

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of June 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	\$ 1,607	\$ 7,138					
TOTAL INCOME	\$ 1,607	\$ 7,138					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 1,838	\$ 7,462	\$ 9,280	\$ 15,550	\$ 1,818	20%	Income tax paid \$1,144
Developed Area Landscape	\$ 12,906	\$ 73,724	\$ 98,280	\$ 180,800	\$ 24,556	25%	
Greenbelt Landscape	\$ 2,148	\$ 2,232	\$ 4,650	\$ 6,900	\$ 2,418	52%	
Insurance	\$ -	\$ 95,641	\$ 98,000.00	\$ 98,000	\$ 2,359	0%	
Repairs and Maintenance	\$ 2,593	\$ 17,701	\$ 31,160	\$ 64,500	\$ 13,459	43%	
TOTAL OPERATING EXPENSES	\$ 19,485	\$ 196,759	\$ 241,370	\$ 365,750	\$ 44,611	18%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ -	\$ 15,000	\$ 45,000	\$ 15,000	33%	
Mulch Project	\$ -	\$ -	\$ -	\$ 1,300	\$ -	0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ 0	\$ -	\$ 151,300	\$ -	0%	
Reserve Fund Contribution	\$ 0	\$ -	\$ -	\$ 95,000	\$ -	0%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 19,485	\$ 196,759	\$ 241,370	\$ 517,050	\$ 44,611	3%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 63,737.47	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 120,349.95	
TOTAL OPERATING FUNDS	\$ 184,087	
RESERVE FUND ACCOUNTS		
#1 First Federal Spruce Money Market	\$ 26,794.62	
#2 First Security Checking	\$ 2,575.00	Target Minimum Balance is \$2,500
#3 First Security Savings	\$ 173,395.05	
#4 Sound Community Bank Money Market	\$ 1,191.03	
#5 Sound Community Bank checking	\$ 12,170.20	
#6 Sound Com Bk CD 12 mon	\$ 100,956.12	
#7 Sound Com. Bk 6Mn CD	\$ 102,104.25	
#8 Kitsap CU CD#1	\$ 127,187.58	
#9 Kitsap CU CD#2	\$ 76,870.62	
#11 Wa Fed Checking #708	\$ 1,000.00	
#12 WA Fed CD 13 mn	\$ 76,334.34	
TOTAL OF RESERVE FUND ACCTS	\$ 700,578.81	
TOTAL OF ALL ACCOUNTS	\$ 884,666	

Prepared by Betty Gwaltney, Treasurer