



## SUNSET WALK FINANCIAL REPORT

### Manager's Report for the month ending June 30, 2022

**FINANCIAL SUMMARY:**

As of June 30, 2022, operating cash totaled \$8,450, unpaid assessments (receivables) totaled \$1, and 'other' cash (or cash equivalents) totaled \$629,564, for total assets of \$638,014.

Operating liabilities totaled \$0, prepaid assessments totaled \$4,548, and 'other' liabilities totaled \$0, for total liabilities of \$4,548.

The Association ended the month in a positive cash position of \$633,466.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$10,249, under budget by \$1,203.

This is due to the timing of the insurance payment that was scheduled for July.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$153,742, under budget by \$392.

As of June 30, 2022, replacement reserves totaled \$607,347.

**BUDGET VARIANCES: Explanations for variances more than \$300.00**

Expense	Variance	Over/Under	Explanation
Electric/Gas	\$ 401	Under	Less than anticipated
Landscape-other	\$ 1,184	Over	More plant replacements than expected
Irrigation Common Area	\$ 3,090	Under	Less than anticipated
Pest Control	\$ 500	Under	Not yet performed
Dryer Vent Cleaning	\$ 1,386	Under	Not yet performed
Maintenance	\$ 4,198	Over	More than anticipated.
Contingency	\$ 750	Under	Less than anticipated

**DELINQUENCIES: NONE TO REPORT**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	
SUN-0003	0	0	0.66	0	0.66	Past due assessments
TOTALS	\$ -	\$ -	\$ 0.66	\$ -	\$ 0.66	

**COMPLETED AND PENDING MAINTENANCE:**

\*Dryer vent cleaning to be performed September 2022

\* Gutter cleaning performed in November

\*Courtyard maintenance to take place summer 2022

\*Caulking to be performed on several buildings in July 2022

**Balance Sheet (With Period Change)**

Period = Jun 2022

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	8,449.61	3,181.51	5,268.10
1030-000	CIT -Operating Money Market	22,217.10	22,122.86	94.24
1066-000	Certificate of Deposits - Reserve	327,350.00	327,268.75	81.25
1080-000	CIT - Reserve MM	279,996.52	273,108.11	6,888.41
1090-000	TOTAL CASH	638,013.23	625,681.23	12,332.00
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.66	-280.47	281.13
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.66	-280.47	281.13
1990-000	TOTAL ASSETS	638,013.89	625,400.76	12,613.13
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	4,548.12	100.00	4,448.12
2680-000	TOTAL OTHER LIABILITIES	4,548.12	100.00	4,448.12
2690-000	TOTAL LIABILITIES	4,548.12	100.00	4,448.12
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	25,664.48	25,664.48	0.00
2830-000	Current Year Reserve Transfers	-84,650.37	-77,680.71	-6,969.66
2850-000	Current Year Retained Earnings/Operating Fund	85,105.14	76,940.13	8,165.01
2855-000	Reserve Equity	607,346.52	600,376.86	6,969.66
2990-000	TOTAL CAPITAL	633,465.77	625,300.76	8,165.01
2999-000	TOTAL LIABILITIES & CAPITAL	638,013.89	625,400.76	12,613.13

