



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending April 30, 2024

FINANCIAL SUMMARY:

As of April 30, 2024 , operating cash totaled \$7,217, unpaid assessments (receivables) totaled -\$640, and 'other' cash (or cash equivalents) totaled \$617,017, for total assets of \$623,594.

Operating liabilities totaled \$0, prepaid assessments totaled \$25, and 'other' liabilities totaled \$0, for total liabilities of \$25.

The Association ended the month in a positive cash position of \$623,569.

For the month ending April 30, 2024 , the Association incurred expenses and accrued costs totaling \$9,559, under budget by \$5,784.

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

YTD April 30, 2024 , the Association incurred expenses and accrued costs totaling \$148,338, under budget by \$1,697.

As of April 30, 2024 , replacement reserves totaled \$602,098.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Landscape-Other	\$ 357	Over	bark and plantings installed
Irrigation	\$ 1,236	Over	More than anticipated.
Irrigation repairs & maintenance	\$ 600	Under	Less than anticipated
Pest Control	\$ 680	Over	Report of mice, bait station installed
Inclement Weather	\$ 700	Under	No costs ytd
Maintenance	\$ 5,124	Under	Less than anticipated
Insurance	\$ 6,980	Over	More than anticipated.
Contingency	\$ 625	Under	No fees spent ytd

DELINQUENCIES: NONE TO REPORT

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

COMPLETED AND PENDING MAINTENANCE:

- *Dryer vent cleaning performed October 2023
- * Gutter cleaning performed in November 2023
- *Courtyard maintenance to take place June 2024
- *Pressure washing of common area walkways and stairs completed April 2024
- *Plant replacement and bark occurred April 2024
- *Phase 1 of the exterior painting completed August 2023. Phase 2 to be completed Summer 2024. Pressure washing of buildings to begin May 2024

Thank you for letting us serve your community!
Report submitted by Blair Krieg, AMS, CMCA Senior Community Manager
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Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,216.94	5,785.44	1,431.50
1030-000	CIT -Operating Money Market	14,919.41	13,425.72	1,493.69
1080-000	CIT - Reserve MM	602,097.83	593,450.12	8,647.71
1090-000	TOTAL CASH	624,234.18	612,661.28	11,572.90
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-640.22	-960.33	320.11
1248-000	TOTAL ACCOUNTS RECEIVABLE	-640.22	-960.33	320.11
1990-000	TOTAL ASSETS	623,593.96	611,700.95	11,893.01
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	25.36	25.36	0.00
2680-000	TOTAL OTHER LIABILITIES	25.36	25.36	0.00
2690-000	TOTAL LIABILITIES	25.36	25.36	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,423.17	26,423.17	0.00
2830-000	Current Year Reserve Transfers	-86,565.04	-77,917.33	-8,647.71
2850-000	Current Year Retained Earnings/Operating Fund	81,612.64	69,719.63	11,893.01
2855-000	Reserve Equity	602,097.83	593,450.12	8,647.71
2990-000	TOTAL CAPITAL	623,568.60	611,675.59	11,893.01
2999-000	TOTAL LIABILITIES & CAPITAL	623,593.96	611,700.95	11,893.01

