

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of June 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	\$ 1,225	\$ 4,863	\$ 13,100	\$ 27,200	\$ 8,237	37%	
Developed Area Landscape	\$ 14,163	\$ 92,051	\$ 81,550	\$ 151,622	\$ (10,501)	113%	
Greenbelt Landscape	\$ 19	\$ 2,761	\$ 3,600	\$ 5,400	\$ 839	77%	
Insurance	\$ -	\$ 83,180	\$ 84,900	\$ 84,900	\$ 1,720	0%	
Repairs and Maintenance	\$ 25,075	\$ 30,649	\$ 17,150	\$ 31,300	\$ (13,499)	179%	Moss control \$24,998.90
TOTAL OPERATING EXPENSES	\$ 40,482	\$ 213,504	\$ 200,300	\$ 300,422	\$ (13,204)	107%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ 24,895	\$ 24,895	\$ 21,500	\$ 21,500	\$ (3,395)	116%	Mulch Note: Reserve budgtd funds for Mulch Project since 2018 \$37,000
Mulch Project	\$ -	\$ 30,333	\$ 10,600	\$ 10,600	\$ (19,733)	286%	
Concrete Repairs/Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000		0%	Remaining balance: \$6,667
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 24,895	\$ 30,333	\$ 37,100	\$ 112,100	\$ 6,767	82%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 65,377	\$ 243,837	\$ 237,400	\$ 412,522	\$ (6,437)	103%	

OPERATING FUND ACCOUNTS		Balance	Comments
First Federal Checking Account		\$ 17,793	Target minimum balance = \$20,000
First Federal Money Market Account		\$ 90,183	
TOTAL OPERATING FUNDS		\$ 107,976	
RESERVE FUND ACCOUNTS			
#1	First Federal Spruce Money Market	\$ 63,573	
#2	First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3	First Security Savings	\$ 247,069	
#4	Sound Community Bank Money Market	\$ 200,549	
#5	Sound Community Bank checking	\$ 12,170	
TOTAL OF RESERVE FUND ACCTS		\$ 525,941	
TOTAL OF ALL ACCOUNTS		\$ 633,917	

Prepared by Betty Gwaltney : July 12, 2021