

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of February 28, 2021

Final

Expense Category	Monthly Cost	2021 YTD Cost	2021 YTD Budget	2021 Annual Budget	(Over)/Under YTD Budget	% of YTD Budget	Year-To-Date Variance Explanation
OPERATING EXPENSES						%	
Administration, Accounting & Taxes	\$ 930	\$ 1,345	\$ 3,793	\$ 27,200	\$ 2,448	35%	
Developed Area Landscape	\$ 21,529	\$ 44,742	\$ 33,683	\$ 151,622	\$ (11,059)	133%	Landscape contract Dec invoice paid in Feb due to oversight (\$10305.46)
Greenbelt Landscape	\$ -	\$ 579	\$ 579	\$ 5,400	\$ -	100%	
Insurance	\$ -	\$ -	\$ -	\$ 84,900	\$ -	0%	
Repairs and Maintenance	\$ 445	\$ 1,247	\$ 1,500	\$ 31,300	\$ 253	83%	
TOTAL OPERATING EXPENSES	\$ 22,904	\$ 47,913	\$ 39,556	\$ 300,422	\$ (8,357)	121%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 21,500	\$ -	0%	
Mulch Project	\$ 7,846	\$ 7,846	\$ 10,600	\$ 10,600		74%	Note: total Budgeted for last 3 yrs \$28,000
Concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000		0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 7,846	\$ 7,846	\$ 10,600	\$ 112,100	\$ 2,754	74%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 30,749	\$ 55,759	\$ 50,156	\$ 412,522	\$ (5,603)	111%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 39,205	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 130,133	Transferred \$30,000 to First Fed Checking
TOTAL OPERATING FUNDS	\$ 169,338	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 63,551	
#2 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 246,679	
#4 Sound Community Bank Money Market	\$ 220,336	Transferred \$20,000 to Sound Checking to cover Mulch Reserve expenses
#5 Sound Community Bank checking	\$ 22,504	
TOTAL OF RESERVE FUND ACCTS	\$ 555,649	
TOTAL OF ALL ACCOUNTS	\$ 724,988	

Prepared by Betty Gwaltney : March 9, 2021