



## SUNSET WALK FINANCIAL REPORT

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

**FINANCIAL SUMMARY:**

As of August 30, 2022, operating cash totaled \$2,747, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$636,374, for total assets of \$639,121.

Operating liabilities totaled \$0, prepaid assessments totaled \$100, and 'other' liabilities totaled \$0, for total liabilities of \$100.

The Association ended the month in a positive cash position of \$639,021.

For the month ending August 30, 2022, the Association incurred expenses and accrued costs totaling \$13,959, over budget by \$1,750.

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

YTD August 30, 2022, the Association incurred expenses and accrued costs totaling \$42,193, over budget by \$3,272.

As of August 30, 2022, replacement reserves totaled \$622,628.

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

Expense	Variance	Over/Under	Explanation
Landscape-other	\$ 1,618	Over	Plant removal/replacement
Irrigation	\$ 1,124	Over	Irrigation turned on
Irrigation Repairs	\$ 410	Under	No expenses spent year to date yet
Pest Control	\$ 300	Under	Nothing spent ytd
Maintenance	\$ 1,000	Under	No expenses spent year to date yet
Insurance	\$ 2,416	Over	More than anticipated.

**DELINQUENCIES: NONE TO REPORT**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -

**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 = Aug 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	2,747.26	-10,327.59	13,074.85
1030-000	CIT -Operating Money Market	13,745.96	29,204.18	-15,458.22
1066-000	Certificate of Deposits - Reserve	327,512.50	327,431.25	81.25
1080-000	CIT - Reserve MM	295,115.77	287,555.27	7,560.50
1090-000	TOTAL CASH	639,121.49	633,863.11	5,258.38
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	-203.96	203.96
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	-203.96	203.96
1990-000	TOTAL ASSETS	639,121.49	633,659.15	5,462.34
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	100.02	100.02	0.00
2680-000	TOTAL OTHER LIABILITIES	100.02	100.02	0.00
2690-000	TOTAL LIABILITIES	100.02	100.02	0.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	26,119.25	26,119.25	0.00
2830-000	Current Year Reserve Transfers	-15,281.75	-7,640.00	-7,641.75
2850-000	Current Year Retained Earnings/Operating Fund	5,555.70	93.36	5,462.34
2855-000	Reserve Equity	622,628.27	614,986.52	7,641.75
2990-000	TOTAL CAPITAL	639,021.47	633,559.13	5,462.34
2999-000	TOTAL LIABILITIES & CAPITAL	639,121.49	633,659.15	5,462.34

**Sunset Walk - IHCA Sup (ssun)**  
**Budget Comparison**  
 Period = Aug 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	5,200.00	5,600.00	-400.00	-7.14	12,800.00	11,200.00	1,600.00	14.29	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	12,800.00	11,200.00	1,600.00	14.29	67,200.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	4.12	0.00	4.12	N/A	10.89	0.00	10.89	N/A	0.00
4047-000 Interest Income-Reserves	141.75	0.00	141.75	N/A	281.75	0.00	281.75	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	34,646.40	30,315.12	4,331.28	14.29	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,220.97	15,157.56	-936.59	-6.18	34,949.04	30,315.12	4,633.92	15.29	181,890.77
4999-000 TOTAL REVENUE	19,420.97	20,757.56	-1,336.59	-6.44	47,749.04	41,515.12	6,233.92	15.02	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	2,211.00	2,211.00	0.00	0.00	13,266.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,341.00
7226-000 Neighborhood Electric /Gas	28.18	58.33	30.15	51.69	55.80	116.66	60.86	52.17	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	3,881.18	3,881.38	0.20	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	1,618.47	0.00	-1,618.47	N/A	1,618.47	0.00	-1,618.47	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	3,665.89	2,541.67	-1,124.22	-44.23	3,665.89	2,541.67	-1,124.22	-44.23	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	90.00	500.00	410.00	82.00	1,200.00
7266-000 Neighborhood Pest Control	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	19,461.00	17,045.47	-2,415.53	-14.17	17,045.47
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	125.00	125.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	8,358.63	6,608.69	-1,749.94	-26.48	30,983.34	27,721.18	-3,262.16	-11.77	91,540.77
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	350.00
9830-000 Master Base Assessments	5,600.00	5,600.00	0.00	0.00	11,200.00	11,200.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	11,210.00	11,200.00	-10.00	-0.09	67,550.00
9940-000 TOTAL EXPENSES	13,958.63	12,208.69	-1,749.94	-14.33	42,193.34	38,921.18	-3,272.16	-8.41	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	5,462.34	8,548.87	-3,086.53	-36.10	5,555.70	2,593.94	2,961.76	114.18	90,000.00