**Sunset Walk - IHCA Sup (ssun)**  
**Budget Comparison**  
 Period = Jun 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	5,135.00	5,530.00	-395.00	-7.14	66,360.00	66,360.00	0.00	0.00	66,360.00
3900-000 TOTAL OTHER INCOME	5,135.00	5,530.00	-395.00	-7.14	66,360.00	66,360.00	0.00	0.00	66,360.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	5.87	0.00	5.87	N/A	63.85	0.00	63.85	N/A	0.00
4047-000 Interest Income-Reserves	136.33	0.00	136.33	N/A	2,650.41	0.00	2,650.41	N/A	0.00
4070-000 Neighborhood Assessments	13,137.15	14,147.87	-1,010.72	-7.14	169,772.40	169,774.00	-1.60	0.00	169,774.00
4390-000 TOTAL ASSOCIATION INCOME	13,279.35	14,147.87	-868.52	-6.14	172,486.66	169,774.00	2,712.66	1.60	169,774.00
4999-000 TOTAL REVENUE	18,414.35	19,677.87	-1,263.52	-6.42	238,846.66	236,134.00	2,712.66	1.15	236,134.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,005.00	1,005.00	0.00	0.00	12,060.00	12,060.00	0.00	0.00	12,060.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,340.55	1,341.00	0.45	0.03	1,341.00
7226-000 Neighborhood Electric /Gas	30.80	50.00	19.20	38.40	449.15	850.00	400.85	47.16	850.00
7240-000 Neighborhood Landscape - Contract / Yards	1,884.06	1,884.13	0.07	0.00	22,608.72	22,610.00	1.28	0.01	22,610.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	8,183.58	7,000.00	-1,183.58	-16.91	7,000.00
7260-000 Neighborhood Irrigation-Common Areas	446.03	2,420.50	1,974.47	81.57	11,433.10	14,523.00	3,089.90	21.28	14,523.00
7265-000 Neigh Irrig Maint & Repairs	100.00	0.00	-100.00	N/A	1,650.00	1,500.00	-150.00	-10.00	1,500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	1,651.50	1,700.00	48.50	2.85	1,700.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	500.00	750.00	250.00	33.33	750.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	1,386.00	1,386.00	100.00	1,386.00
7280-000 Neighborhood Maintenance	495.45	500.00	4.55	0.91	10,197.92	6,000.00	-4,197.92	-69.97	6,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	16,549.00	16,454.00	-95.00	-0.58	16,454.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	750.00	750.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,961.34	5,922.13	1,960.79	33.11	86,623.52	87,424.00	800.48	0.92	87,424.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	758.00	0.00	-758.00	N/A	758.00	350.00	-408.00	-116.57	350.00
9830-000 Master Base Assessments	5,530.00	5,530.00	0.00	0.00	66,360.00	66,360.00	0.00	0.00	66,360.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	6,288.00	5,530.00	-758.00	-13.71	67,118.00	66,710.00	-408.00	-0.61	66,710.00
9940-000 TOTAL EXPENSES	10,249.34	11,452.13	1,202.79	10.50	153,741.52	154,134.00	392.48	0.25	154,134.00
9950-000 Excess (Deficiency) of Revenues over Expenses	8,165.01	8,225.74	-60.73	-0.74	85,105.14	82,000.00	3,105.14	3.79	82,000.00

**Sunset Walk - IHCA Sup (ssun)**  
**Budget Comparison**

Period = Jun 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-6,833.33	-6,833.33	0.00	0.00	-81,999.96	-81,999.96	0.00	0.00	-82,000.00
Reserve Interest Income	-136.33	0.00	-136.33	N/A	-2,650.41	0.00	-2,650.41	N/A	0.00
	-6,969.66	-6,833.33	-136.33	-2.00	-84,650.37	-81,999.96	-2,650.41	-3.23	-82,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>1,195.35</b>	<b>1,392.41</b>	<b>-197.06</b>	<b>-14.15</b>	<b>454.77</b>	<b>0.04</b>	<b>454.73</b>	<b>1,136,825.00</b>	<b>0.00</b>

