

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of November 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	\$ 628	\$ 60,749	\$ 21,234	\$ 21,500	\$ (39,515)	Bond plus legal expenses over YTD Budget
Insurance	\$ -	\$ 75,750	\$ 75,600	\$ 75,600	\$ (150)	Two units remain to be insured
Developed Landscape	\$ 9,316	\$ 115,407	\$ 123,065	\$ 132,200	\$ 7,658	Irrigation water fees less than plan
Greenbelt Mowing	\$ -	\$ 6,063	\$ 5,400	\$ 5,400	\$ (663)	Tree removal from slope near Div 7
Routine Minor Repairs and Maintenance	\$ 595	\$ 25,564	\$ 37,700	\$ 38,500	\$ 12,136	Minor Maintenance less than plan
TOTAL OPERATING EXPENSES	\$ 10,538	\$ 283,533	\$ 262,999	\$ 273,200	\$ (20,534)	
Reserves - Painting	\$ -	\$ 45,582	\$ 43,200	\$ 43,200	\$ (2,382)	
Reserves - Concrete Repair	\$ -	\$ 4,568	\$ 8,000	\$ 8,000	\$ 3,432	
Reserves - Future Mulch Project	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	
Undesignated Contribution to Reserve Funds	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	
TOTAL RESERVES	\$ 0	\$ 50,150	\$ 110,200	\$ 110,200	\$ 60,050	
TOTAL OPERATING EXPENSES + RESERVES	\$ 10,538	\$ 333,683	\$ 373,199	\$ 383,400	\$ 39,516	

OPERATING FUNDS

	Balance	Comments
First Federal Checking Account	\$ 24,332	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 50,000	Transferred \$5,000 from Money Market to Checking on 11/22/19
TOTAL OPERATING FUNDS	\$ 74,332	
RESERVE FUND ACCOUNTS		
#1 First Federal Money Market Account	\$ 24,853	Money Market total balance = \$74,853
#2 First Federal CD (13-month @ variable % APY)	\$ 52,193	Invested \$51,647.91 on June 14, 2019, matures on July 14, 2020
#3 Sound Community Bank (24-month @ 2.27% APY)	\$ 21,689	Purchased 8/14/2018, matures 8/11/2020
#4 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#5 First Security Savings	\$ 244,398	Transferred \$4,600.00 to First Federal Money Market 11/7/19 to stay under \$250,000 insured amount
#6 First Security CD (24-mo @ 1.50% APY)	\$ -	
TOTAL OF RESERVE FUND ACCOUNTS	\$ 345,713	
TOTAL OF ALL ACCOUNTS	\$ 420,045	

Prepared by: Susan Hamman Revised by:
12/1/2019