

**Sunland North Division 17 Owners' Association**  
**Monthly Expense Report**  
**Financial Status as of January 31, 2019**

Expense Category	Monthly Cost	2019 YTD Cost	2019 YTD Budget	2019 Annual Budget	(Over)/Under YTD Budget	Year-To-Date Variance Explanation
Administration, Accounting & Taxes	\$ 3,834	\$ 3,834	\$ 2,381	\$ 21,500	\$ (1,453)	Legal fees higher than planned
Insurance	\$ -	\$ -	\$ -	\$ 75,600	\$ -	
Developed Landscape	\$ 17,514	\$ 17,514	\$ 19,710	\$ 132,200	\$ 2,196	Irrigation water fees less than plan
Greenbelt Mowing	\$ -	\$ -	\$ -	\$ 5,400	\$ -	
Routine Minor Repairs and Maintenance	\$ 729	\$ 729	\$ 525	\$ 38,500	\$ (204)	Minor maintenance higher than plan
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 22,077</b>	<b>\$ 22,077</b>	<b>\$ 22,616</b>	<b>\$ 273,200</b>	<b>\$ 539</b>	
Reserves - Painting	\$ -	\$ -	\$ -	\$ 43,200	\$ -	
Reserves - Concrete Repair	\$ -	\$ -	\$ -	\$ 9,000	\$ -	
Reserves - Future Mulch Project	\$ -	\$ -	\$ -	\$ 8,000	\$ -	
Undesignated Contribution to Reserve Funds	\$ -	\$ -	\$ -	\$ 50,000	\$ -	
<b>TOTAL RESERVES</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110,200</b>	<b>\$ -</b>	
<b>TOTAL OPERATING EXPENSES + RESERVES</b>	<b>\$ 22,077</b>	<b>\$ 22,077</b>	<b>\$ 22,616</b>	<b>\$ 383,400</b>	<b>\$ 539</b>	

OPERATING FUNDS	Balance	Comments
First Federal Checking Account	\$ 20,014	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 180,000	Includes \$25,000 carried over from 2018
<b>TOTAL OPERATING FUNDS</b>	<b>\$ 200,014</b>	
<b>RESERVE FUND ACCOUNTS</b>		
#1 First Federal Money Market Account	\$ 30,322	Total Money Market Account balance \$210,322, transferred \$26,000 to 1st Security Savings 1/15/19
#2 First Federal CD (13-month @ variable % APY)	\$ 51,237	Invested \$50,505.82 on 5/14/18, matures on 6/14/19
#3 Sound Community Bank (24-month @ 2.27% APY)	\$ 21,287	Purchased 8/14/2018, matures 8/11/2020
#4 First Security Checking	\$ 2,600	Opened account on July 17, 2017. Minimum deposit to avoid monthly fees = \$2,500.
#5 First Security Savings	\$ 162,021	Tot Sav balance \$196,021, includes \$34,000 Fire Trust Funds, \$21,000 FTF to Sound MM on 1/15/19
#6 First Security CD (24-mo @ 1.50% APY)	\$ 51,164	Invested \$50,000 on 7/17/17, matures on 7/17/19.
<b>TOTAL OF RESERVE FUND ACCOUNTS</b>	<b>\$ 318,631</b>	
<b>TOTAL OF ALL ACCOUNTS</b>	<b>\$ 518,645</b>	

Prepared by: JA Jones  
1/2/2019

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2/1/2019