

## SUNSET WALK FINANCIAL REPORT

### Manager's Report for the month ending March 31, 2022

#### FINANCIAL SUMMARY:

As of March 31, 2022 , operating cash totaled \$7,921, unpaid assessments (receivables) totaled \$1, and 'other' cash (or cash equivalents) totaled \$600,625, for total assets of \$608,546.

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 \$608,446.

For the month ending March 31, 2022 , the Association incurred expenses and accrued costs totaling \$9,458, under budget by \$586.

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

YTD March 31, 2022 , the Association incurred expenses and accrued costs totaling \$1,114,519, under budget by \$994,797.

As of March 31, 2022 , replacement reserves totaled \$586,440.

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

Expense	Variance	Over/Under	Explanation
Electric/Gas	\$ 310	Under	Less than anticipated
Landscape-other	\$ 4,316	Under	Plant replacements not yet performed
Irrigation Common Area	\$ 1,141	Over	More than anticipated.
Irrigation Main & Repair	\$ 950	Under	Less than anticipated
Pest Control	\$ 300	Under	Not yet performed
Contingency	\$ 563	Under	Less than anticipated

#### DELINQUENCIES: NONE TO REPORT

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

#### COMPLETED AND PENDING MAINTENANCE:

\*Dryer vent cleaning to be performed in June

\* Gutter cleaning performed in November

\*Courtyard maintenance began March 2022

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

**Balance Sheet (With Period Change)**

Period = Mar 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	7,920.91	6,915.00	1,005.91
1030-000	CIT -Operating Money Market	23,184.82	21,360.25	1,824.57
1066-000	Certificate of Deposits - Reserve	327,106.25	377,714.26	-50,608.01
1080-000	CIT - Reserve MM	259,333.84	201,765.18	57,568.66
1090-000	TOTAL CASH	617,545.82	607,754.69	9,791.13
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.66	843.99	-843.33
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.66	843.99	-843.33
1990-000	TOTAL ASSETS	617,546.48	608,598.68	8,947.80
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	25,664.48	25,664.48	0.00
2830-000	Current Year Reserve Transfers	-63,743.94	-56,783.29	-6,960.65
2850-000	Current Year Retained Earnings/Operating Fund	69,085.83	60,138.03	8,947.80
2855-000	Reserve Equity	586,440.09	579,479.44	6,960.65
2990-000	TOTAL CAPITAL	617,446.46	608,498.66	8,947.80
2999-000	TOTAL LIABILITIES & CAPITAL	617,546.48	608,598.68	8,947.80

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

Period = Mar 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	50,955.00	49,770.00	1,185.00	2.38	66,360.00
3900-000 TOTAL OTHER INCOME	5,135.00	5,530.00	-395.00	-7.14	50,955.00	49,770.00	1,185.00	2.38	66,360.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	6.12	0.00	6.12	N/A	44.91	0.00	44.91	N/A	0.00
4047-000 Interest Income-Reserves	127.32	0.00	127.32	N/A	2,243.97	0.00	2,243.97	N/A	0.00
4070-000 Neighborhood Assessments	13,137.15	14,147.83	-1,010.68	-7.14	130,360.95	127,330.47	3,030.48	2.38	169,774.00
4390-000 TOTAL ASSOCIATION INCOME	13,270.59	14,147.83	-877.24	-6.20	132,649.83	127,330.47	5,319.36	4.18	169,774.00
4999-000 TOTAL REVENUE	18,405.59	19,677.83	-1,272.24	-6.47	183,604.83	177,100.47	6,504.36	3.67	236,134.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,005.00	1,005.00	0.00	0.00	9,045.00	9,045.00	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	38.73	100.00	61.27	61.27	350.19	660.00	309.81	46.94	850.00
7240-000 Neighborhood Landscape - Contract / Yards	1,884.06	1,884.17	0.11	0.01	16,956.54	16,957.53	0.99	0.01	22,610.00
7250-000 Neighborhood Landscape - Other	1,000.00	0.00	-1,000.00	N/A	2,183.58	6,500.00	4,316.42	66.41	7,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	10,823.13	9,682.00	-1,141.13	-11.79	14,523.00
7265-000 Neigh Irrig Maint & Repairs	0.00	775.00	775.00	100.00	550.00	1,500.00	950.00	63.33	1,500.00
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	1,651.50	1,700.00	48.50	2.85	1,700.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	187.50	187.50	100.00	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	0.00	0.00	N/A	1,386.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	4,799.51	4,500.00	-299.51	-6.66	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	562.50	562.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,927.79	4,514.17	586.38	12.99	64,749.00	69,952.03	5,203.03	7.44	87,424.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	5,530.00	5,530.00	0.00	0.00	49,770.00	49,770.00	0.00	0.00	66,360.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,530.00	0.00	0.00	49,770.00	49,770.00	0.00	0.00	66,710.00
9940-000 TOTAL EXPENSES	9,457.79	10,044.17	586.38	5.84	114,519.00	119,722.03	5,203.03	4.35	154,134.00
9950-000 Excess (Deficiency) of Revenues over Expenses	8,947.80	9,633.66	-685.86	-7.12	69,085.83	57,378.44	11,707.39	20.40	82,000.00

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

Period = Mar 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	-61,499.97	-61,499.97	0.00	0.00	-82,000.00
Reserve Interest Income	-127.32	0.00	-127.32	N/A	-2,243.97	0.00	-2,243.97	N/A	0.00
	-6,960.65	-6,833.33	-127.32	-1.86	-63,743.94	-61,499.97	-2,243.97	-3.65	-82,000.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	1,987.15	2,800.33	-813.18	-29.04	5,341.89	-4,121.53	9,463.42	N/A	0.00

### **Reserve Expenses:**

No Reserve Projects Scheduled in 2021-22

**Statement (12 months)**

Period = Jul 2021-Mar 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 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	50,955.00
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	50,955.00
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	50,955.00
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	44.91
4047-000	Interest Income-Reserves	294.50	296.06	296.45	298.97	230.61	233.24	234.63	232.19	127.32	2,243.97
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	130,360.95
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	132,649.83
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	183,604.83
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	9,045.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,340.55	0.00	0.00	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	350.19
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	16,956.54
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	2,183.58
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	10,823.13
7265-000	Neigh Irrig Maint & Repairs	75.00	80.00	195.00	0.00	200.00	0.00	0.00	0.00	0.00	550.00
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	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	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	4,799.51
7288-000	Neighborhood Property Insurance	16,549.00	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	64,749.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
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	49,770.00
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	49,770.00
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	114,519.00
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	69,085.83

# Expense Distribution

Property=ssun AND mm/yy=03/2022-03/2022

Account Code - Name	Vendor 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-78687	ssun	1104760678687	03/01/2022	03/2022	38.73	0.00	549	03/16/2022	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>							<b>38.73</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>											
landcare - LandCare USA LLC		P-78554	ssun	494199	03/01/2022	03/2022	1,884.06	0.00	548	03/16/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>							<b>1,884.06</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Ot...</b>											
jbinst - JB Instant Lawn		P-78790	ssun	832253	03/01/2022	03/2022	1,000.00	0.00	547	03/16/2022	Plant Replacements
<b>Total 7250-000 - Neighborhood Landscap...</b>							<b>1,000.00</b>	<b>0.00</b>			
							<b>2,922.79</b>	<b>0.00</b>			