

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of January 31, 2022

Final

Expense Category	Monthly Cost	2021 YTD Cost	2021 YTD Budget	2021 Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 99	\$ 99	\$ 536	\$ 14,300	\$ 437	81%	
Developed Area Landscape	\$ 24,394	\$ 24,394	\$ 24,411	\$ 176,431	\$ 17	0%	Irrigation utility \$12,247
Greenbelt Landscape	\$ 32	\$ 32	\$ 50	\$ 6,000	\$ 18	36%	
Insurance	\$ 212	\$ 212	\$ 212.00	\$ 86,000	\$ -	0%	
Repairs and Maintenance	\$ 178	\$ 178	\$ 1,085	\$ 43,000	\$ 907	84%	
TOTAL OPERATING EXPENSES	\$ 24,915	\$ 24,915	\$ 26,294	\$ 325,731	\$ 1,379	5%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 21,500	\$ -	0%	
Mulch Project	\$ -	\$ -	\$ -	\$ 11,500	\$ -	0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 85,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ -	\$ -	\$ 118,000	\$ -	0%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 24,915	\$ 24,915	\$ 26,294	\$ 443,731	\$ 1,379	0%	

OPERATING FUND ACCOUNTS (ending balance)	Balance	Comments
First Federal Checking Account ##02	\$ 77,002	Transferred \$150,000 from checking to Money Market acct
First Federal Money Market Account ##90	\$ 155,192	
TOTAL OPERATING FUNDS	\$ 232,193	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market ##03	\$ 153,626	
#2 First Security Checking	\$ 2,575	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 247,510	
#4 Sound Community Bank Money Market	\$ 200,907	
#5 Sound Community Bank checking	\$ 12,170	
TOTAL OF RESERVE FUND ACCTS	\$ 616,788	
TOTAL OF ALL ACCOUNTS	\$ 848,982	

Prepared by Betty Gwaltney, Treasurer