

**Sunland North Division 17 Owners' Association**  
**Monthly Expense Report**  
**Financial Status as of Novemberr 30, 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	\$ 2,039	\$ 15,258					
<b>TOTAL INCOME</b>	<b>\$ 2,039</b>	<b>\$ 15,258</b>					
<b>OPERATING EXPENSES</b>							
Administration, Accounting & Taxes	\$ 1,583	\$ 23,789	\$ 14,800	\$ 15,550	\$ (8,989)	<b>-61%</b>	
Developed Area Landscape	\$ 13,355	\$ 140,534	\$ 168,230	\$ 180,800	\$ 27,696	16%	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	\$ 20	\$ 43,884	\$ 62,060	\$ 64,500	\$ 18,176	29%	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 14,958</b>	<b>\$ 310,494</b>	<b>\$ 349,990</b>	<b>\$ 365,750</b>	<b>\$ 39,496</b>	11%	
<b>RESERVE FUND EXPENSES</b>							
Exterior Painting (major)	\$ -	\$ 13,156	\$ -	\$ 45,000	\$ 13,156	29%	
Mulch Project	\$ -	\$ -	\$ -	\$ 1,300	\$ -	0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ -	\$ 10,000	\$ -	0%	
<b>TOTAL RESERVE EXPENSES</b>	<b>\$ 0</b>	<b>\$ 13,156</b>	<b>\$ 55,000</b>	<b>\$ 151,300</b>	<b>\$ 13,156</b>	9%	
<b>Reserve Fund Contribution</b>	<b>\$ 76,000</b>	<b>\$ 89,156</b>	<b>\$ -</b>	<b>\$ 95,000</b>	<b>\$ (89,156)</b>	<b>-94%</b>	
<b>TOTAL OPERATING + RESERVES EXPENSES</b>	<b>\$ 90,958</b>	<b>\$ 399,651</b>	<b>\$ 349,990</b>	<b>\$ 517,050</b>	<b>\$ (49,661)</b>	<b>-10%</b>	

<b>OPERATING FUND ACCOUNTS</b>		<b>Balance</b>	<b>Comments</b>
First Federal Checking Account		\$ 90,951.43	Target minimum balance = \$20,000
First Federal Money Market Account		\$ 44,370.84	
<b>TOTAL OPERATING FUNDS</b>		<b>\$ 135,322</b>	
<b>RESERVE FUND ACCOUNTS</b>			
1 First Federal Spruce Money Market ##8503		\$ 26,805.86	
2 First Security Checking		\$ 1,811.90	Target Minimum Balance is \$2,500
3 First Security Savings (Reserves)		\$ 73,551.77	
4 First Security CD 13 month @5.05% M 10/20/24		\$ 128,240.28	
5 Sound Community Bank Money Market #1523		\$ 1,191.53	
6 Sound Community Bank checking #5469		\$ 12,170.20	
8 Sound Com Bk CD 12 m 5.15% #4375 Mat 05/16/2024		\$ 103,154.43	
9 Sound Com Bk CD 18 m #5076 4.2% Matures 11/22/2024		\$ 103,879.83	
11 Kitsap CD 27m(matures 01/17/2025)		\$ 78,006.34	
12 Wa Fed Checking #708		\$ 990.00	
13 WA Fed CD #716 13 mn (2/18/24)		\$ 77,093.23	
14 US Bank Checking #832		\$ 1,000.00	
15 US Bank Money Market #824		\$ 75,069.87	
16 US Bank CD #524 19 Mo Matures 02/14/2025 4.83%		\$ 101,640.85	
<b>TOTAL OF RESERVE FUND ACCTS</b>		<b>\$ 784,606.09</b>	
<b>TOTAL OF ALL ACCOUNTS</b>		<b>\$ 919,928</b>	

*Prepared by Betty Gwaltney, Treasurer*