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Apr 2024

	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	5,346.00	5,670.00	-324.00	-5.71	57,348.00	56,700.00	648.00	1.14	68,040.00
3900-000 TOTAL OTHER INCOME	5,346.00	5,670.00	-324.00	-5.71	57,348.00	56,700.00	648.00	1.14	68,040.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.34	0.00	10.34	N/A	0.00
4045-000 Interest Income	10.30	0.00	10.30	N/A	70.80	0.00	70.80	N/A	0.00
4047-000 Interest Income-Reserves	314.38	0.00	314.38	N/A	3,231.74	0.00	3,231.74	N/A	0.00
4070-000 Neighborhood Assessments	15,781.26	16,737.83	-956.57	-5.72	169,289.88	167,378.30	1,911.58	1.14	200,854.00
4390-000 TOTAL ASSOCIATION INCOME	16,105.94	16,737.83	-631.89	-3.78	172,602.76	167,378.30	5,224.46	3.12	200,854.00
4999-000 TOTAL REVENUE	21,451.94	22,407.83	-955.89	-4.27	229,950.76	224,078.30	5,872.46	2.62	268,894.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	11,055.00	11,055.00	0.00	0.00	13,266.00
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	39.34	60.00	20.66	34.43	379.69	590.00	210.31	35.65	700.00
7240-000 Neighborhood Landscape - Contract / Yards	2,002.43	2,000.00	-2.43	-0.12	19,991.68	20,000.00	8.32	0.04	24,000.00
7250-000 Neighborhood Landscape - Other	0.00	500.00	500.00	100.00	8,356.96	8,000.00	-356.96	-4.46	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	189.45	3,050.00	2,860.55	93.79	16,485.56	15,250.00	-1,235.56	-8.10	18,300.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	400.00	1,000.00	600.00	60.00	1,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	979.90	300.00	-679.90	-226.63	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	2,202.00	2,200.00	-2.00	-0.09	2,200.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	700.00
7278-000 Dryer Vent Cleaning	0.00	2,312.00	2,312.00	100.00	2,312.10	2,312.00	-0.10	0.00	2,312.00
7280-000 Neighborhood Maintenance	552.21	583.33	31.12	5.33	709.68	5,833.30	5,123.62	87.83	7,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	27,415.00	20,435.00	-6,980.00	-34.16	20,435.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	625.00	625.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,888.93	9,673.33	5,784.40	59.80	91,628.12	89,641.30	-1,986.82	-2.22	100,504.00
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	5,670.00	5,670.00	0.00	0.00	56,700.00	56,700.00	0.00	0.00	68,040.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	0.00	0.00	56,710.00	56,700.00	-10.00	-0.02	68,390.00
9940-000 TOTAL EXPENSES	9,558.93	15,343.33	5,784.40	37.70	148,338.12	146,341.30	-1,996.82	-1.36	168,894.00
9950-000 Excess (Deficiency) of Revenues over Expenses	11,893.01	7,064.50	4,828.51	68.35	81,612.64	77,737.00	3,875.64	4.99	100,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Apr 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-8,333.33	-8,333.33	0.00	0.00	-83,333.30	-83,333.30	0.00	0.00	-100,000.00
Reserve Interest Income	-314.38	0.00	-314.38	N/A	-3,231.74	0.00	-3,231.74	N/A	0.00
	-8,647.71	-8,333.33	-314.38	-3.77	-86,565.04	-83,333.30	-3,231.74	-3.88	-100,000.00
Operating Excess (Deficiency) of Rev over Exp	3,245.30	-1,268.83	4,514.13	N/A	-4,952.40	-5,596.30	643.90	11.51	0.00

Reserve Expenses:

Asphalt - Seal		1,370.00
Brick Veneer - Waterproof		5,250.00
Concrete Repairs		5,250.00
Drainage		6,620.00
Fence Railings - Metal Repaint		23,600.00
Siding - Repaint	180,000.00	284,000.00
Siding - Repair		68,000.00

Statement (12 months)

