

Sun Lakes Villas Assoc.46A Inc

Budget Workshop

October 20, 2020

	Budget		Annual	Propose
	Jan - Sep 20	Remaining	Budget	\$ 545
Ordinary Income/Expense				
Income				
4000 - Income				
4010 - Homeowner Dues	182,825	60,255	243,080	257,240
4012 - Recycling income	322	-	1,050	
4020 - Transfer fees	2,255	2,799	5,054	3,610
4032 - Interest Income	26	74	100	30
4000 - Income - Other	411			
Total 4000 - Income	185,839	63,128	249,284	260,880
4080 Transfer to Reserve	-14,310	(4,470)	-19,080	(26,160)
Net Income	171,529	58,658	230,204	234,720
6000 - Lawn Maintenance Expenses				
6004 - Tree Trimming	0	-	4,850	4,850
6005 - Cutting & Trimming	39,294	13,098	52,392	55,012
6008 - Valve Replacement	364			
6010 - Irrigation Expenses	2,864	3,049	5,913	6,200
6011 - Aeration	0	2,415	2,415	2,400
6016 - Water	13,042	5,958	19,000	20,550
6025 - Seed	0	4,883	4,883	5,500
6026 - Fertilizer	984	881	1,865	2,200
6027 - Chemicals	633	482	1,115	3,115
6028 - Labor -	3,367	(437)	2,930	3,000
6035 - Plant & Tree Replacement	2,137	(890)	1,247	3,000
6040 - Aggregate replacement	0	735	735	2,000
Total 6000 - Lawn Maintenance Expenses	62,685	29,692	97,345	107,827
6050 - Roofing				
6060 - Roof repair	10,705	9,295	20,000	20,000
6070 - Patio Roofs	1,550	28,450	30,000	30,000
Total 6050 - Roofing	12,255	37,745	50,000	50,000

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6075 · Painting					
6085 · Villa Trim/touchup	0	0	0	0	500
Total 6075 · Painting	0	0	0	0	500
6105 · Miscellaneous Repairs & Fees					
6106 · Concrete	75	1925	2,000	1,200	
6110 · Concrete spacers	0	0	0	-	
6112 · Stucco Repair	100	-100	0	-	
6116 · Glass/Repair/Replacment	0	0	0	-	
6124 · Pest Control	5,700	-100	5,800	6,000	
6125 · Waste Disposal	12,423	5,325	17,748	16,452	
6126 White drainage strips				1,500	
6127 Mail Box Door replacement				3,600	
6128 Self leveling compound				6,000	
6129 · Miscellaneous Repair	250	1,968	2,218	1,000	
6130 · Tree repair from storm	0	-	0	500	
Total 6105 · Miscellaneous Repairs & Fees	18,548	9,018	27,766	36,252	
6200 · Interest Expense	485				
6270 · Professional Fees					
6275 · Management Fees	7,200	2,400	9,600	9,600	
6290 · Accounting Fees	7,200	2,400	9,600	9,600	
6294 · Legal Fee	0	800	800	400	
Total 6270 · Professional Fees	14,400	5,600	20,000	19,600	
6500 · Administrative Expenses					
6501 · Administrative Expenses	112	428	540	200	
6505 · Insurance	13,883	4,549	18,432	19,204	
6510 · Printing/Postage/Copies	99	351	450	250	
6515 · Dues & Subscriptions	217	(217)	0	-	
6525 · Meetings & Social Committees	0	(650)	650	250	
6530 · Board Expense	320	280	600	480	
6535 · Office Supplies	0	300	300	100	
6540 Bank Charges					

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Total 6500 · Administrative Expenses	14,631	5,041	20,972	20,484
6820 · Taxes				
6840 · Local Sales Tax	0	200	200	-
6850 · Property	0	7	7	7
6860 · State	50	-	50	50
Total 6820 · Taxes	50	207	257	57
Total Expense	123,054	49,558	216,340	234,720
Net Ordinary Income	48,475	9,100	13,864	-
	48,475	9,100	13,864	

	30-Sep	Annual
Reserve funds	Balance	Interest
Money Market	6,246	487
Mutual CD 9862 3 yr 1% Sept 29 2023	57,259	573
Mutaul Cd 0137 3 Year 2.71% April 10 202	77,262	2,094
Total On hand	<u>140,767</u>	
Transfer to Reserve		26,160
Reserve funds Budget		<u>29,314</u>

line 6004 \$466 from \$444 Per Unit

line 6070 19 units @ \$1,550

line 6126 20 per yr @\$75

line 6127 6 Doors PM @\$50

Line 6128 Self Leveling compound 100 Linear Feet PM @\$5