

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of September 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	\$ 1,026	\$ 11,105					
TOTAL INCOME	\$ 1,026	\$ 11,169					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 587	\$ 15,579	\$ 12,510	\$ 15,550	\$ (3,069)	-25%	
Developed Area Landscape	\$ 214	\$ 101,340	\$ 142,090	\$ 180,800	\$ 40,750	29%	Note PUD Utility\$12660 paid in 2022 Sept Landscape invoice paid in Oct
Greenbelt Landscape	\$ 2,308	\$ 6,646	\$ 6,900	\$ 6,900	\$ 254	4%	
Insurance	\$ -	\$ 95,641	\$ 98,000.00	\$ 98,000	\$ 2,359	0%	
Repairs and Maintenance	\$ 2,628	\$ 41,724	\$ 57,160	\$ 64,500	\$ 15,436	27%	
TOTAL OPERATING EXPENSES	\$ 5,737	\$ 260,930	\$ 316,660	\$ 365,750	\$ 55,730	18%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ 13,156	\$ -	\$ 45,000	\$ 13,156	29%	
Mulch Project	\$ -	\$ -	\$ -	\$ 1,300	\$ -	0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ 13,156	\$ 55,000	\$ 151,300	\$ 13,156	9%	
Reserve Fund Contribution	\$ 76,000	\$ 89,156	\$ -	\$ 95,000	\$ (89,156)	-94%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 81,737	\$ 350,087	\$ 316,660	\$ 517,050	\$ (33,427)	-6%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 83,305.04	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 44,363.30	
TOTAL OPERATING FUNDS	\$ 127,668	
RESERVE FUND ACCOUNTS		
1 First Federal Spruce Money Market ##8503	\$ 26,801.31	
2 First Security Checking	\$ 1,811.90	Target Minimum Balance is \$2,500
3 First Security Savings (Reserves)	\$ 73,447.80	
4 First Security CD 13 month @5.05% M 10/20/24	\$ 127,188.95	New CD opened at First Security
5 Sound Community Bank Money Market #1523	\$ 1,191.23	
6 Sound Community Bank checking #5469	\$ 12,170.20	
7 Sound Com Bk CD 12 m 5.15% #4375 Mat 05/16/2024	\$ 102,272.29	
8 Sound Com Bk CD 18 m #5076 4.2% Matures 11/22/2024	\$ 103,168.24	
9 Kitsap CD 27m(matures 01/17/2025)	\$ 77,551.54	
10 Wa Fed Checking #708	\$ 995.00	
11 WA Fed CD #716 13 mn (2/18/24)	\$ 77,093.23	
12 US Bank Checking #832	\$ 1,000.00	
13 US Bank Money Market #824	\$ 75,038.00	
14 US Bank CD #524 19 Mo Matures 02/14/2025 4.83%	\$ 100,823.75	
TOTAL OF RESERVE FUND ACCTS	\$ 780,553.44	
TOTAL OF ALL ACCOUNTS	\$ 908,222	Prepared by Betty Gwaltney, Treasurer