

DIVISION 17 (SUNLAND NORTH) 2025 BUDGET DRAFT					Units	139
Expense Category	2022 Actual Expenses	2023 Actual Expenses	2024 Budget	2024 Projected	2025 Proposed Budget	2025 Annual Cost per unit
<b>Accounting/Administration/Tax</b>						
Administration Fees (Acct svcs, Financial Rev, Res Study)	\$9,015	\$11,932	\$10,000	\$8,750	\$10,000	\$72
License/permits	\$20	\$47	\$100	\$50	\$75	\$1
Computer & Internet Total	\$2,479	\$1,708	\$2,500	\$3,000	\$3,100	\$22
Dues & Subscriptions	\$195		\$200	\$0	\$ -	\$0
Income Tax	\$548	\$7,160	\$3,000	\$10,000	\$11,000	\$79
Office Supplies	\$425	\$1,289	\$750	\$750	\$800	\$6
Postage and Delivery	\$389	\$287	\$300	\$300	\$350	\$3
Legal Fees	\$ -	3030	\$3,000	\$2,500	\$2,500	\$18
<b>Administrative Total</b>	<b>\$13,071</b>	<b>\$25,453</b>	<b>\$19,850</b>	<b>\$25,350</b>	<b>\$27,825</b>	<b>\$200</b>
<b>Developed Area Landscaping</b>						
Irrigation Repair (Backflow inspection, repair, etc)	\$990	\$4,491	\$10,000	\$8,000	\$10,000	\$72
Irrigation Utility (annual water fee/ PUD)	\$25,680	\$25,680	\$14,000	\$14,500	\$15,000	\$108
Landscape Contract	\$142,847	\$145,439	\$150,000	\$147,000	\$151,000	\$1,086
Landscape Other	\$1,009	\$1,100	\$3,500	\$3,500	\$3,500	\$25
Pest Control	\$ -	370	\$300	\$300	\$350	\$3
Plants Replacement	\$8,325	\$1,089	\$4,500	\$6,000	\$6,000	\$43
<b>Developed area TOTAL</b>	<b>\$178,851</b>	<b>\$178,169</b>	<b>\$182,300</b>	<b>\$179,300</b>	<b>\$185,850</b>	<b>\$1,337</b>
<b>Greenbelt Landscape</b>						
Other Greenbelt Expense	\$1,590	\$40	\$300	\$300	\$1,350	\$10
Weed Control	\$22	\$87	\$2,000	\$1,000	\$1,200	\$9
Mowing	\$6,183	\$6,519	\$7,000	\$7,000	\$7,500	\$54
<b>Greenbelt Landscape Total</b>	<b>\$7,795</b>	<b>\$6,646</b>	<b>\$9,300</b>	<b>\$8,300</b>	<b>\$10,050</b>	<b>\$72</b>
<b>Insurance</b>	<b>\$80,849</b>	<b>\$95,641</b>	<b>\$105,500</b>	<b>\$104,500</b>	<b>\$115,000</b>	<b>\$827</b>
<b>Repairs and Maintenance</b>						
Concrete	\$99	\$0	\$2,000	\$0	\$2,000	\$14
Minor Repairs	\$44,491	\$26,835	\$28,750	\$75,000	\$50,000	\$360
Painting - minor	\$10,564	\$827	\$3,500	\$2,500	\$2,500	\$18
Roof Cleaning/Moss Treatment	\$5,972	\$16,929	\$25,000	\$25,000	\$30,000	\$216
Supplies	\$20	\$0	\$1,250	\$1,000	\$1,000	\$7
<b>Repairs and Maintenance Total</b>	<b>\$71,981</b>	<b>\$55,426</b>	<b>\$60,500</b>	<b>\$103,500</b>	<b>\$85,500</b>	<b>\$615</b>
<b>Operational Expenses Total</b>	<b>\$352,547</b>	<b>\$361,335</b>	<b>\$402,450</b>	<b>\$420,950</b>	<b>\$424,225</b>	<b>\$3,052</b>
<b>Reserves</b>						
Exterior Painting (major)	\$13,126	\$13,156	\$80,000	\$70,000	\$85,000	\$612
Mulch Project		\$ -	\$15,000	\$45,000	\$18,000	\$129
Concrete Repairs/Replacement	\$27,874	\$0	\$10,000	\$10,000	\$12,000	\$86
Reserve Fund Contributions	\$115,000	\$118,000	\$110,000	\$115,000	\$120,000	\$863
<b>Reserve Total</b>	<b>\$156,000</b>	<b>\$131,156</b>	<b>\$215,000</b>	<b>\$240,000</b>	<b>\$235,000</b>	<b>\$1,690</b>
<b>BUDGET Grand Total</b>	<b>\$508,547</b>	<b>\$492,491</b>	<b>\$617,450</b>	<b>\$660,950</b>	<b>\$659,225</b>	<b>\$4,742</b>
					<b>Quarterly Assessment</b>	<b>\$1,186</b>
2025 Reserve Study (as of 1/1/2025)	\$1,030,000		<b>Percent Funded</b>		<b>32.70%</b>	
2025 Reserve Funding	\$1,691/unit		<b>2025 Recommended Funding per Reserve Study</b>		<b>\$15,227/unit</b>	
Approved by Association						
Prepared by: Betty Gwaltney, Treasurer						