



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending September 30, 2022

FINANCIAL SUMMARY:

As of September 30, 2022 , operating cash totaled \$5,716, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$641,835, for total assets of \$647,551.

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 \$647,451.

For the month ending September 30, 2022 , the Association incurred expenses and accrued costs totaling \$10,990, over budget by \$1,723.

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

YTD September 30, 2022 , the Association incurred expenses and accrued costs totaling \$53,183, over budget by \$4,995.

As of September 30, 2022 , replacement reserves totaled \$630,270.

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
Dryer Vent Cleaning	\$ 2,312	Over	Annual dryer vent cleaning performed
Maintenance	\$ 1,500	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 performed September 2022
- * Gutter cleaning to be performed in November
- *Courtyard maintenance to take place winter 2022/23
- *Plant replacement to begin October 2022
- *Caulking to be performed on several buildings fall 2022

Balance Sheet (With Period Change)

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,715.86	2,747.26	2,968.60
1030-000	CIT -Operating Money Market	11,565.46	13,745.96	-2,180.50
1066-000	Certificate of Deposits - Reserve	327,593.75	327,512.50	81.25
1080-000	CIT - Reserve MM	302,675.87	295,115.77	7,560.10
1090-000	TOTAL CASH	647,550.94	639,121.49	8,429.45
1990-000	TOTAL ASSETS	647,550.94	639,121.49	8,429.45
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
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,119.25	26,119.25	0.00
2830-000	Current Year Reserve Transfers	-22,923.10	-15,281.75	-7,641.35
2850-000	Current Year Retained Earnings/Operating Fund	13,985.15	5,555.70	8,429.45
2855-000	Reserve Equity	630,269.62	622,628.27	7,641.35
2990-000	TOTAL CAPITAL	647,450.92	639,021.47	8,429.45
2999-000	TOTAL LIABILITIES & CAPITAL	647,550.94	639,121.49	8,429.45

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	5,200.00	5,600.00	-400.00	-7.14	18,000.00	16,800.00	1,200.00	7.14	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	18,000.00	16,800.00	1,200.00	7.14	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	2.99	0.00	2.99	N/A	13.88	0.00	13.88	N/A	0.00
4047-000 Interest Income-Reserves	141.35	0.00	141.35	N/A	423.10	0.00	423.10	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	48,721.50	45,472.68	3,248.82	7.14	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,219.44	15,157.56	-938.12	-6.19	49,168.48	45,472.68	3,695.80	8.13	181,890.77
4999-000 TOTAL REVENUE	19,419.44	20,757.56	-1,338.12	-6.45	67,168.48	62,272.68	4,895.80	7.86	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	3,316.50	3,316.50	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	31.80	58.33	26.53	45.48	87.60	174.99	87.39	49.94	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	5,821.77	5,822.07	0.30	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	1,618.47	0.00	-1,618.47	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	3,665.89	2,541.67	-1,124.22	-44.23	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	90.00	500.00	410.00	82.00	1,200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	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	2,312.10	0.00	-2,312.10	N/A	2,312.10	0.00	-2,312.10	N/A	1,400.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	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	187.50	187.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	5,389.99	3,667.02	-1,722.97	-46.99	36,373.33	31,388.20	-4,985.13	-15.88	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	16,800.00	16,800.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	16,810.00	16,800.00	-10.00	-0.06	67,550.00
9940-000 TOTAL EXPENSES	10,989.99	9,267.02	-1,722.97	-18.59	53,183.33	48,188.20	-4,995.13	-10.37	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	8,429.45	11,490.54	-3,061.09	-26.64	13,985.15	14,084.48	-99.33	-0.71	90,000.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-7,500.00	-7,500.00	0.00	0.00	-22,500.00	-22,500.00	0.00	0.00	-90,000.00
Reserve Interest Income	-141.35	0.00	-141.35	N/A	-423.10	0.00	-423.10	N/A	0.00
	-7,641.35	-7,500.00	-141.35	-1.88	-22,923.10	-22,500.00	-423.10	-1.88	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	788.10	3,990.54	-3,202.44	-80.25	-8,937.95	-8,415.52	-522.43	-6.21	0.00

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-Sep 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	7,600.00	5,200.00	5,200.00	18,000.00
3900-000	TOTAL OTHER INCOME	7,600.00	5,200.00	5,200.00	18,000.00
3999-000	TOTAL PM INCOME	7,600.00	5,200.00	5,200.00	18,000.00
4010-000	ASSOCIATION INCOME				
4020-000	Late Fees / NSF	10.00	0.00	0.00	10.00
4045-000	Interest Income	6.77	4.12	2.99	13.88
4047-000	Interest Income-Reserves	140.00	141.75	141.35	423.10
4070-000	Neighborhood Assessments	20,571.30	14,075.10	14,075.10	48,721.50
4390-000	TOTAL ASSOCIATION INCOME	20,728.07	14,220.97	14,219.44	49,168.48
4999-000	TOTAL REVENUE	28,328.07	19,420.97	19,419.44	67,168.48
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	3,316.50
7226-000	Neighborhood Electric /Gas	27.62	28.18	31.80	87.60
7240-000	Neighborhood Landscape - Contract / Yards	1,940.59	1,940.59	1,940.59	5,821.77
7250-000	Neighborhood Landscape - Other	0.00	1,618.47	0.00	1,618.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,665.89	0.00	3,665.89
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	90.00
7278-000	Dryer Vent Cleaning	0.00	0.00	2,312.10	2,312.10
7288-000	Neighborhood Property Insurance	19,461.00	0.00	0.00	19,461.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	22,624.71	8,358.63	5,389.99	36,373.33
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9210-000	NSF Fees	10.00	0.00	0.00	10.00
9830-000	Master Base Assessments	5,600.00	5,600.00	5,600.00	16,800.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	5,600.00	16,810.00
9940-000	TOTAL EXPENSES	28,234.71	13,958.63	10,989.99	53,183.33
9950-000	Excess (Deficiency) of Revenues over Expenses	93.36	5,462.34	8,429.45	13,985.15

Expense Distribution

Property=ssun AND mm/yy=09/2022-09/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-81089	ssun	1104760681089	09/01/2022	09/2022	31.80	0.00	573	09/21/2022	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						31.80	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-80900	ssun	552189	09/01/2022	09/2022	1,940.59	0.00	572	09/20/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,940.59	0.00			
7278-000 - Dryer Vent Cleaning										
surven - Sure Vent, INC	P-81203	ssun	206573	09/20/2022	09/2022	2,312.10	0.00	574	09/30/2022	Dryer Vent Cleaning
Total 7278-000 - Dryer Vent Cleaning						2,312.10	0.00			
						4,284.49	0.00			