Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of July 31, 2026
FINAL

Expense Category	Monthly	YTD	YTD Budget	Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
INCOME							
Other							
Interest	$ 3,254	$ 24,738					
TOTAL INCOME	$ 3,254	$ 24,738					
OPERATING EXPENSES							
Administration, Accounting & Taxes	$ 1,282	$ 11,116	$ 24,005	$ 34,725	$ 12,889	54%	
Developed Area Landscape	$ 13,871	$ 109,738	$ 117,700	$ 189,850	$ 7,962	7%	
Greenbelt Landscape	$ -	$ 5,389	$ 5,200	$ 11,000	$ (189)	-4%	
Insurance	$ 300	$ 130,524	$ 129,000.00	$ 129,000	$ (1,524)	0%	
Repairs and Maintenance	$ 24,842	$ 80,059	$ 72,650	$ 175,500	$ (7,409)	-10%	
TOTAL OPERATING EXPENSES	**$ 40,294**	**$ 336,825**	**$ 348,555**	**$ 540,075**	**$ 11,730**	3%	
RESERVE FUND EXPENSES							
Mulch Project	$ -	$ -	$ -	$ 18,000	$ -	0%	
concrete Repairs/Replacement	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	0%	
Reserve Fund Contribution	$ -	$ -	$ 129,000	$ 125,000	$ 129,000	103%	
TOTAL RESERVE EXPENSES	**$ 0**	**$ 0**	**$ 144,000**	**$ 158,000**	**$ 144,000**	91%	
TOTAL OPERATING + RESERVES EXPENSES	**$ 40,294**	**$ 336,825**	**$ 477,555**	**$ 698,075**	**$ 140,730**	20%	

Operating Accounts		**Comments**
First Federal Checking Account #0103	$ 152,955	Target minimum balance = $20,000
First Federal Money Market ##8191	$ 71,966	
9 mn CD 4811 3.54% matures 08/21/2026	$ 101,879	
TOTAL OPERATING FUNDS	**$ 326,800**	
Reserve Accounts		
First Federal Spruce Money Market ##8503	$ 37,748	
First Security Checking	$ 1,812	Target Minimum Balance is $2,500
First Security Savings (Reserves)	$ 4,092	
Sound Community Bank Money Market #1523	$ 1,202	
Sound Community Bank checking #5469	$ 12,170	
WaFd Checking	$ 1,736	
WaFd MM #4458	$ 71,240	
Kitsap CU savings 0000	$ 47.43	
US Bank Checking #832	$ 1,054	
US Bank MM 8824	$ 25,158	
Subtotal Reserve Liquid	***$ 156,260***	
First Security CD #1680 21 month @ 3.75 Mat 10/22/27	$ 143,039.49	
First Security CD #2260 21 month @ 4.08 Mat 09/26/2027	$ 84,015.28	
Sound Com Bk CD 12 m 3.30% #4375 Mat 05/16/2027	$ 115,724.51	
Kitsap CD 0005 24 mn 01/17/2028	$ 85,435.86	
Kitsap CD 12m 0004 Matures 11/25/26	$ 114,917.78	
WA Fed CD #716 3.10% Mat 03/18/28	$ 123,753.87	
Kitsap Bank CD #3229 10 month 3.3% matures 11/17/2026	$ 54,398.33	
Kitsap Bank CD #3228 10 mon 3.3% Matures 11/17/2026	$ 31,811.89	
Kitsap Bank CD #3230 3.44 % 02/19/2027	$ 113,510.93	
US Bank CD #524 Matures March 7, 2026	$ 132,341.48	
Subtotal Reserve CD's	$ 998,949.42	
TOTAL OF RESERVE FUND ACCTS	**$ 1,155,209**	
TOTAL OF ALL ACCOUNTS	**$ 1,482,009**	Prepared by Betty Gwaltney, Treasurer