

SUNNYSIDE ESTATES HOMEOWNERS ASSOCIATION
ANNUAL BUDGET
JANUARY 1 - DECEMBER 31, 2020

	MONTHLY PER UNIT	ANNUALLY PER UNIT	2020 BUDGET	2019 BUDGET
INCOME:				
ASSOCIATION FEES	\$185.00	\$2,220.00	\$512,820.00	\$512,820.00
SPECIAL ASSESSMENT	\$0.00	\$0.00	\$0.00	\$0.00
LATE CHARGES	\$1.80	\$21.65	\$5,000.00	\$7,200.00
TRANSFER FEES	\$0.45	\$5.41	\$1,250.00	\$1,250.00
INTEREST	\$0.09	\$1.08	\$250.00	\$250.00
INTEREST: DELINQUENT	\$0.00	\$0.00	\$0.00	\$1,500.00
FINES	\$0.00	\$0.00	\$0.00	\$0.00
CLUBHOUSE RENTAL	\$0.36	\$4.33	\$1,000.00	\$3,600.00
GATE REMOTES/KEYS	\$0.72	\$8.66	\$2,000.00	\$1,200.00
RV PARKING	\$3.57	\$42.86	\$9,900.00	\$6,300.00
MISCELLANEOUS	\$0.22	\$2.60	\$600.00	\$600.00
TOTAL INCOME	\$192.22	\$2,306.58	\$532,820.00	\$534,720.00
LESS:				
RESERVE ALLOCATION	\$50.83	\$609.96	\$140,900.00	\$140,900.00
RESERVE INTEREST	\$0.09	\$1.08	\$250.00	\$250.00
NET OPERATING INCOME	\$141.30	\$1,695.54	\$391,670.00	\$393,570.00
EXPENSES:				
ADMINISTRATIVE:				
INSURANCE	\$3.79	\$45.45	\$10,500.00	\$13,000.00
MANAGEMENT CONTRACT	\$21.86	\$262.34	\$60,600.00	\$46,080.00
OFFICE & ADMINISTRATIVE	\$2.89	\$34.63	\$8,000.00	\$8,000.00
PERMITS/FEES/LICENSES	\$0.51	\$6.06	\$1,400.00	\$1,300.00
POSTAGE & PRINTING	\$1.52	\$18.18	\$4,200.00	\$3,600.00
PROFESSIONAL FEES: ACCOUNTING	\$6.09	\$73.08	\$16,882.00	\$14,560.00
PROFESSIONAL FEES: AUDIT/TAX/RESV	\$1.05	\$12.55	\$2,900.00	\$5,000.00
PROFESSIONAL FEES: LEGAL	\$2.16	\$25.97	\$6,000.00	\$9,000.00
TAXES: CORPORATE	\$0.00	\$0.04	\$10.00	\$10.00
TELEPHONE	\$2.89	\$34.63	\$8,000.00	\$8,400.00
BAD DEBT EXPENSE	\$10.10	\$121.21	\$28,000.00	\$44,460.00
MISCELLANEOUS	\$0.44	\$5.22	\$1,206.00	\$1,200.00
TOTAL ADMINISTRATIVE	\$53.28	\$639.39	\$147,698.00	\$154,610.00
COMMON AREA MAINTENANCE:				
ENTERGATE REPAIR	\$2.89	\$34.63	\$8,000.00	\$3,000.00
JANITORIAL/SUPPLIES	\$3.61	\$43.29	\$10,000.00	\$9,000.00
SECURITY SERVICE	\$8.66	\$103.90	\$24,000.00	\$24,000.00
VANDALISM	\$0.00	\$0.00	\$0.00	\$0.00
MAINTENANCE: ELECTRICAL	\$2.89	\$34.63	\$8,000.00	\$7,200.00
MAINTENANCE: A/C EQUIPMENT	\$0.22	\$2.60	\$600.00	\$600.00
MAINTENANCE: GENERAL	\$7.22	\$86.58	\$20,000.00	\$31,000.00
MAINTENANCE: PLUMBING	\$0.43	\$5.19	\$1,200.00	\$1,200.00
PEST CONTROL	\$0.19	\$2.29	\$528.00	\$516.00
STREET SWEEPING	\$2.94	\$35.32	\$8,160.00	\$8,840.00
TOTAL COMMON AREA MAINTENANCE	\$29.04	\$348.43	\$80,488.00	\$85,356.00

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LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	\$27.59	\$331.10	\$76,484.00	\$74,400.00
EXTRAS	\$1.08	\$12.99	\$3,000.00	\$3,000.00
IRRIGATION REPAIRS	\$2.89	\$34.63	\$8,000.00	\$2,100.00
NEW PLANTS/FLOWERS/SHRUBS	\$0.90	\$10.82	\$2,500.00	\$0.00
TREE TRIMMING/PRUNING	\$1.08	\$12.99	\$3,000.00	\$0.00
TOTAL LANDSCAPE MAINTENANCE	\$33.54	\$402.53	\$92,984.00	\$79,500.00
POOL & SPA MAINTENANCE:				
POOL/SPA CONTRACT	\$3.90	\$46.75	\$10,800.00	\$10,800.00
POOL MONITOR	\$0.00	\$0.00	\$0.00	\$2,100.00
POOL/SPA SUPPLIES & REPAIRS	\$0.43	\$5.19	\$1,200.00	\$1,204.00
TOTAL POOL & SPA MAINTENANCE	\$4.33	\$51.95	\$12,000.00	\$14,104.00
UTILITIES:				
ELECTRICITY	\$6.13	\$73.59	\$17,000.00	\$19,200.00
GAS	\$4.15	\$49.78	\$11,500.00	\$13,800.00
WATER	\$10.82	\$129.87	\$30,000.00	\$27,000.00
TOTAL UTILITIES	\$21.10	\$253.25	\$58,500.00	\$60,000.00
TOTAL EXPENSES	\$141.30	\$1,695.54	\$391,670.00	\$393,570.00
TOTAL NET OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$0.00