

Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of October 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	\$ 58	\$ 378					
Interest	\$ 2,422	\$ 26,723					
TOTAL INCOME	\$ 2,480	\$ 26,973					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 664	\$ 24,265	\$ 26,350	\$ 27,825	\$ 2,085	8%	
Developed Area Landscape	\$ 13,472	\$ 151,000	\$ 159,540	\$ 185,850	\$ 8,540	5%	
Greenbelt Landscape	\$ -	\$ 9,277	\$ 10,050	\$ 10,050	\$ 773	8%	
Insurance	\$ -	\$ 116,834	\$ 115,000	\$ 115,000	\$ (1,834)	0%	
Repairs and Maintenance	\$ 4,296	\$ 68,876	\$ 81,200	\$ 85,500	\$ 12,324	15%	
TOTAL OPERATING EXPENSES	\$ 18,432	\$ 370,252	\$ 392,140	\$ 424,225	\$ 21,888	6%	
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	\$ -	\$ 11,345	\$ 12,000	\$ 12,000	\$ 655	0%	
Reserve Fund Contribution	\$ -	\$ -	\$ -	\$ 120,000	\$ -	0%	
TOTAL RESERVE EXPENSES	\$ 0	\$ 86,605	\$ 115,000	\$ 235,000	\$ 28,395	12%	
TOTAL OPERATING + RESERVES EXPENSES	\$ 18,432	\$ 370,252	\$ 392,140	\$ 659,225	\$ 21,888	3%	
Operating Accounts							Comments
First Federal Checking Account #0102	\$ 156,671						Target minimum balance = \$20,000
First Federal Money Market ##8190	\$ 21,910						
First Fed CD #4534 3mn @ 2.71% mat 11/18/25	\$ 50,259						\$\$ will move to Checking when mature and then transferred to Reserves in Dec
TOTAL OPERATING FUNDS	\$ 228,840						
Reserve Accounts							
First Federal Spruce Money Market ##8503	\$ 37,361						
First Security Checking	\$ 1,812						
First Security Savings (Reserves)	\$ 4,078						
Sound Community Bank Money Market #1523	\$ 1,201						
Sound Community Bank checking #5469	\$ 12,170						
WaFd Checking	\$ 1,736						
WaFd MM #4458	\$ 70,771						
Kitsap CU savings 0000	\$ 47.43						
US Bank Checking #832	\$ 1,053						
US Bank MM 8824	\$ 25,174						
<i>Subtotal Reserve Liquid</i>	\$ 155,405						
First Security CD #1680 21 month @ 3.75 Mat 07/22/26	\$ 139,148.82						
First Security CD #2260 21 month @ 4.03 Mat 06/26/26	\$ 81,538.09						
Sound Com Bk CD 24 m 4.28% #4375 Matures 05/16/28	\$ 112,320.11						
Kitsap CD 0005 12 mn 01/17/2026	\$ 83,548.80						
Kitsap CD 12m 0004 Matures 11/25/25	\$ 112,265.61						
WA Fed CD #716 13 mn 09/18/2025	\$ 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	\$ 110,148.94						
<i>Subtotal Reserve CD's</i>	\$ 843,614						
	\$ 999,019						
	\$ 1,227,859						

Prepared by Betty Gwaltney, Treasurer