

Sunland North Division 17 Owners' Association

Monthly Expense Report

Financial Status as of July 30, 2020

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	\$ 282	\$ 5,145	\$ 14,982	\$ 27,200	\$ 9,836	34%	
Developed Area Landscape	\$ 10,580	\$ 102,630	\$ 93,514	\$ 151,622	\$ (9,117)	110%	
Greenbelt Landscape	\$ 1,949	\$ 4,710	\$ 3,600	\$ 5,400	\$ (1,110)	131%	
Insurance	\$ -	\$ 83,180	\$ 84,900	\$ 84,900	\$ 1,720	0%	
Repairs and Maintenance	\$ -	\$ 30,649	\$ 22,813	\$ 31,300	\$ (7,837)	134%	Moss control \$24,998.90
TOTAL OPERATING EXPENSES	\$ 12,810	\$ 226,314	\$ 219,808	\$ 300,422	\$ (6,506)	103%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ 24,895	\$ 21,500	\$ 21,500	\$ (3,395)	116%	Mulch Note: Reserve budgtd funds for Mulch Project since 2018 \$37,000 Remaining balance: \$6,667
Mulch Project	\$ -	\$ 30,333	\$ 10,600	\$ 10,600	\$ (19,733)	286%	
Concrete Repairs/Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 24,895	\$ 30,333	\$ 37,100	\$ 112,100	\$ 6,767	82%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 37,706	\$ 256,648	\$ 256,908	\$ 412,522	\$ 260	100%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 57,372	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 50,183	Transferred \$40,000 to Checking
TOTAL OPERATING FUNDS	\$ 107,555	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 63,578	
#2 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 247,132	
#4 Sound Community Bank Money Market	\$ 200,549	
#5 Sound Community Bank checking	\$ 12,170	
TOTAL OF RESERVE FUND ACCTS	\$ 526,009	
TOTAL OF ALL ACCOUNTS	\$ 633,564	

Prepared by Betty Gwaltney :August 4, 2021