Period = Jul 2023-Apr 2024

Book = Accrual ; Tree = ysi_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	Total	
3000-000	INCOME											
3500-000	OTHER INCOME											
3590-000	IHCA Master Base Assess. Income	7,695.00	5,265.00	5,265.00	5,265.00	5,346.00	5,184.00	7,290.00	5,346.00	5,346.00	5,346.00	57,348.00
3900-000	TOTAL OTHER INCOME	7,695.00	5,265.00	5,265.00	5,265.00	5,346.00	5,184.00	7,290.00	5,346.00	5,346.00	5,346.00	57,348.00
3999-000	TOTAL PM INCOME	7,695.00	5,265.00	5,265.00	5,265.00	5,346.00	5,184.00	7,290.00	5,346.00	5,346.00	5,346.00	57,348.00
4010-000	ASSOCIATION INCOME											
4020-000	Late Fees / NSF	25.00	-24.66	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	10.34
4045-000	Interest Income	14.91	5.94	5.71	6.66	1.96	2.51	5.59	7.64	9.58	10.30	70.80
4047-000	Interest Income-Reserves	382.77	386.23	328.29	296.32	291.60	306.11	310.43	295.16	320.45	314.38	3,231.74
4070-000	Neighborhood Assessments	22,715.45	15,542.15	15,542.15	15,542.15	15,781.26	15,303.04	21,519.90	15,781.26	15,781.26	15,781.26	169,289.88
4390-000	TOTAL ASSOCIATION INCOME	23,138.13	15,909.66	15,876.15	15,855.13	16,074.82	15,611.66	21,835.92	16,084.06	16,111.29	16,105.94	172,602.76
4999-000	TOTAL REVENUE	30,833.13	21,174.66	21,141.15	21,120.13	21,420.82	20,795.66	29,125.92	21,430.06	21,457.29	21,451.94	229,950.76
6000-000	EXPENSES											
7200-000	NEIGHBORHOOD EXPENSES											
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	11,055.00
7204-000	Neighborhood Reserve Study	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	28.13	30.18	31.53	35.12	39.92	42.83	43.12	48.02	41.50	39.34	379.69
7240-000	Neighborhood Landscape - Contract / Yards	1,998.81	1,998.80	1,998.81	1,998.80	1,998.81	1,998.80	1,998.81	1,998.80	1,998.81	2,002.43	19,991.68
7250-000	Neighborhood Landscape - Other	0.00	0.00	880.80	2,000.00	2,000.00	0.00	0.00	1,476.16	2,000.00	0.00	8,356.96
7260-000	Neighborhood Irrigation-Common Areas	0.00	5,829.07	0.00	8,942.74	0.00	1,348.08	0.00	176.22	0.00	189.45	16,485.56
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	400.00
7266-000	Neighborhood Pest Control	0.00	330.30	0.00	291.77	0.00	357.83	0.00	0.00	0.00	0.00	979.90
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	2,202.00	0.00	0.00	0.00	2,202.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	2,312.10	0.00	0.00	0.00	0.00	0.00	0.00	2,312.10
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	107.88	0.00	0.00	0.00	49.59	552.21	709.68
7288-000	Neighborhood Property Insurance	27,415.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,415.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	30,647.44	9,293.85	4,016.64	16,686.03	6,592.66	5,153.04	5,349.43	4,804.70	5,195.40	3,888.93	91,628.12
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9210-000	NSF Fees	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
9830-000	Master Base Assessments	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	56,700.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	5,670.00	5,680.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	5,670.00	56,710.00
9940-000	TOTAL EXPENSES	36,317.44	14,963.85	9,686.64	22,366.03	12,262.66	10,823.04	11,019.43	10,474.70	10,865.40	9,558.93	148,338.12
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,484.31	6,210.81	11,454.51	-1,245.90	9,158.16	9,972.62	18,106.49	10,955.36	10,591.89	11,893.01	81,612.64

Expense Distribution

Property=ssun AND mm/yy=04/2024-04/2024

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-88717	ssun	1104760688717	04/01/2024	04/2024	39.34	0.00	647	04/19/2024	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						39.34	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-88441	ssun	733753	04/01/2024	04/2024	2,002.43	0.00	645	04/16/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,002.43	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-88636	ssun	30-709988636	04/01/2024	04/2024	161.30	0.00	646	04/17/2024	Account #30-7099-00
citiss - City of Issaquah	P-88637	ssun	30-709888637	04/01/2024	04/2024	28.15	0.00	646	04/17/2024	Account #30-7098-00
Total 7260-000 - Neighborhood Irrigatio...						189.45	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-88836	ssun	1739	04/05/2024	04/2024	552.21	0.00	648	04/30/2024	1252 Roof Repair
Total 7271-000 - Neighborhood Gutter/Ro...						552.21	0.00			
						2,783.43	0.00			