

<b>Community: Sun Lakes Villas #37</b>							
<b>CODE</b>	<b>LINE ITEM</b>	<b>2016 Actual Expenses</b>	<b>2017 Actual Expenses</b>	<b>2018 Actual Expenses</b>	<b>2019 Actual Expenses</b>	<b>2020 Budget</b>	<b>Proposed 2021 Budget - \$210 Month</b>
	<b>INCOME</b>						
6310	Assessments-Monthly	388,895.00	401,290.00	426,325.00	463,980.00	481,536.00	526,680.00
	Transfer Fees					-	-
	Reserve Fund Interest					-	-
	Late Fees	10,333.25	10,135.06			-	-
	Other Income				10,505.73	-	-
	<i>Sub-Total</i>	<i>399,228.25</i>	<i>411,425.06</i>	<i>426,325.00</i>	<i>474,485.73</i>	<i>481,536.00</i>	<i>526,680.00</i>
	<b>OPERATING EXPENSES</b>						
	<b>General &amp; Administrative</b>						
7010	Management Fees	12,515.00	24,715.00	24,653.55	23,400.00	24,108.00	24,108.00
7015	Website					-	-
7020	Tax Preparation				320.00	350.00	600.00
7140	Audit / Compilation	2,750.00		815.00	525.00	600.00	600.00
7160	Legal Fees	339.50	28.00	706.30	628.00	1,000.00	1,000.00
7162	Legal CCR Compliance					-	-
7165	Collection / Lien Fees					-	-
7250	Bank Charges	773.75	735.84	389.30		-	-
7260	Postage / Mail	294.51	272.53	453.70	201.00	1,000.00	1,400.00
7280	Master Insurance Policy	22,502.40	23,662.11	24,960.75	26,188.00	27,562.00	27,562.00
7296	Enhanced Compliance					-	-
7300	Dues and Subscriptions	350.68	443.65	224.53	68.00	-	-
7312	Master Association Fee					-	-
7320	Office Supplies					-	-
7325	Misc. Supplies	220.99	306.98		38.00	-	-
7400	Copies / Envelopes			596.55	800.00	1,000.00	1,000.00
7410	Newsletter					-	-
7420	Property Taxes	6.92	6.84	6.90	7.00	7.00	7.00
7430	Income Tax	50.00	50.00	801.00	2,476.00	1,000.00	1,800.00
7450	Other Taxes, Permits & Fees	305.53		55.00	11.00	110.00	110.00
7455	Mass Mailings					-	-
7460	Meeting Expenses			621.83		-	-

7465	Annual Meeting					-	-
7470	Social Expense	1,716.61	1,725.65	1,511.51	2,499.00	2,100.00	2,100.00
7890	Misc. General Administrative			304.98	202.00	313.00	365.00
7891	Reserve Study		700.00			-	-
7895	Statements					3,960.00	3,960.00
7899	Contingency						2,508.00
7990	Bad Debt / Write Off					-	-
	<b>Site Improvement</b>					-	-
8510	Misc. Landscaping	1,000.00	23,032.05	5,200.43	150.00	2,000.00	2,000.00
8514	Gravel Replacement	35,000.00				-	-
8516	Sod Replacement		30.00	2,916.00		-	-
8525	Aerating		2,980.00			-	-
8545	Signage					-	-
8580	Capital Improvements					-	-
8590	Site Improvement-Other	4,959.92	5,245.84		69.00	3,600.00	8,000.00
	<b>Utilities</b>						
8910	Electricity	1,865.38	1,859.67	1,848.18	1,849.00	2,000.00	2,000.00
8920	Water & Sewer	35,919.75	26,324.87	30,023.42	34,446.00	30,000.00	30,000.00
8925	Irrigation/Water					-	-
8930	Sewer					-	-
8940	Trash/Refuse	19,943.28	21,859.96	23,882.41	24,984.00	28,000.00	32,400.00
	<b>Maintenance</b>						
9005	Plants/Shrubs/Flowers	5,065.58		10,184.00		3,200.00	2,200.00
9006	Annual Flowers				5,338.00	-	-
9010	Tree Maintenance	3,301.00	13,185.00	5,199.76	8,955.00	9,500.00	12,136.00
9015	Irrigation Repairs	18,584.60	12,848.75	17,765.89	20,746.00	10,800.00	21,000.00
9020	Grounds Maintenance					-	-
9025	Fertilize/Weed Control	939.07				-	-
9026	Overseeding		4,946.94	9,050.00	10,000.00	10,000.00	10,000.00
9027	Weed Control					-	-
9035	Landscape Supplies					-	-
9040	Storm Damage					-	-
9044	Tree Removal	7,500.00	10,154.74	825.00	3,925.00	5,600.00	4,550.00
9045	Tree Replacement	1,000.00	291.06	975.00		1,200.00	600.00

9050	Pump Maintenance					-	-
9055	Palm Tree Trimming					-	-
9090	Street Light Repair					-	-
9091	Lighting Maintenance					-	-
9095	Monument Lighting					-	-
9109	Electrical Supplies					-	-
9110	General Maintenance					-	-
9115	Painting	12,900.00	550.00	777.01	1,670.00	2,800.00	8,000.00
9116	Backflow Testing					-	-
9118	Graffiti					-	-
9120	Street/Parking Repair					-	-
9122	Stucco Repair	5,825.00	10,200.00	9,210.00	5,916.00	5,600.00	11,600.00
9123	Sidewalk Repairs			2,030.00	912.00	3,600.00	2,400.00
9130	Glass Repair		870.51	274.38		250.00	250.00
9140	Roof Repairs	55,146.00	32,480.00	37,496.00	25,255.00	34,000.00	37,500.00
9141	Roof Maintenance				5,407.00	6,000.00	6,900.00
9145	Wall / Fence Repairs	7,600.00				-	-
9180	Plumbing Repairs					-	-
9190	Electrical Repairs					-	-
9195	Key & Lock Repair/Maint.					-	-
9200	Janitorial Supplies					-	-
9250	Maintenance Supplies					-	-
9280	Land Survey					-	-
9580	Misc. Maintenance	1,285.00	2,200.00	4,075.00	4,809.00	3,500.00	5,500.00
	<b>Contract Services</b>						
9610	Landscape Maintenance	123,952.50	100,771.09	119,145.40	132,547.00	132,744.00	132,744.00
9611	Landscape Maint.-Residents					-	-
9620	Street Sweeping					-	-
9750	Pest Control Services	10,270.00	11,625.00	14,990.00	16,950.00	15,240.00	15,780.00
9758	Gopher Control					-	-
9760	Termite					-	-
	<i>Total Operating</i>	393,882.97	334,102.08	351,968.78	361,291.00	372,744.00	412,680.00
	<b>RESERVE</b>						
9910	Reserve Contribution	29,155.56	48,153.60	103,515.00	103,512.00	108,792.00	114,000.00

	<i>Sub-Total</i>	29,155.56	48,153.60	103,515.00	103,512.00	108,792.00	114,000.00
	<b>Total Expenses</b>	423,038.53	382,255.68	455,483.78	464,803.00	481,536.00	526,680.00
	<b>Net Profit or Loss</b>	(23,810)	29,169	(29,159)	9,683	0	0

