

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of September 30, 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	\$ 1,359	\$ 54,553	\$ 20,477	\$ 21,500	\$ (34,076)	Bond plus legal expenses over YTD Budget
Insurance	\$ -	\$ 75,750	\$ 75,600	\$ 75,600	\$ (150)	Two units remain to be insured
Developed Landscape	\$ 9,719	\$ 96,326	\$ 104,400	\$ 132,200	\$ 8,074	Irrigation water fees less than plan
Greenbelt Mowing	\$ 1,786	\$ 6,063	\$ 5,400	\$ 5,400	\$ (663)	Tree removal from slope near Div 7
Routine Minor Repairs and Maintenance	\$ 487	\$ 17,916	\$ 32,850	\$ 38,500	\$ 14,934	Minor Maintenance less than plan
TOTAL OPERATING EXPENSES	\$ 13,351	\$ 250,608	\$ 238,727	\$ 273,200	\$ (11,881)	
Reserves - Painting	\$ -	\$ -	\$ 43,200	\$ 43,200	\$ 43,200	
Reserves - Concrete Repair	\$ -	\$ 4,568	\$ 8,000	\$ 8,000	\$ 3,432	
Reserves - Future Mulch Project	\$ -	\$ -	\$ -	\$ 9,000	\$ -	
Undesignated Contribution to Reserve Funds	\$ -	\$ -	\$ 25,000	\$ 50,000	\$ 25,000	
TOTAL RESERVES	\$ 0	\$ 4,568	\$ 76,200	\$ 110,200	\$ 71,632	
TOTAL OPERATING EXPENSES + RESERVES	\$ 13,351	\$ 255,176	\$ 314,927	\$ 383,400	\$ 59,751	

OPERATING FUNDS	Balance	Comments
First Federal Checking Account	\$ 18,586	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 75,000	Transferred \$5,000 from Money Market to Checking on 9/12/19
TOTAL OPERATING FUNDS	\$ 93,586	
RESERVE FUND ACCOUNTS		
#1 First Federal Money Market Account	\$ 554	Money Market total balance = \$75,554
#2 First Federal CD (13-month @ variable % APY)	\$ 52,025	Invested \$51,647.91 on June 14, 2019, matures on July 14, 2020
#3 Sound Community Bank (24-month @ 2.27% APY)	\$ 21,566	Purchased 8/14/2018, matures 8/11/2020
#4 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#5 First Security Savings	\$ 268,026	Return of \$250,000 injunction bond 9/26/19
#6 First Security CD (24-mo @ 1.50% APY)	\$ -	
TOTAL OF RESERVE FUND ACCOUNTS	\$ 344,751	
TOTAL OF ALL ACCOUNTS	\$ 438,337	

Prepared by: Susan Hamman Revised by:
10/1/2019