



## SUNSET WALK FINANCIAL REPORT

### Manager's Report for the month ending November 30, 2024

**FINANCIAL SUMMARY:**

As of November 30, 2024 , operating cash totaled \$7,631, unpaid assessments (receivables) totaled \$84, and 'other' cash (or cash equivalents) totaled \$441,589, for total assets of \$449,304.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,080, and 'other' liabilities totaled \$0, for total liabilities of \$1,080.

The Association ended the month in a positive cash position of \$448,224.

For the month ending November 30, 2024 , the Association incurred expenses and accrued costs totaling \$9,510, under budget by \$6,727.

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

YTD November 30, 2024 , the Association incurred expenses and accrued costs totaling \$95,233, under budget by \$506.

As of November 30, 2024 , replacement reserves totaled \$440,988.

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

Expense	Variance	Over/Under	Explanation
Reserve Study	\$ 700	Under	Not yet performed
Landscape-Other	\$ 3,175	Under	Plant instal not yet performed
Irrigation	\$ 7,642	Over	More than anticipated.
Pest Control	\$ 700	Under	Less than anticipated
Gutter/Roof Cleaning	\$ 2,200	Under	Performed, not yet billed
Maintenance	\$ 1,667	Under	Less than anticipated
Insurance	\$ 914	Over	More than anticipated.
Contingency	\$ 488	Over	More than anticipated.

**DELINQUENCIES:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	
sun-0014	\$84	0	0	0	\$84	Past due assessment
TOTALS	\$ 84.00	\$ -	\$ -	\$ -	\$ 84.00	

**COMPLETED AND PENDING MAINTENANCE:**

- \*Dryer vent cleaning performed October 2024
- \* Gutter cleaning performed in November 2024
- \*Courtyard maintenance took place June 2024, quarterly schedule to include cleanup in September, December & March
- \*Pressure washing of common area walkways and stairs completed April 2024
- \*Street sweeping and concrete repairs to take place once building painting is complete Winter 2024/early 2025
- \*Plant replacement and bark to occur winter 2024/early 2025
- \*Phase 1 of the exterior painting completed August 2023. Phase 2 completed August 2024.

Thank you for letting us serve your community!



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

Period = Nov 2024

	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	5,544.00	5,880.00	-336.00	-5.71	29,736.00	29,400.00	336.00	1.14	70,560.00
3900-000 TOTAL OTHER INCOME	5,544.00	5,880.00	-336.00	-5.71	29,736.00	29,400.00	336.00	1.14	70,560.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	3.03	0.00	3.03	N/A	35.47	0.00	35.47	N/A	0.00
4047-000 Interest Income-Reserves	228.08	0.00	228.08	N/A	1,189.06	0.00	1,189.06	N/A	0.00
4070-000 Neighborhood Assessments	18,221.28	18,221.00	0.28	0.00	97,732.32	97,730.65	1.67	0.00	231,903.30
4390-000 TOTAL ASSOCIATION INCOME	18,452.39	18,221.00	231.39	1.27	98,956.85	97,730.65	1,226.20	1.25	231,903.30
<b>4999-000 TOTAL REVENUE</b>	<b>23,996.39</b>	<b>24,101.00</b>	<b>-104.61</b>	<b>-0.43</b>	<b>128,692.85</b>	<b>127,130.65</b>	<b>1,562.20</b>	<b>1.23</b>	<b>302,463.30</b>
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	1,160.75	1,160.77	0.02	0.00	5,803.75	5,803.85	0.10	0.00	13,929.30
7204-000 Neighborhood Reserve Study	0.00	700.00	700.00	100.00	0.00	700.00	700.00	100.00	1,400.00
7226-000 Neighborhood Electric /Gas	40.23	50.00	9.77	19.54	175.05	265.00	89.95	33.94	725.00
7240-000 Neighborhood Landscape - Contract / Yards	2,078.76	2,100.00	21.24	1.01	10,393.80	10,500.00	106.20	1.01	25,200.00
7250-000 Neighborhood Landscape - Other	0.00	3,700.00	3,700.00	100.00	525.03	3,700.00	3,174.97	85.81	8,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	14,352.31	6,710.00	-7,642.31	-113.89	20,130.00
7265-000 Neigh Irrig Maint & Repairs	350.00	50.00	-300.00	-600.00	400.00	300.00	-100.00	-33.33	750.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	700.00	700.00	100.00	1,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	2,200.00	2,200.00	100.00	0.00	2,200.00	2,200.00	100.00	2,200.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	2,312.10	2,312.00	-0.10	0.00	2,312.00
7280-000 Neighborhood Maintenance	0.00	333.33	333.33	100.00	0.00	1,666.65	1,666.65	100.00	4,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	31,070.74	30,157.00	-913.74	-3.03	30,157.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	800.00	312.50	-487.50	-156.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,629.74	10,356.60	6,726.86	64.95	65,832.78	65,327.00	-505.78	-0.77	111,553.30
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
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	5,880.00	5,880.00	0.00	0.00	29,400.00	29,400.00	0.00	0.00	70,560.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,880.00	5,880.00	0.00	0.00	29,400.00	29,400.00	0.00	0.00	70,910.00
<b>9940-000 TOTAL EXPENSES</b>	<b>9,509.74</b>	<b>16,236.60</b>	<b>6,726.86</b>	<b>41.43</b>	<b>95,232.78</b>	<b>94,727.00</b>	<b>-505.78</b>	<b>-0.53</b>	<b>182,463.30</b>
<b>9950-000 Excess (Deficiency) of Revenues over Expenses</b>	<b>14,486.65</b>	<b>7,864.40</b>	<b>6,622.25</b>	<b>84.21</b>	<b>33,460.07</b>	<b>32,403.65</b>	<b>1,056.42</b>	<b>3.26</b>	<b>120,000.00</b>

