</b>	<b>\$180,800</b>	<b>\$172,600</b>	<b>\$182,300</b>	<b>\$1,312</b>
<b>Greenbelt Landscape</b>						
Other Greenbelt Expense	\$4,427	\$1,590	\$300	\$200	\$300	\$2
Weed Control	\$19	\$22	\$100	\$200	\$2,000	\$14
Mowing	\$5,541	\$6,183	\$6,500	\$6,500	\$7,000	\$50
<b>Greenbelt Landscape Total</b>	<b>\$9,988</b>	<b>\$7,794</b>	<b>\$6,900</b>	<b>\$6,900</b>	<b>\$9,300</b>	<b>\$67</b>
<b>Insurance</b>	<b>\$80,849</b>	<b>\$80,849</b>	<b>\$98,000</b>	<b>\$95,500</b>	<b>\$105,500</b>	<b>\$759</b>
<b>Repairs and Maintenance</b>						
Concrete	\$ -	\$99	\$6,000	\$6,000	\$2,000	\$14
Minor Repairs	\$10,835	\$44,491	\$28,750	\$30,000	\$28,750	\$207
Painting - minor		\$10,564	\$3,500	\$1,000	\$3,500	\$25
Roof Cleaning/Moss Treatment	\$28,074	\$5,972	\$25,000	\$18,000	\$25,000	\$180
Supplies		\$20	\$1,250	\$1,000	\$1,250	\$9
<b>Repairs and Maintenance Total</b>	<b>\$38,908</b>	<b>\$51,542</b>	<b>\$64,500</b>	<b>\$26,000</b>	<b>\$60,500</b>	<b>\$435</b>
<b>Total Operating Budget</b>	<b>\$309,642</b>	<b>\$332,107</b>	<b>\$365,750</b>	<b>\$319,494</b>	<b>\$377,450</b>	<b>\$2,715</b>
<b>Reserves</b>						
Exterior Painting (major)	\$24,895	\$13,126	\$45,000	\$15,000	\$80,000	\$576
Mulch Project	\$30,333	\$ -	\$1,300	\$1,300	\$15,000	\$108
Concrete Repairs/Replacement		\$27,874	\$10,000	\$10,000	\$10,000	\$72
Reserve Fund Contributions	\$90,000	\$115,000	\$95,000	\$95,000	\$110,000	\$791
<b>Reserve Total</b>	<b>\$145,229</b>	<b>\$156,000</b>	<b>\$151,300</b>	<b>\$121,300</b>	<b>\$215,000</b>	<b>\$1,547</b>
<b>Grand Total</b>	<b>\$454,871</b>	<b>\$488,107</b>	<b>\$517,050</b>	<b>\$440,794</b>	<b>\$592,450</b>	<b>\$4,262</b>
Credit for interest Income on Reserve \$\$					(\$10,000)	(\$72)
<b>BUDGET Grand Total</b>	<b>\$454,871</b>	<b>\$486,461</b>	<b>\$517,050</b>	<b>\$440,794</b>	<b>\$582,450</b>	<b>\$4,190</b>
					Per Quarter	\$1,048
2024 Reserve Study (as of 1/1/2024)	\$762,423		Percent Funded	25.60%	Percent Funded	
2024 Reserve Funding	\$215,000	\$1,547/unit	2024 Recommended Funding		\$30,420/unit	
Approved by Association						