



## SUNSET WALK FINANCIAL REPORT

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

**FINANCIAL SUMMARY:**

As of April 30, 2022 , operating cash totaled \$791, unpaid assessments (receivables) totaled -\$280, and 'other' cash (or cash equivalents) totaled \$593,407, for total assets of \$593,917.

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 \$593,817.

For the month ending April 30, 2022 , the Association incurred expenses and accrued costs totaling \$15,619, over budget by \$1,911.

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

YTD April 30, 2022 , the Association incurred expenses and accrued costs totaling \$130,138, over budget by \$3,292.

As of April 30, 2022 , replacement reserves totaled \$593,407.

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

Expense	Variance	Over/Under	Explanation
Electric/Gas	\$ 343	Under	Less than anticipated
Landscape-other	\$ 1,184	Over	More plant replacements than expected
Irrigation Common Area	\$ 1,115	Under	Less than anticipated
Pest Control	\$ 300	Under	Not yet performed
Dryer Vent Cleaning	\$ 1,386	Under	Not yet performed
Contingency	\$ 625	Under	Less than anticipated
Contingency	\$ 563	Under	Less than anticipated

**DELINQUENCIES: NONE TO REPORT**

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

**COMPLETED AND PENDING MAINTENANCE:**

\*Dryer vent cleaning to be performed summer 2022

\* 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 = Apr 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	791.04	7,920.91	-7,129.87
1030-000	CIT -Operating Money Market	26,703.26	23,184.82	3,518.44
1066-000	Certificate of Deposits - Reserve	327,187.50	327,106.25	81.25
1080-000	CIT - Reserve MM	266,219.33	259,333.84	6,885.49
1090-000	TOTAL CASH	620,901.13	617,545.82	3,355.31
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-280.47	0.66	-281.13
1248-000	TOTAL ACCOUNTS RECEIVABLE	-280.47	0.66	-281.13
1990-000	TOTAL ASSETS	620,620.66	617,546.48	3,074.18
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	100.00	100.02	-0.02
2680-000	TOTAL OTHER LIABILITIES	100.00	100.02	-0.02
2690-000	TOTAL LIABILITIES	100.00	100.02	-0.02
<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	-70,710.68	-63,743.94	-6,966.74
2850-000	Current Year Retained Earnings/Operating Fund	72,160.03	69,085.83	3,074.20
2855-000	Reserve Equity	593,406.83	586,440.09	6,966.74
2990-000	TOTAL CAPITAL	620,520.66	617,446.46	3,074.20
2999-000	TOTAL LIABILITIES & CAPITAL	620,620.66	617,546.48	3,074.18

**Sunset Walk - IHCA Sup (ssun)**  
**Budget Comparison**  
 Period = Apr 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	5,214.00	5,530.00	-316.00	-5.71	56,169.00	55,300.00	869.00	1.57	66,360.00
3900-000 TOTAL OTHER INCOME	5,214.00	5,530.00	-316.00	-5.71	56,169.00	55,300.00	869.00	1.57	66,360.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	6.88	0.00	6.88	N/A	51.79	0.00	51.79	N/A	0.00
4047-000 Interest Income-Reserves	133.41	0.00	133.41	N/A	2,377.38	0.00	2,377.38	N/A	0.00
4070-000 Neighborhood Assessments	13,339.26	14,147.83	-808.57	-5.72	143,700.21	141,478.30	2,221.91	1.57	169,774.00
4390-000 TOTAL ASSOCIATION INCOME	13,479.55	14,147.83	-668.28	-4.72	146,129.38	141,478.30	4,651.08	3.29	169,774.00
4999-000 TOTAL REVENUE	18,693.55	19,677.83	-984.28	-5.00	202,298.38	196,778.30	5,520.08	2.81	236,134.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,005.00	1,005.00	0.00	0.00	10,050.00	10,050.00	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	36.35	70.00	33.65	48.07	386.54	730.00	343.46	47.05	850.00
7240-000 Neighborhood Landscape - Contract / Yards	1,884.06	1,884.17	0.11	0.01	18,840.60	18,841.70	1.10	0.01	22,610.00
7250-000 Neighborhood Landscape - Other	6,000.00	500.00	-5,500.00	-1,100.00	8,183.58	7,000.00	-1,183.58	-16.91	7,000.00
7260-000 Neighborhood Irrigation-Common Areas	163.94	2,420.50	2,256.56	93.23	10,987.07	12,102.50	1,115.43	9.22	14,523.00
7265-000 Neigh Irrig Maint & Repairs	1,000.00	0.00	-1,000.00	N/A	1,550.00	1,500.00	-50.00	-3.33	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	0.00	0.00	N/A	500.00	750.00	250.00	33.33	750.00
7278-000 Dryer Vent Cleaning	0.00	1,386.00	1,386.00	100.00	0.00	1,386.00	1,386.00	100.00	1,386.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	4,799.51	5,000.00	200.49	4.01	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	625.00	625.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	10,089.35	7,828.17	-2,261.18	-28.89	74,838.35	77,780.20	2,941.85	3.78	87,424.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	350.00
9830-000 Master Base Assessments	5,530.00	5,530.00	0.00	0.00	55,300.00	55,300.00	0.00	0.00	66,360.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,880.00	350.00	5.95	55,300.00	55,650.00	350.00	0.63	66,710.00
9940-000 TOTAL EXPENSES	15,619.35	13,708.17	-1,911.18	-13.94	130,138.35	133,430.20	3,291.85	2.47	154,134.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,074.20	5,969.66	-2,895.46	-48.50	72,160.03	63,348.10	8,811.93	13.91	82,000.00