**Reserve Expenses:**

No Reserve Projects Scheduled in 2021-22

**Statement (12 months)**

Period = Jul 2021-Jun 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total	
<b>3000-000</b>	<b>INCOME</b>													
3500-000	OTHER INCOME													
3590-000	IHCA Master Base Assess. Income	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	7,505.00	5,135.00	5,135.00	5,214.00	5,056.00	5,135.00	66,360.00
3900-000	TOTAL OTHER INCOME	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	7,505.00	5,135.00	5,135.00	5,214.00	5,056.00	5,135.00	66,360.00
3999-000	TOTAL PM INCOME	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	7,505.00	5,135.00	5,135.00	5,214.00	5,056.00	5,135.00	66,360.00
4010-000	ASSOCIATION INCOME													
4045-000	Interest Income	4.90	4.82	4.11	5.04	4.14	5.02	5.62	5.14	6.12	6.88	6.19	5.87	63.85
4047-000	Interest Income-Reserves	294.50	296.06	296.45	298.97	230.61	233.24	234.63	232.19	127.32	133.41	136.70	136.33	2,650.41
4070-000	Neighborhood Assessments	20,211.00	13,743.48	12,126.60	12,935.04	12,935.04	12,935.04	19,200.45	13,137.15	13,137.15	13,339.26	12,935.04	13,137.15	169,772.40
4390-000	TOTAL ASSOCIATION INCOME	20,510.40	14,044.36	12,427.16	13,239.05	13,169.79	13,173.30	19,440.70	13,374.48	13,270.59	13,479.55	13,077.93	13,279.35	172,486.66
4999-000	TOTAL REVENUE	28,410.40	19,416.36	17,167.16	18,295.05	18,225.79	18,229.30	26,945.70	18,509.48	18,405.59	18,693.55	18,133.93	18,414.35	238,846.66
6000-000	EXPENSES													
7200-000	NEIGHBORHOOD EXPENSES													
7201-000	Neighborhood Management Fees	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	12,060.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,340.55	0.00	0.00	0.00	0.00	0.00	1,340.55
7226-000	Neighborhood Electric /Gas	31.16	31.14	35.90	37.61	42.47	46.40	42.37	44.41	38.73	36.35	31.81	30.80	449.15
7240-000	Neighborhood Landscape - Contract / Yards	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	22,608.72
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	1,183.58	0.00	0.00	0.00	1,000.00	6,000.00	0.00	0.00	8,183.58
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,865.20	0.00	6,307.53	0.00	497.90	0.00	152.50	0.00	163.94	0.00	446.03	11,433.10
7265-000	Neigh Irrig Maint & Repairs	75.00	80.00	195.00	0.00	200.00	0.00	0.00	0.00	0.00	1,000.00	0.00	100.00	1,650.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,651.50	0.00	0.00	0.00	0.00	0.00	0.00	1,651.50
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	500.00	1,177.81	1,920.39	0.00	1,201.31	0.00	0.00	4,902.96	495.45	10,197.92
7288-000	Neighborhood Property Insurance	16,549.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,549.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	19,544.22	6,865.40	3,119.96	9,734.20	5,492.92	7,005.25	4,771.98	4,287.28	3,927.79	10,089.35	7,823.83	3,961.34	86,623.52
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.00	758.00
9830-000	Master Base Assessments	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	66,360.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	6,288.00	67,118.00
9940-000	TOTAL EXPENSES	25,074.22	12,395.40	8,649.96	15,264.20	11,022.92	12,535.25	10,301.98	9,817.28	9,457.79	15,619.35	13,353.83	10,249.34	153,741.52
9950-000	Excess (Deficiency) of Revenues over Expenses	3,336.18	7,020.96	8,517.20	3,030.85	7,202.87	5,694.05	16,643.72	8,692.20	8,947.80	3,074.20	4,780.10	8,165.01	85,105.14

# Expense Distribution

Property=ssun AND mm/yy=06/2022-06/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2075-000 - A/P Reimbursements</b>										
t0009112 - Sillers	P-79773	ssun	SUN-0065	06/07/2022	06/2022	281.11	0.00	560	06/08/2022	Reimb HO Overpaid Assessments
<b>Total 2075-000 - A/P Reimbursements</b>						<b>281.11</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-79914	ssun	1104760679914	06/01/2022	06/2022	30.80	0.00	561	06/15/2022	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>30.80</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-79741	ssun	524270	06/01/2022	06/2022	1,884.06	0.00	558	06/08/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,884.06</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-80106	ssun	30-709980106	06/01/2022	06/2022	421.67	0.00	562	06/21/2022	Account #30-7099-00
citiss - City of Issaquah	P-80107	ssun	30-709880107	06/01/2022	06/2022	24.36	0.00	562	06/21/2022	Account #30-7098-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>446.03</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-80130	ssun	T9639 Land BB 06/2022	06/22/2022	06/2022	100.00	0.00	563	06/22/2022	W/O #4765 Irrigation Start Up
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>100.00</b>	<b>0.00</b>			
<b>7271-000 - Neighborhood Gutter/Roof Ma...</b>										
skyroo - Skyway Roofing Service LLC	P-79734	ssun	1660	06/02/2022	06/2022	495.45	0.00	559	06/08/2022	Roof / Gutter Repair
<b>Total 7271-000 - Neighborhood Gutter/Ro...</b>						<b>495.45</b>	<b>0.00</b>			
						<b>3,237.45</b>	<b>0.00</b>			