

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of August 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	\$ 1,648	\$ 6,793	\$ 19,633	\$ 27,200	\$ 12,840	35%	
Developed Area Landscape	\$ 12,461	\$ 115,092	\$ 105,485	\$ 151,622	\$ (9,606)	109%	
Greenbelt Landscape	\$ -	\$ 4,710	\$ 5,400	\$ 5,400	\$ 690	87%	
Insurance	\$ -	\$ 83,180	\$ 84,900	\$ 84,900	\$ 1,720	0%	
Repairs and Maintenance	\$ 1,525	\$ 32,174	\$ 28,475	\$ 31,300	\$ (3,699)	113%	Moss control \$24,998.90
TOTAL OPERATING EXPENSES	\$ 15,634	\$ 241,949	\$ 243,894	\$ 300,422	\$ 1,945	99%	
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	\$ 10,000	0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 70,000	\$ -	0%	
TOTAL RESERVE EXPEN	\$ 0	\$ 30,333	\$ 37,100	\$ 112,100	\$ 6,767	82%	
TOTAL OPERATING + RESERVES EXI	\$ 15,634	\$ 272,282	\$ 280,994	\$ 412,522	\$ 8,712	97%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 55,109	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 50,192	
TOTAL OPERATING FUNDS	\$ 105,301	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 63,583	
#2 First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 247,195	
#4 Sound Community Bank Money Market	\$ 200,730	
#5 Sound Community Bank checking	\$ 12,170	
TOTAL OF RESERVE FUND ACCTS	\$ 526,258	
TOTAL OF ALL ACCOUNTS	\$ 631,559	

Prepared by Betty Gwaltney September 7, 2021