

**Sunland North Division 17 Owners' Association**  
**Monthly Expense Report**  
**Financial Status as of November 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	\$ 261	\$ 10,545	\$ 25,308	\$ 27,200	\$ 14,764	42%	
Developed Area Landscape	\$ 13,020	\$ 156,350	\$ 140,775	\$ 151,622	\$ (15,574)	111%	
Greenbelt Landscape	\$ -	\$ 6,516	\$ 5,400	\$ 5,400	\$ (1,116)	121%	
Insurance	\$ -	\$ 83,180	\$ 84,900	\$ 84,900	\$ 1,720	0%	
Repairs and Maintenance	\$ 372	\$ 38,661	\$ 31,300	\$ 31,300	\$ (7,361)	124%	Moss control \$24,998.90
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 13,653</b>	<b>\$ 295,251</b>	<b>\$ 287,684</b>	<b>\$ 300,422</b>	<b>\$ (7,568)</b>	<b>103%</b>	
<b>RESERVE FUND EXPENSES</b>							
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%	
<b>TOTAL RESERVE EXPEN</b>	<b>\$ 0</b>	<b>\$ 30,333</b>	<b>\$ 37,100</b>	<b>\$ 112,100</b>	<b>\$ 6,767</b>	82%	
<b>TOTAL OPERATING + RESERVES EXI</b>	<b>\$ 13,653</b>	<b>\$ 325,585</b>	<b>\$ 324,784</b>	<b>\$ 412,522</b>	<b>\$ (801)</b>	<b>100%</b>	

<b>OPERATING FUND ACCOUNTS</b>		<b>Balance</b>	<b>Comments</b>
First Federal Checking Account		\$ 64,134	Target minimum balance = \$20,000
First Federal Money Market Account		\$ 50,204	
<b>TOTAL OPERATING FUNDS</b>		<b>\$ 114,338</b>	
<b>RESERVE FUND ACCOUNTS</b>			
#1	First Federal Spruce Money Market	\$ 63,599	
#2	First Security Checking	\$ 2,575	Target Minimum Balance is \$2,500
#3	First Security Savings	\$ 247,384	
#4	Sound Community Bank Money Market	\$ 200,835	
#5	Sound Community Bank checking	\$ 12,170	
<b>TOTAL OF RESERVE FUND ACCTS</b>		<b>\$ 526,564</b>	
<b>TOTAL OF ALL ACCOUNTS</b>		<b>\$ 640,902</b>	

*Prepared by Betty Gwaltney Dec 2, 2021*