

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of October 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	\$ 479	\$ 10,284	\$ 23,415	\$ 27,200	\$ 13,131	44%	
Developed Area Landscape	\$ 11,947	\$ 143,330	\$ 129,429	\$ 151,622	\$ (13,901)	111%	
Greenbelt Landscape	\$ 1,807	\$ 6,516	\$ 5,400	\$ 5,400	\$ (1,116)	121%	
Insurance	\$ -	\$ 83,180	\$ 84,900	\$ 84,900	\$ 1,720	0%	
Repairs and Maintenance	\$ 3,558	\$ 38,289	\$ 31,300	\$ 31,300	\$ (6,989)	122%	Moss control \$24,998.90
TOTAL OPERATING EXPENSES	\$ 17,791	\$ 281,598	\$ 274,443	\$ 300,422	\$ (7,155)	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	\$ 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	\$ 17,791	\$ 311,932	\$ 311,543	\$ 412,522	\$ (388)	100%	

OPERATING FUND ACCOUNTS		Balance	Comments
First Federal Checking Account		\$ 65,506	Target minimum balance = \$20,000
First Federal Money Market Account		\$ 50,196	
TOTAL OPERATING FUNDS		\$ 115,702	
RESERVE FUND ACCOUNTS			
#1	First Federal Spruce Money Market	\$ 63,594	
#2	First Security Checking	\$ 2,580	Target Minimum Balance is \$2,500
#3	First Security Savings	\$ 247,318	
#4	Sound Community Bank Money Market	\$ 200,801	
#5	Sound Community Bank checking	\$ 12,170	
TOTAL OF RESERVE FUND ACCTS		\$ 526,463	
TOTAL OF ALL ACCOUNTS		\$ 642,164	

Prepared by Betty Gwaltney November 10, 2021