

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of November 30, 2022

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	\$ 678	\$ 11,961	\$ 13,764	\$ 14,300	\$ 1,803	87%	
Developed Area Landscape	\$ 11,996	\$ 154,889	\$ 163,729	\$ 176,431	\$ 8,841	95%	
Greenbelt Landscape	\$ -	\$ 7,770	\$ 5,950	\$ 6,000	\$ (1,820)	131%	
Insurance	\$ -	\$ 90,413	\$ 86,000	\$ 86,000	\$ (4,413)	105%	
Repairs and Maintenance	\$ 8,976	\$ 72,212	\$ 42,810	\$ 72,500	\$ (29,402)	169%	
TOTAL OPERATING EXPENSES	\$ 21,650	\$ 337,244	\$ 312,253	\$ 355,231	\$ (24,991)	108%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ 13,126	\$ 21,500	\$ 21,500	\$ 8,374	61%	
Mulch Project	\$ -	\$ -	\$ 11,500	\$ 11,500	\$ 11,500	0%	
Concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Reserve Fund Contributions	\$ -	\$ -	\$ -	\$ 85,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ 13,126	\$ 33,000	\$ 118,000	\$ 19,874	40%	
TOTAL OPERATING + RESERVES EXP	\$ 21,650	\$ 350,371	\$ 345,253	\$ 473,231	\$ (5,118)	101%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 25,438	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 105,292	
TOTAL OPERATING FUNDS	\$ 130,730	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 28,776.99	
#2 First Security Checking	\$ 2,575.00	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 173,093.63	
#4 Sound Community Bank Money Market	\$ 1,190.34	
#5 Sound Community Bank checking	\$ 12,170.20	
#6 Sound Com Bk CD 13 mon	\$ 100,760.38	
#7 Sound Com. Bk 6Mn CD	\$ 100,000.00	Opened new CD at Sound Bank 6 month at 3.5%
#8 Kitsap CU CD#1	\$ 125,556.73	
#9 Kitsap CU CD#2	\$ 75,324.22	
TOTAL OF RESERVE FUND ACCTS	\$ 619,447.49	
TOTAL OF ALL ACCOUNTS	\$ 750,177	

Prepared by Betty Gwaltney, Treasurer