

Sunland North Division 17 Owners' Association

Monthly Expense Report

Financial Status as of Aug 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	\$ -	\$ 957					
Interest	\$ 3,025	\$ 24,941					
TOTAL INCOME	\$ 3,025	\$ 25,898					
OPERATING EXPENSES							
Administration, Accounting & Taxes	\$ 5,623	\$ 16,738	\$ 26,515	\$ 34,725	\$ 9,777	37%	
Developed Area Landscape	\$ 30,273	\$ 140,010	\$ 132,775	\$ 189,850	\$ (7,235)	-5%	Note Sept Landscape contract paid in Aug
Greenbelt Landscape	\$ 2,590	\$ 7,979	\$ 8,250	\$ 11,000	\$ 271	3%	
Insurance		\$ 130,524	\$ 129,000.00	\$ 129,000	\$ (1,524)	0%	
Repairs and Maintenance	\$ 21,467	\$ 101,526	\$ 77,650	\$ 175,500	\$ (23,876)	-31%	
TOTAL OPERATING EXPENSES	\$ 59,952	\$ 396,777	\$ 374,190	\$ 540,075	\$ (22,587)	-6%	
RESERVE FUND EXPENSES							
Mulch Project	\$ -	\$ -	\$ -	\$ 18,000	\$ -	0%	
concrete Repairs/Replacement	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	0%	
Reserve Fund Contribution	\$ 100,000	\$ 100,000		\$ 125,000	\$ 25,000	20%	
TOTAL RESERVE EXPENSES	\$ 0	\$ 100,000	\$ 15,000	\$ 158,000	\$ (85,000)	-54%	not included in total
TOTAL OPERATING + RESERVES EXPENSES	\$ 59,952	\$ 496,777	\$ 374,190	\$ 698,075	\$ 2,413	0%	

Operating Accounts		Comments						
First Federal Checking Account #0102	\$ 157,004	Target minimum balance = \$20,000						
First Federal Money Market ##8190	\$ 71,972							
First Fed CD #4534 3mn @ 2.71% mat 11/18/25	closed							
TOTAL OPERATING FUNDS	\$ 228,976							
Reserve Accounts								
First Federal Spruce Money Market ##8503	\$ 37,752							
First Security Checking	\$ 1,812	Target Minimum Balance is \$2,500						
First Security Savings (Reserves)	\$ 4,093							
Sound Community Bank Money Market #1523	\$ 1,202							
Sound Community Bank checking #5469	\$ 12,170							
WaFd Checking	\$ 1,736							
WaFd MM #4458	\$ 71,360							
Kitsap CU savings 0000	\$ 47.43							
US Bank Checking #832	\$ 1,054							
US Bank MM 8824	\$ 25,158							
Subtotal Reserve Liquid	\$ 156,385							
First Security CD #1680 21 month @ 3.75 Mat 10/22/27	\$ 143,505.02							
First Security CD #2260 21 month @ 4.08 Mat 09/26/2027	\$ 84,288.71							
Sound Com Bk CD 12 m 3.30% #4375 Mat 05/16/2027	\$ 116,048.86							
Sound Com Bk CD 18 m 3.64% #46521 Mat 02/26/2028	\$ 100,000.00	New CD opened						
Kitsap CD 12m 0004 Matures 11/25/26	\$ 115,216.13							
Kitsap CD 0005 24 mn 01/17/2028	\$ 85,632.94							
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	\$ 114,499.38							
US Bank CD #524 Matures Mar 7, 2027	\$ 132,746.72							
Subtotal Reserve CD's	\$ 1,101,901.85							
TOTAL OF RESERVE FUND ACCTS	\$ 1,258,287							
TOTAL OF ALL ACCOUNTS	\$ 1,487,263							

Prepared by Betty Gwaltney, Treasurer