

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of December 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	\$ 880	\$ 11,425	\$ 27,200	\$ 27,200	\$ 15,775	42%	
Developed Area Landscape	\$ 12,123	\$ 168,472	\$ 151,622	\$ 151,622	\$ (16,850)	111%	
Greenbelt Landscape	\$ 3,472	\$ 9,988	\$ 5,400	\$ 5,400	\$ (4,588)	185%	\$3472 for tree removal in Greenbelt
Insurance	\$ -	\$ 83,180	\$ 84,900	\$ 84,900	\$ 1,720	0%	
Repairs and Maintenance	\$ 248	\$ 38,908	\$ 31,300	\$ 31,300	\$ (7,608)	124%	Moss control \$24,998.90
TOTAL OPERATING EXPENSES	\$ 16,722	\$ 311,974	\$ 300,422	\$ 300,422	\$ (11,552)	104%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ 24,895	\$ 21,500	\$ 21,500	\$ (3,395)	116%	Mulch Note: Reserve budgeted 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	\$ 90,000	\$ 90,000	\$ 70,000	\$ 70,000	\$ (20,000)	129%	\$90,000 added to Reserve account
TOTAL RESERVE EXPENSES	\$ 90,000	\$ 145,229	\$ 112,100	\$ 112,100	\$ (33,129)	130%	
TOTAL OPERATING + RESERVE EXPENSES	\$ 106,722	\$ 457,203	\$ 412,522	\$ 412,522	\$ (44,681)	111%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 7,147	Transferred \$45,000 to Spruce MM Reserve Account
First Federal Money Market Account	\$ 5,198	Transferred \$45,000 to Spruce MM Reserve Account
TOTAL OPERATING FUNDS	\$ 12,345	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 153,606	
#2 First Security Checking	\$ 2,575	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 247,447	
#4 Sound Community Bank Money Market	\$ 200,871	
#5 Sound Community Bank checking	\$ 12,170	
TOTAL OF RESERVE FUND ACCTS	\$ 616,670	
TOTAL OF ALL ACCOUNTS	\$ 629,015	

Prepared by Betty Gwaltney, Treasurer