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

Period = Nov 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-10,000.00	-10,000.00	0.00	0.00	-50,000.00	-50,000.00	0.00	0.00	-120,000.00
Reserve Interest Income	-228.08	0.00	-228.08	N/A	-1,189.06	0.00	-1,189.06	N/A	0.00
	-10,228.08	-10,000.00	-228.08	-2.28	-51,189.06	-50,000.00	-1,189.06	-2.38	-120,000.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	4,258.57	-2,135.60	6,394.17	N/A	-17,728.99	-17,596.35	-132.64	-0.75	0.00

**Reserve Expenses:**

Phase 2 Exterior Paint

116,511.26

**Balance Sheet (With Period Change)**

Period = Nov 2024

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	7,631.35	4,412.83	3,218.52
1030-000	CIT -Operating Money Market	601.25	5.28	595.97
1080-000	CIT - Reserve MM	440,987.55	430,759.47	10,228.08
1090-000	TOTAL CASH	449,220.15	435,177.58	14,042.57
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	84.00	-360.08	444.08
1248-000	TOTAL ACCOUNTS RECEIVABLE	84.00	-360.08	444.08
1990-000	TOTAL ASSETS	449,304.15	434,817.50	14,486.65
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,080.00	1,080.00	0.00
2680-000	TOTAL OTHER LIABILITIES	1,080.00	1,080.00	0.00
2690-000	TOTAL LIABILITIES	1,080.00	1,080.00	0.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	24,965.59	24,965.59	0.00
2830-000	Current Year Reserve Transfers	-51,189.06	-40,960.98	-10,228.08
2850-000	Current Year Retained Earnings/Operating Fund	33,460.07	18,973.42	14,486.65
2855-000	Reserve Equity	440,987.55	430,759.47	10,228.08
2990-000	TOTAL CAPITAL	448,224.15	433,737.50	14,486.65
2999-000	TOTAL LIABILITIES & CAPITAL	449,304.15	434,817.50	14,486.65

**Statement (12 months)**

Period = Jul 2024-Nov 2024

Book = Accrual ; Tree = ysi\_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
<b>3000-000</b>	<b>INCOME</b>						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	7,560.00	5,544.00	5,796.00	5,292.00	5,544.00	29,736.00
3900-000	TOTAL OTHER INCOME	7,560.00	5,544.00	5,796.00	5,292.00	5,544.00	29,736.00
3999-000	TOTAL PM INCOME	7,560.00	5,544.00	5,796.00	5,292.00	5,544.00	29,736.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	12.93	6.73	7.19	5.59	3.03	35.47
4047-000	Interest Income-Reserves	288.71	225.89	216.44	229.94	228.08	1,189.06
4070-000	Neighborhood Assessments	24,847.20	18,221.28	19,049.52	17,393.04	18,221.28	97,732.32
4390-000	TOTAL ASSOCIATION INCOME	25,148.84	18,453.90	19,273.15	17,628.57	18,452.39	98,956.85
4999-000	TOTAL REVENUE	32,708.84	23,997.90	25,069.15	22,920.57	23,996.39	128,692.85
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	1,160.75	1,160.75	1,160.75	1,160.75	1,160.75	5,803.75
7226-000	Neighborhood Electric /Gas	30.53	33.05	33.87	37.37	40.23	175.05
7240-000	Neighborhood Landscape - Contract / Yards	2,078.76	2,078.76	2,078.76	2,078.76	2,078.76	10,393.80
7250-000	Neighborhood Landscape - Other	0.00	0.00	525.03	0.00	0.00	525.03
7260-000	Neighborhood Irrigation-Common Areas	0.00	2,934.75	0.00	11,417.56	0.00	14,352.31
7265-000	Neigh Irrig Maint & Repairs	50.00	0.00	0.00	0.00	350.00	400.00
7278-000	Dryer Vent Cleaning	0.00	0.00	2,312.10	0.00	0.00	2,312.10
7288-000	Neighborhood Property Insurance	31,070.74	0.00	0.00	0.00	0.00	31,070.74
7289-000	Neighborhood Contingency	800.00	0.00	0.00	0.00	0.00	800.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	35,190.78	6,207.31	6,110.51	14,694.44	3,629.74	65,832.78
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	29,400.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,880.00	5,880.00	5,880.00	5,880.00	5,880.00	29,400.00
9940-000	TOTAL EXPENSES	41,070.78	12,087.31	11,990.51	20,574.44	9,509.74	95,232.78
9950-000	Excess (Deficiency) of Revenues over Expenses	-8,361.94	11,910.59	13,078.64	2,346.13	14,486.65	33,460.07

# Expense Distribution

Property=ssun AND mm/yy=11/2024-11/2024

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-91359	ssun	1104760691359	11/01/2024	11/2024	40.23	0.00	674	11/25/2024	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>40.23</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-91190	ssun	801814	11/01/2024	11/2024	2,078.76	0.00	672	11/11/2024	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>2,078.76</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
certba - Certified Backflow Testing, Inc.	P-91219	ssun	067722	11/04/2024	11/2024	100.00	0.00	671	11/04/2024	Backflow Testing
isscom - Issaquah Highlands Communit...	P-91263	ssun	T9639 Land BB 11/2024	11/15/2024	11/2024	250.00	0.00	673	11/25/2024	W/O #5576 Winterize Irrigation
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>350.00</b>	<b>0.00</b>			
						<b>2,468.99</b>	<b>0.00</b>			