Sunland North Division 17 Owners' Association
Monthly Expense Report
Financial Status as of September 30, 2026

FINAL

Expense Category	Monthly	YTD	YTD Budget	Annual Budget	(Over)/Under YTD Budget	% over/under Budget	Year-To-Date Variance Explanation
INCOME							
Other	$ 250	$ 2,807					
Interest	$ 4,284	$ 29,225					
TOTAL INCOME	$ 4,534	$ 32,032					
OPERATING EXPENSES							
Administration, Accounting & Taxes	$ 2,766	$ 19,505	$ 27,835	$ 34,725	$ 8,330	30%	prepaid taxes $4000
Developed Area Landscape	$ 475	$ 140,485	$ 148,100	$ 189,850	$ 7,615	5%	
Greenbelt Landscape	$ -	$ 7,979	$ 8,300	$ 11,000	$ 321	4%	
Insurance		$ 130,524	$ 129,000	$ 129,000	$ (1,524)	0%	
Repairs and Maintenance	$ 89,003	$ 190,529	$ 167,650	$ 175,500	$ (22,879)	-14%	unit painting
TOTAL OPERATING EXPENSES	**$ 92,244**	**$ 489,022**	**$ 480,885**	**$ 540,075**	**$ (8,137)**	-2%	
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	$ -	0%	
TOTAL RESERVE EXPENSES	**$ 0**	**$ 100,000**	**$ 115,000**	**$ 158,000**	**$ 15,000**	$ 0	
TOTAL OPERATING + RESERVES EXPENSES	**$ 92,244**	**$ 589,022**	**$ 580,885**	**$ 698,075**	**$ (8,137)**	-1%	

Operating Accounts		**Comments**
First Federal Checking Account #0102	$ 124,385	Target minimum balance = $20,000
First Federal Money Market ##8190	$ 21,977	
First Fed CD #4534 3mn @ 2.71% mat 11/18/25		
TOTAL OPERATING FUNDS	**$ 146,362**	
Reserve Accounts		
First Federal Spruce Money Market ##8503	$ 37,755	
First Security Checking	$ 1,812	Target Minimum Balance is $2,500
First Security Savings (Reserves)	$ 4,095	
Sound Community Bank Money Market #1523	$ 1,202	
Sound Community Bank checking #5469	$ 12,170	
WaFd Checking	$ 1,736	
WaFd MM #4458	$ 71,419	
Kitsap CU savings 0000	$ 47.43	
US Bank Checking #832	$ 1,054	
US Bank MM 8824	$ 25,160	
Subtotal Reserve Liquid	***$ 156,450***	
First Security CD #1680 21 month @ 3.75 Mat 10/22/27	$ 143,957.00	
First Security CD #2260 21 month @ 4.08 Mat 09/26/2027	$ 84,554.18	
Sound Com Bk CD 12 m 3.30% #4375 Mat 05/16/2027	$ 116,374.12	
Sound Com Bk CD 18 m 3.64% #46521 Mat 02/26/2028	$ 100,309.15	
Kitsap CD 12m 0004 Matures 11/25/26	$ 115,505.59	
Kitsap CD 0005 24 mn 01/17/2028	$ 85,824.10	
WA Fed CD #716 3.10% Mat 03/18/28	$ 124,725.22	
Kitsap Bank CD #3229 10 month 3.3% matures 11/17/2026	$ 54,767.69	
Kitsap Bank CD #3228 10 mon 3.3% Matures 11/17/2026	$ 32,027.89	
Kitsap Bank CD #3230 3.44 % 02/19/2027	$ 114,964.32	
US Bank CD #524 Matures Mar 7, 2027	$ 133,107.80	
Subtotal Reserve CD's	$ 1,106,117.06	
TOTAL OF RESERVE FUND ACCTS	**$ 1,262,567**	
TOTAL OF ALL ACCOUNTS	**$ 1,408,929**	*Prepared by Betty Gwaltney, Treasurer*