

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 | \$ 58 | \$ 378 | | | | | |
| Interest | \$ 2,422 | \$ 25,543 | | | | | |
| TOTAL INCOME | \$ 2,480 | \$ 26,011 | | | | | |
| OPERATING EXPENSES | | | | | | | |
| Administration, Accounting & Taxes | \$ 620 | \$ 18,153 | \$ 17,015 | \$ 19,850 | \$ (1,138) | -7% | |
| Developed Area Landscape | \$ 4,252 | \$ 132,076 | \$ 141,850 | \$ 182,300 | \$ 9,774 | 7% | |
| Greenbelt Landscape | \$ - | \$ 7,244 | \$ 8,950 | \$ 9,300 | \$ 1,706 | 19% | |
| Insurance | \$ - | \$ 103,523 | \$ 105,500.00 | \$ 105,500 | \$ 1,977 | 0% | |
| Repairs and Maintenance | \$ 7,955 | \$ 79,945 | \$ 58,200 | \$ 60,500 | \$ (21,745) | -37% | |
| TOTAL OPERATING EXPENSES | \$ 12,827 | \$ 340,942 | \$ 331,515 | \$ 377,450 | \$ (9,427) | -3% | |
| RESERVE FUND EXPENSES | | | | | | | |
| Exterior Painting (major) | \$ - | \$ 71,590 | \$ 80,000 | \$ 80,000 | \$ 8,410 | 11% | |
| Mulch Project | \$ - | \$ 42,487 | \$ 15,000 | \$ 15,000 | \$ (27,487) | -183% | |
| concrete Repairs/Replacement | \$ - | \$ 7,685 | \$ 10,000 | \$ 10,000 | \$ 2,315 | 0% | |
| Reserve Fund Contribution | \$ - | \$ 128,000 | \$ - | \$ 110,000 | \$ (128,000) | -116% | |
| TOTAL RESERVE EXPENSES | \$ 0 | \$ 249,762 | \$ 105,000 | \$ 215,000 | \$ (144,762) | -67% | |
| TOTAL OPERATING + RESERVES EXPENSES | \$ 12,827 | \$ 468,942 | \$ 331,515 | \$ 592,450 | \$ (137,427) | -23% | |

| Operating Accounts | | Comments |
|--|---------------|---------------------------------------|
| First Federal Checking Account | \$ 94,779.61 | Target minimum balance = \$20,000 |
| First Federal Money Market ##8190 | \$ 21,883.94 | |
| TOTAL OPERATING FUNDS | \$ 116,664 | |
| Reserve Accounts | | |
| First Federal Spruce Money Market ##8503 | \$ 27,591 | |
| First Security Checking | \$ 1,812 | Target Minimum Balance is \$2,500 |
| First Security Savings (Reserves) | \$ 4,059 | |
| Sound Community Bank Money Market #1523 | \$ 1,193 | |
| Sound Community Bank checking #5469 | \$ 12,179 | |
| WaFd | \$ 1,746 | |
| WaFd MM #4458 | \$ 70,071 | |
| Kitsap savings 0000 | \$ 47 | |
| US Bank Checking #832 | \$ 1,000 | |
| US Bank Money Market #824 | \$ 25,161 | |
| Subtotal Reserve Liquid | \$ 144,860 | |
| First Security CD #1680 21 month @ 3.75 Mat 07/22/26 | \$ 134,121.59 | Renewed CD In Oct |
| First Security CD #2260 21 month @ 4.03 Mat 06/26/26 | \$ 78,319.18 | |
| Sound Com Bk CD 24 m 4.28% #4375 Matures 05/16/28 | \$ 107,708.27 | |
| Sound Com Bk CD 18 m #5076 4.2% Matures 11/22/2024 | \$ 107,876.12 | |
| Kitsap CD 27m 0002 (matures 01/17/2025) | \$ 80,559.71 | |
| WA Fed CD #716 13 mn 09/18/2025 | \$ 115,656.68 | |
| US Bank CD #524 19 Mo Matures 02/14/2025 4.83% | \$ 106,236.63 | |
| US Bank CD #1344 7m 4.55% mat 12/17/24 | \$ 50,962.72 | |
| Subtotal Reserve CD's | \$ 781,441 | |
| TOTAL OF RESERVE FUND ACCTS | \$ 926,301 | |
| TOTAL OF ALL ACCOUNTS | \$ 1,042,964 | Prepared by Betty Gwaltney, Treasurer |