

**Sunland North Division 17 Owners' Association**  
**Monthly Expense Report**  
**Financial Status as of April 30, 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
<b>OPERATING EXPENSES</b>						%	
Administration, Accounting & Taxes	\$ 1,684	\$ 3,332	\$ 9,307	\$ 27,200	\$ 5,974	36%	
Developed Area Landscape	\$ 10,820	\$ 66,545	\$ 57,617	\$ 151,622	\$ (8,928)	115%	
Greenbelt Landscape	\$ 353	\$ 955	\$ 1,800	\$ 5,400	\$ 845	53%	
Insurance	\$ 81,417	\$ 81,717	\$ 84,900.00	\$ 84,900	\$ 3,183	0%	
Repairs and Maintenance	\$ 3,136	\$ 7,120	\$ 5,825	\$ 31,300	\$ (1,295)	122%	Note: received \$1546.53 reimbursement from owner for repairs in May
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 97,410</b>	<b>\$ 159,670</b>	<b>\$ 159,448</b>	<b>\$ 300,422</b>	<b>\$ (221)</b>	<b>100%</b>	
<b>RESERVE FUND EXPENSES</b>							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 21,500	\$ -	0%	
Mulch Project	\$ 12,748	\$ 30,333	\$ 10,600	\$ 10,600	\$ (19,733)	286%	Note: Reserve budgted funds for <b>Mulch Project</b> since 2018 \$37,000 Remaining balance: \$6,667
Concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000		0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
<b>TOTAL RESERVE EXPENSES</b>	<b>\$ 12,748</b>	<b>\$ 30,333</b>	<b>\$ 10,600</b>	<b>\$ 112,100</b>	<b>\$ (19,733)</b>	<b>286%</b>	
<b>TOTAL OPERATING + RESERVES EXPENSES</b>	<b>\$ 110,158</b>	<b>\$ 190,003</b>	<b>\$ 170,048</b>	<b>\$ 412,522</b>	<b>\$ (19,955)</b>	<b>112%</b>	

<b>OPERATING FUND ACCOUNTS</b>	<b>Balance</b>	<b>Comments</b>
First Federal Checking Account	\$ 122,797	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 90,166	Transferred \$40,000 from MM to Checking
<b>TOTAL OPERATING FUNDS</b>	<b>\$ 212,963</b>	
<b>RESERVE FUND ACCOUNTS</b>		
#1 First Federal Spruce Money Market	\$ 63,562	
#2 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 246,884	
#4 Sound Community Bank Money Market	\$ 200,459	
#5 Sound Community Bank checking	\$ 24,918	Transferred \$20,000 from MM to Checking for Mulch expenses
<b>TOTAL OF RESERVE FUND ACCTS</b>	<b>\$ 538,403</b>	
<b>TOTAL OF ALL ACCOUNTS</b>	<b>\$ 751,366</b>	

*Prepared by Betty Gwaltney : May 7, 2021*