

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of April 30 , 2023

FINAL

Expense Category	Monthly	YTD	YTD Budget	Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
INCOME							
Other	\$ -						
Interest	\$ 999	\$ 4,534					
TOTAL INCOME	\$ 999	\$ 4,534					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 632	\$ 5,071	\$ 4,505	\$ 15,550	\$ (566)	-13%	
Developed Area Landscape	\$ 157	\$ 48,367	\$ 68,045	\$ 180,800	\$ 19,678	29%	
Greenbelt Landscape	\$ -	\$ 40	\$ 200	\$ 6,900	\$ 160	80%	
Insurance	\$ 92,292	\$ 92,292	\$ 98,000.00	\$ 98,000	\$ 5,708	6%	
Repairs and Maintenance	\$ 818	\$ 12,339	\$ 11,070	\$ 64,500	\$ (1,269)	-11%	
TOTAL OPERATING EXPENSES	\$ 93,899	\$ 158,109	\$ 181,820	\$ 365,750	\$ 23,711	13%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 45,000	\$ -	0%	
Mulch Project	\$ -	\$ -	\$ -	\$ 1,300	\$ -	0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ 0	\$ -	\$ 151,300	\$ -	0%	
Reserve Fund Contribution	\$ 0	\$ -	\$ -	\$ 95,000	\$ -	0%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 93,899	\$ 158,109	\$ 181,820	\$ 517,050	\$ 23,711	3%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 163,115	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 120,329	
TOTAL OPERATING FUNDS	\$ 283,445	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 26,790	
#2 First Security Checking	\$ 2,575	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 173,308	