

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of January 31, 2021

Final

Expense Category	Monthly Cost	2021 YTD Cost	2021 YTD Budget	2021 Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 415	\$ 415	\$ 1,892	\$ 27,200	\$ 1,476	5%	
Developed Area Landscape	\$ 23,213	\$ 23,213	\$ 22,347	\$ 151,622	\$ (866)	-1%	
Greenbelt Landscape	\$ 579	\$ 579	\$ -	\$ 5,400	\$ (579)	-11%	Tree planting at Woodcock/Sequim Bay Rd
Insurance	\$ -	\$ -	\$ -	\$ 84,900	\$ -	0%	
Repairs and Maintenance	\$ 802	\$ 802	\$ 750	\$ 31,300	\$ (52)	0%	
TOTAL OPERATING EXPENSES	\$ 25,009	\$ 25,009	\$ 24,988	\$ 300,422	\$ (21)	0%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 21,500	\$ -	0%	
Mulch Project	\$ -	\$ -	\$ -	\$ 10,600		0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000		0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ -	\$ -	\$ 112,100	\$ -	0%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 25,009	\$ 25,009	\$ 24,988	\$ 412,522	\$ (21)	0%	

OPERATING FUND ACCOUNTS (ending balance)	Balance	Comments
First Federal Checking Account ##02	\$ 24,383	(Target minimum balance = \$20,000) Transferred \$150,000 after 2021 Assessment deposits to 1st Fed Money Market
First Federal Money Market Account ##90	\$ 160,117	
TOTAL OPERATING FUNDS	\$ 184,500	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market ##03	\$ 63,546	
#2 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 246,584	
#4 Sound Community Bank Money Market	\$ 240,272	
#5 Sound Community Bank checking	\$ 2,504	
TOTAL OF RESERVE FUND ACCTS	\$ 555,486	
TOTAL OF ALL ACCOUNTS	\$ 739,986	

Prepared by Betty Gwaltney : February 2, 2021