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

Period = Aug 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-7,500.00	-7,500.00	0.00	0.00	-15,000.00	-15,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-141.75	0.00	-141.75	N/A	-281.75	0.00	-281.75	N/A	0.00
	-7,641.75	-7,500.00	-141.75	-1.89	-15,281.75	-15,000.00	-281.75	-1.88	-90,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-2,179.41</b>	<b>1,048.87</b>	<b>-3,228.28</b>	<b>N/A</b>	<b>-9,726.05</b>	<b>-12,406.06</b>	<b>2,680.01</b>	<b>21.60</b>	<b>0.00</b>

**Reserve Expenses:**

Fence Railings - Metal Repaint	22,500.00
Siding - Repaint	270,000.00
Siding - Repair	64,800.00

**Statement (12 months)**

Period = Jul 2022-Aug 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	7,600.00	5,200.00	12,800.00
3900-000	TOTAL OTHER INCOME	7,600.00	5,200.00	12,800.00
3999-000	TOTAL PM INCOME	7,600.00	5,200.00	12,800.00
4010-000	ASSOCIATION INCOME			
4020-000	Late Fees / NSF	10.00	0.00	10.00
4045-000	Interest Income	6.77	4.12	10.89
4047-000	Interest Income-Reserves	140.00	141.75	281.75
4070-000	Neighborhood Assessments	20,571.30	14,075.10	34,646.40
4390-000	TOTAL ASSOCIATION INCOME	20,728.07	14,220.97	34,949.04
4999-000	TOTAL REVENUE	28,328.07	19,420.97	47,749.04
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	2,211.00
7226-000	Neighborhood Electric /Gas	27.62	28.18	55.80
7240-000	Neighborhood Landscape - Contract / Yards	1,940.59	1,940.59	3,881.18
7250-000	Neighborhood Landscape - Other	0.00	1,618.47	1,618.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,665.89	3,665.89
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	90.00
7288-000	Neighborhood Property Insurance	19,461.00	0.00	19,461.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	22,624.71	8,358.63	30,983.34
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9210-000	NSF Fees	10.00	0.00	10.00
9830-000	Master Base Assessments	5,600.00	5,600.00	11,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	11,210.00
9940-000	TOTAL EXPENSES	28,234.71	13,958.63	42,193.34
9950-000	Excess (Deficiency) of Revenues over Expenses	93.36	5,462.34	5,555.70

# Expense Distribution

Property=ssun AND mm/yy=08/2022-08/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-80757	ssun	1104760680757	08/01/2022	08/2022	28.18	0.00	570	08/19/2022	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>28.18</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-80514	ssun	542066	08/01/2022	08/2022	1,940.59	0.00	568	08/17/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,940.59</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
landcare - LandCare USA LLC	P-80812	ssun	547774	08/19/2022	08/2022	1,618.47	0.00	571	08/19/2022	Non-Contract Landscaping
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>1,618.47</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-80666	ssun	30-709980666	08/01/2022	08/2022	3,620.89	0.00	569	08/19/2022	Account #30-7099-00
citiss - City of Issaquah	P-80667	ssun	30-709880667	08/01/2022	08/2022	45.00	0.00	569	08/19/2022	Account #30-7098-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>3,665.89</b>	<b>0.00</b>			
						<b>7,253.13</b>	<b>0.00</b>			