

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of March 31, 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	\$ 303	\$ 1,648	\$ 5,685	\$ 27,200	\$ 4,037	29%	
Developed Area Landscape	\$ 10,982	\$ 55,724	\$ 45,645	\$ 151,622	\$ (10,079)	122%	
Greenbelt Landscape	\$ 24	\$ 603	\$ 603	\$ 5,400	\$ -	100%	
Insurance	\$ -	\$ -	\$ -	\$ 84,900	\$ -	0%	
Repairs and Maintenance	\$ 2,737	\$ 3,984	\$ 3,663	\$ 31,300	\$ (322)	109%	
TOTAL OPERATING EXPENSES	\$ 14,047	\$ 61,960	\$ 55,595	\$ 300,422	\$ (6,364)	111%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 21,500	\$ -	0%	
Mulch Project	\$ 9,740	\$ 17,586	\$ 10,600	\$ 10,600	\$ (6,986)	166%	Note: Reserve budgeted funds for Mulch Project since 2018 \$37,000 Remaining balance: \$19,414
Concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000		0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 9,740	\$ 17,586	\$ 10,600	\$ 112,100	\$ (6,986)	166%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 23,787	\$ 79,545	\$ 66,195	\$ 412,522	\$ (13,350)	120%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 30,274	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 130,150	
TOTAL OPERATING FUNDS	\$ 160,424	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 63,557	
#2 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 246,783	
#4 Sound Community Bank Money Market	\$ 220,504	
#5 Sound Community Bank checking	\$ 4,918	
TOTAL OF RESERVE FUND ACCTS	\$ 538,341	
TOTAL OF ALL ACCOUNTS	\$ 698,766	

Prepared by Betty Gwaltney : April 12, 2021