

**Sunland North Division 17 Owners' Association**  
**Monthly Expense Report**  
**Financial Status as of April 30, 2017**

Expense Category	Monthly Cost	2017 YTD Cost	2017 YTD Budget	2017 Annual Operating Budget	(Over)/Under YTD Budget	Year-To-Date Variance Explanation
Administration, Accounting & Taxes	\$ 40	\$ 1,516	\$ 4,712	\$ 8,550	\$ 3,197	Reserve Study Timing
Insurance	\$ 46,613	\$ 46,613	\$ 48,300	\$ 48,300	\$ 1,687	Lower increase than planned
Developed Landscape	\$ 7,522	\$ 58,870	\$ 48,026	\$ 107,550	\$ (10,845)	Mulch and Irrigation H2O expenses over plan
Greenbelt (Undeveloped Common Areas)	\$ -	\$ 0	\$ 2,000	\$ 6,200	\$ 2,000	Timing of 1st mowing
Routine Minor Repairs and Maintenance	\$ 1,902	\$ 3,807	\$ 4,225	\$ 21,500	\$ 418	Minor maintenance timing
<b>TOTAL ADMIN &amp; OPERATING COSTS</b>	<b>\$ 56,077</b>	<b>\$ 110,806</b>	<b>\$ 107,263</b>	<b>\$ 192,100</b>	<b>\$ (3,543)</b>	
Reserves for 2017 Unit Painting - Scheduled Major Maintenance	\$ -	\$ -	\$ -	\$ 45,600	\$ -	
<b>TOTAL EXPENSES</b>	<b>\$ 56,077</b>	<b>\$ 110,806</b>	<b>\$ 107,263</b>	<b>\$ 237,700</b>	<b>\$ (3,543)</b>	
		Contribution YTD		Target Annual Contribution	Variance	
Contribution to Reserves Account		\$ -	\$ -	\$ 33,500	\$ -	
<b>TOTAL BUDGET</b>				<b>\$ 271,200</b>		

**OPERATING FUNDS**

	Balance	Comments
Checking Account	\$ 70,321	Transferred \$25,000 operating funds from Checking to 1st Fed MM on April 9.
Money Market Account	\$ 74,000	Transferred \$36,000 operating funds from 1st Fed MM to Checking on April 26
<b>TOTAL OPERATING FUNDS</b>	<b>\$ 144,321</b>	
<b>RESERVE FUND ACCOUNTS</b>		
#1 Money Market Reserves	\$ 63,982	Total balance in First Fed Money Market account on 4/30/17 = \$137,982. Sound Community Bank
#2 e-Money Maker Account	\$ 154,839	
#3 CD (24 mo @ 1.1% APY)	\$ 20,780	Sound Community Bank: Purchased August 17, 2016, 24-months (matures 8/11/18)
#4 CD (24 mo @ 0.9%)	\$ 20,627	Sound Community Bank: Purchased June 26, 2015; 24-months (matures 6/26/2017)
Total of Reserve Fund Accounts	\$ 260,228	
<b>TOTAL ALL ACCOUNTS</b>	<b>\$ 404,549</b>	

Prepared by: JA Jones Revised by: JA Jones

Date: 4/5/2017

5/1/2017

