

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of Aug 31, 2025

FINAL

Expense Category	Monthly	YTD	YTD Budget	Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
INCOME							
Other	\$ -	\$ 250					
Interest	\$ 2,913	\$ 22,620					
TOTAL INCOME	\$ 2,913	\$ 22,870					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 2,567	\$ 10,071	\$ 19,335	\$ 27,825	\$ 9,264	48%	
Developed Area Landscape	\$ 13,929	\$ 122,196	\$ 130,420	\$ 185,850	\$ 8,224	6%	Note Ap landscaping invoice paid end of March
Greenbelt Landscape	\$ -	\$ 6,741	\$ 7,550	\$ 10,050	\$ 809	11%	
Insurance	\$ -	\$ 116,834	\$ 115,000.00	\$ 115,000	\$ (1,834)	0%	
Repairs and Maintenance	\$ 994	\$ 60,984	\$ 73,650	\$ 85,500	\$ 12,666	17%	
TOTAL OPERATING EXPENSES	\$ 17,490	\$ 316,826	\$ 345,955	\$ 424,225	\$ 29,129	8%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ 75,260	\$ 75,260	\$ 85,000	\$ 85,000	\$ 9,740	11%	
Mulch Project	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	100%	
concrete Repairs/Replacement	\$ -	\$ 11,345	\$ 12,000	\$ 12,000	\$ 655	0%	
Reserve Fund Contribution	\$ -	\$ 75,260	\$ -	\$ 120,000	\$ (75,260)	-63%	
TOTAL RESERVE EXPENSES	\$ 75,260	\$ 161,865	\$ 115,000	\$ 235,000	\$ (46,865)	-20%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 92,750	\$ 392,086	\$ 345,955	\$ 659,225	\$ (46,131)	-7%	

Operating Accounts	Comments
First Federal Checking Account #0102	\$ 102,849
First Federal Money Market ##8190	\$ 21,906
First Fed CD #4534 3mn @ 2.71% mat 11/18/25	\$ 50,048
TOTAL OPERATING FUNDS	\$ 174,803
Reserve Accounts	
First Federal Spruce Money Market ##8503	\$ 37,355
First Security Checking	\$ 1,812
First Security Savings (Reserves)	\$ 4,073
Sound Community Bank Money Market #1523	\$ 1,201
Sound Community Bank checking #5469	\$ 12,170
WaFd Checking	\$ 1,736
WaFd MM #4458	\$ 70,594
Kitsap CU savings 0000	\$ 47.43
US Bank Checking #832	\$ 1,053
US Bank MM 8824	\$ 25,172
<i>Subtotal Reserve Liquid</i>	\$ 155,214
First Security CD #1680 21 month @ 3.75 Mat 07/22/26	\$ 138,295.34
First Security CD #2260 21 month @ 4.03 Mat 06/26/26	\$ 80,991.08
Sound Com Bk CD 24 m 4.28% #4375 Matures 05/16/28	\$ 111,535.85
Kitsap CD 0005 12 mn 01/17/2026	\$ 83,036.29
Kitsap CD 12m 0004 Matures 11/25/25	\$ 11,132.20
WA Fed CD #716 13 mn 09/18/2025	\$ 119,611.69
Kitsap Bank CD #3229 13 month 4% matures 01/17/2026	\$ 52,312.53
Kitsap Bank CD #3228 13 mon 4% Matures 01/17/2026	\$ 30,592.13
Kitsap Bank CD #3230 15 mon 4.1% Matures 05/19/2026	\$ 110,148.94
<i>Subtotal Reserve CD's</i>	\$ 737,656
TOTAL OF RESERVE FUND ACCTS	\$ 892,870
TOTAL OF ALL ACCOUNTS	\$ 1,067,673

Prepared by Betty Gwaltney, Treasurer