**Sunset Walk - IHCA Sup (ssun)**  
**Budget Comparison**  
 Period = Apr 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	-68,333.30	-68,333.30	0.00	0.00	-82,000.00
Reserve Interest Income	-133.41	0.00	-133.41	N/A	-2,377.38	0.00	-2,377.38	N/A	0.00
	-6,966.74	-6,833.33	-133.41	-1.95	-70,710.68	-68,333.30	-2,377.38	-3.48	-82,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-3,892.54</b>	<b>-863.67</b>	<b>-3,028.87</b>	<b>-350.70</b>	<b>1,449.35</b>	<b>-4,985.20</b>	<b>6,434.55</b>	<b>N/A</b>	<b>0.00</b>

**Reserve Expenses:**

No Reserve Projects Scheduled in 2021-22

**Statement (12 months)**

Period = Jul 2021-Apr 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 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	5,214.00	56,169.00
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	5,214.00	56,169.00
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	5,214.00	56,169.00
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	6.88	51.79
4047-000	Interest Income-Reserves	294.50	296.06	296.45	298.97	230.61	233.24	234.63	232.19	127.32	133.41	2,377.38
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	13,339.26	143,700.21
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	13,479.55	146,129.38
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	18,693.55	202,298.38
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	1,005.00	10,050.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,340.55	0.00	0.00	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	36.35	386.54
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	1,884.06	18,840.60
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	6,000.00	8,183.58
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	163.94	10,987.07
7265-000	Neigh Irrig Maint & Repairs	75.00	80.00	195.00	0.00	200.00	0.00	0.00	0.00	0.00	1,000.00	1,550.00
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	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	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	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	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	10,089.35	74,838.35
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	5,530.00	55,300.00
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	5,530.00	55,300.00
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	15,619.35	130,138.35
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	3,074.20	72,160.03

# Expense Distribution

Property=ssun AND mm/yy=04/2022-04/2022

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-79280	ssun	1104760679280	04/01/2022	04/2022	36.35	0.00	552	04/21/2022	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>36.35</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-79012	ssun	503435	04/01/2022	04/2022	1,884.06	0.00	551	04/21/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,884.06</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
landcare - LandCare USA LLC	P-79405	ssun	482186	04/22/2022	04/2022	6,000.00	0.00	553	04/26/2022	Non-Contract Landscaping
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>6,000.00</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-79220	ssun	30-709979220	04/01/2022	04/2022	139.58	0.00	550	04/21/2022	Account #30-7099-00
citiss - City of Issaquah	P-79221	ssun	30-709879221	04/01/2022	04/2022	24.36	0.00	550	04/21/2022	Account #30-7098-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>163.94</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
landcare - LandCare USA LLC	P-79405	ssun	482186	04/22/2022	04/2022	1,000.00	0.00	553	04/26/2022	Irrigation Repair
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>1,000.00</b>	<b>0.00</b>			
						<b>9,084.35</b>	<b>0.00</b>			