

Sunland North Division 17 Owners' Association

Monthly Expense Report

Financial Status as of January 31, 2023

**Final**

Expense Category	Monthly	YTD	YTD Budget	Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
<b>INCOME</b>							
Other	\$ -	\$ -					
Interest	\$ 1,015	\$ 1,015					
<b>TOTAL INCOME</b>	<b>\$ 1,015</b>	<b>\$ 1,015</b>					
<b>OPERATING EXPENSES</b>							
Administration, Accounting & Taxes	\$ 637	\$ 637	\$ 785	\$ 15,550	\$ 148	19%	
Developed Area Landscape	\$ 12,246	\$ 12,246	\$ 26,750	\$ 180,800	\$ 14,504	54%	Note Irrigation utility paid in Dec for 2023
Greenbelt Landscape	\$ 40	\$ 40	\$ -	\$ 6,900	\$ (40)	#DIV/0!	
Insurance	\$ -	\$ -	\$ -	\$ 98,000	\$ -	0%	
Repairs and Maintenance	\$ 3,128	\$ 3,128	\$ 4,980	\$ 64,500	\$ 1,852	37%	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 16,051</b>	<b>\$ 16,051</b>	<b>\$ 32,515</b>	<b>\$ 365,750</b>	<b>\$ 16,464</b>	51%	
<b>RESERVE FUND EXPENSES</b>							
Exterior Painting (major)	\$ -	\$ -	\$ -	\$ 45,000	\$ -	0%	
Mulch Project	\$ -	\$ -	\$ -	\$ 1,300	\$ -	0%	
Concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000	\$ -	0%	
<b>TOTAL RESERVE EXPENSES</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,300</b>	<b>\$ -</b>	0%	
<b>Reserve Fund Contribution</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,000</b>	<b>\$ -</b>	0%	
<b>TOTAL OPERATING + RESERVES EXPENSES</b>	<b>\$ 16,051</b>	<b>\$ 16,051</b>	<b>\$ 32,515</b>	<b>\$ 422,050</b>	<b>\$ 16,464</b>	4%	

<b>OPERATING FUND ACCOUNTS</b>	<b>Balance</b>	<b>Comments</b>
First Federal Checking Account	\$ 230,060	Target minimum balance = \$20,000 Note - moved \$100,000 to MM Account Feb 3, 2023
First Federal Money Market Account	\$ 20,301	
<b>TOTAL OPERATING FUNDS</b>	<b>\$ 250,361</b>	
<b>RESERVE FUND ACCOUNTS</b>		
#1 First Federal Spruce Money Market	\$ 26,784	
#2 First Security Checking	\$ 2,575	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 173,182	
#4 Sound Community Bank Money Market	\$ 1,191	
#5 Sound Community Bank checking	\$ 12,170	
#6 Sound Com Bk CD 13 mon	\$ 101,140	
#7 Sound Com. Bk 6Mn CD	\$ 100,586	
#8 Kitsap CU CD#1	\$ 126,032	
#9 Kitsap CU CD#2	\$ 75,773	
#11 Wa Fed Checking #708	\$ 1,000.00	Account opened 01/18/2023
#12 WA Fed CD 13 mn	\$ 75,000.00	
<b>TOTAL OF RESERVE FUND ACCTS</b>	<b>\$ 695,431</b>	
<b>TOTAL OF ALL ACCOUNTS</b>	<b>\$ 945,792</b>	

Prepared by Betty Gwaltney, Treasurer