

**Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of October 31, 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	\$ 2,042	\$ 13,219					
TOTAL INCOME	\$ 2,042	\$ 13,219					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 627	\$ 22,206	\$ 14,095	\$ 15,550	\$ (8,111)	-58%	Pre-paid 2023 tax \$6000
Developed Area Landscape	\$ 25,839	\$ 127,178	\$ 155,660	\$ 180,800	\$ 28,482	18%	Note PUD Utility\$12660 paid in 2022
Greenbelt Landscape	\$ -	\$ 6,646	\$ 6,900	\$ 6,900	\$ 254	4%	
Insurance	\$ -	\$ 95,641	\$ 98,000.00	\$ 98,000	\$ 2,359	0%	
Repairs and Maintenance	\$ 2,140	\$ 43,865	\$ 59,660	\$ 64,500	\$ 15,795	26%	
TOTAL OPERATING EXPENSES	\$ 28,606	\$ 295,536	\$ 334,315	\$ 365,750	\$ 38,779	12%	
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	\$ 104,606	\$ 384,692	\$ 334,315	\$ 517,050	\$ (50,377)	-10%	

OPERATING FUND ACCOUNTS	Balance	Comments
First Federal Checking Account	\$ 106,058	Target minimum balance = \$20,000
First Federal Money Market Account	\$ 44,367	
TOTAL OPERATING FUNDS	\$ 150,425	
RESERVE FUND ACCOUNTS		
1 First Federal Spruce Money Market ##8503	\$ 26,804	
2 First Security Checking	\$ 1,812	
3 First Security Savings (Reserves)	\$ 73,501	
4 First Security CD 13 month @5.05% M 10/20/24	\$ 127,722	
5 Sound Community Bank Money Market #1523	\$ 1,191.43	
6 Sound Community Bank checking #5469	\$ 12,170.20	
7 Sound Com Bk CD 12 m 5.15% #4375 Mat 05/16/2024	\$ 102,705	
8 Sound Com Bk CD 18 m #5076 4.2% Matures 11/22/2024	\$ 103,518	
9 Kitsap CD 27m(matures 01/17/2025)	\$ 77,782	
10 Wa Fed Checking #708	\$ 990	
11 WA Fed CD #716 13 mn (2/18/24)	\$ 77,093	
12 US Bank Checking #832	\$ 1,000	
13 US Bank Money Market #824	\$ 75,054	
14 US Bank CD #524 19 Mo Matures 02/14/2025 4.83%	\$ 101,225	
TOTAL OF RESERVE FUND ACCTS	\$ 782,568	
TOTAL OF ALL ACCOUNTS	\$ 932,993	

Prepared by Betty Gwaltney, Treasurer