

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of November 30, 2025

Final

Expense Category	Monthly	YTD	YTD Budget	Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
INCOME							
Other	\$ 500	\$ 1,600					
Interest	\$ 2,306	\$ 28,529					
TOTAL INCOME	\$ 2,806	\$ 30,129					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 664	\$ 24,929	\$ 27,090	\$ 27,825	\$ 2,161	8%	
Developed Area Landscape	\$ 14,384	\$ 165,384	\$ 173,200	\$ 185,850	\$ 7,816	5%	
Greenbelt Landscape	\$ 604	\$ 9,881	\$ 10,050	\$ 10,050	\$ 169	2%	
Insurance	\$ -	\$ 116,834	\$ 115,000.00	\$ 115,000	\$ (1,834)	0%	
Repairs and Maintenance	\$ 2,963	\$ 71,839	\$ 85,000	\$ 85,500	\$ 13,161	15%	
TOTAL OPERATING EXPENSES	\$ 18,615	\$ 388,866	\$ 410,340	\$ 424,225	\$ 21,474	5%	
RESERVE FUND EXPENSES							
Exterior Painting (major)	\$ -	\$ 75,260	\$ 85,000	\$ 85,000	\$ 9,740	11%	
Mulch Project	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ 18,000	100%	
concrete Repairs/Replacement	\$ 13,296	\$ 24,641	\$ 12,000	\$ 12,000	\$ (12,641)	0%	
Reserve Fund Contribution	\$ -	\$ -	\$ -	\$ 120,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 13,296	\$ 99,901	\$ 115,000	\$ 235,000	\$ 15,099	6%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 31,911	\$ 388,866	\$ 410,340	\$ 659,225	\$ 21,474	3%	
Operating Accounts							Comments
First Federal Checking Account #0102	\$ 184,061						Target minimum balance = \$20,000
First Federal Money Market ##8190	\$ 21,911						
First Fed CD #4534 3mn @ 2.71% mat 11/18/25	\$ -						Closed and moved \$\$ to checking account
TOTAL OPERATING FUNDS	\$ 205,972						
Reserve Accounts							
First Federal Spruce Money Market ##8503	\$ 37,384						
First Security Checking	\$ 1,812						
First Security Savings (Reserves)	\$ 4,079						
Sound Community Bank Money Market #1523	\$ 1,201						
Sound Community Bank checking #5469	\$ 12,170						
WaFd Checking	\$ 1,736						
WaFd MM #4458	\$ 70,829						
Kitsap CU savings 0000	\$ 47.43						
US Bank Checking #832	\$ 1,053						
US Bank MM 8824	\$ 25,175						
<i>Subtotal Reserve Liquid</i>	\$ 155,489						
First Security CD #1680 21 month @ 3.75 Mat 07/22/26	\$ 139,570.50						
First Security CD #2260 21 month @ 4.03 Mat 06/26/26	\$ 81,808.48						
Sound Com Bk CD 24 m 4.28% #4375 Matures 05/16/28	\$ 112,720.77						
Kitsap CD 0005 12 mn 01/17/2026	\$ 83,802.01						
Kitsap CD 12m 0004 Matures 11/25/26	\$ 112,605.69						Renewed CD 12 month for 3.10%
WA Fed CD #716 3.10% Mat 03/18/28	\$ 120,915.80						
Kitsap Bank CD #3229 13 month 4% matures 01/17/2026	\$ 52,831.95						
Kitsap Bank CD #3228 13 mon 4% Matures 01/17/2026	\$ 30,895.87						
Kitsap Bank CD #3230 15 mon 4.1% Matures 05/19/2026	\$ 111,270.64						
<i>Subtotal Reserve CD's</i>	\$ 846,422						
	\$ 1,001,910						
	\$ 1,207,882						

Prepared by Betty Gwaltney, Treasurer