



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending July 31, 2022

FINANCIAL SUMMARY:

As of July 31, 2022, operating cash totaled -\$10,328, unpaid assessments (receivables) totaled -\$204, and 'other' cash (or cash equivalents) totaled \$644,191, for total assets of \$633,659.

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 \$633,559.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$28,235, over budget by \$1,522.

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

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$28,235, over budget by \$1,522.

As of July 31, 2022, replacement reserves totaled \$614,987.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Irrigation Repairs	\$ 310	Under	No expenses spent year to date yet
Maintenance	\$ 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	
SUN-0032	92.58	0	0.66	0	93.24	Past due assessments
TOTALS	\$ 92.58	\$ -	\$ 0.66	\$ -	\$ 93.24	

COMPLETED AND PENDING MAINTENANCE:

*Dryer vent cleaning to be performed September 2022

* Gutter cleaning performed in November

*Courtyard maintenance to take place summer 2022

*Caulking to be performed on several buildings in July 2022

Report submitted by Blair Krieg, AMS, CMCA Community Manager

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Balance Sheet (With Period Change)

Period = Jul 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-10,327.59	8,449.61	-18,777.20
1030-000	CIT -Operating Money Market	29,204.18	22,217.10	6,987.08
1066-000	Certificate of Deposits - Reserve	327,431.25	327,350.00	81.25
1080-000	CIT - Reserve MM	287,555.27	279,996.52	7,558.75
1090-000	TOTAL CASH	633,863.11	638,013.23	-4,150.12
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-203.96	0.66	-204.62
1248-000	TOTAL ACCOUNTS RECEIVABLE	-203.96	0.66	-204.62
1990-000	TOTAL ASSETS	633,659.15	638,013.89	-4,354.74
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	100.02	4,548.12	-4,448.10
2680-000	TOTAL OTHER LIABILITIES	100.02	4,548.12	-4,448.10
2690-000	TOTAL LIABILITIES	100.02	4,548.12	-4,448.10
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,119.25	25,664.48	454.77
2830-000	Current Year Reserve Transfers	-7,640.00	-84,650.37	77,010.37
2850-000	Current Year Retained Earnings/Operating Fund	93.36	85,105.14	-85,011.78
2855-000	Reserve Equity	614,986.52	607,346.52	7,640.00
2990-000	TOTAL CAPITAL	633,559.13	633,465.77	93.36
2999-000	TOTAL LIABILITIES & CAPITAL	633,659.15	638,013.89	-4,354.74

Sunset Walk - IHCA Sup (ssun)
Budget Comparison

Period = Jul 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	7,600.00	5,600.00	2,000.00	35.71	7,600.00	5,600.00	2,000.00	35.71	67,200.00
3900-000 TOTAL OTHER INCOME	7,600.00	5,600.00	2,000.00	35.71	7,600.00	5,600.00	2,000.00	35.71	67,200.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	10.00	0.00	10.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	6.77	0.00	6.77	N/A	6.77	0.00	6.77	N/A	0.00
4047-000 Interest Income-Reserves	140.00	0.00	140.00	N/A	140.00	0.00	140.00	N/A	0.00
4070-000 Neighborhood Assessments	20,571.30	15,157.56	5,413.74	35.72	20,571.30	15,157.56	5,413.74	35.72	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	20,728.07	15,157.56	5,570.51	36.75	20,728.07	15,157.56	5,570.51	36.75	181,890.77
4999-000 TOTAL REVENUE	28,328.07	20,757.56	7,570.51	36.47	28,328.07	20,757.56	7,570.51	36.47	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	1,105.50	1,105.50	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	27.62	58.33	30.71	52.65	27.62	58.33	30.71	52.65	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	1,940.59	1,940.69	0.10	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	15,250.00
7265-000 Neigh Irrig Maint & Repairs	90.00	400.00	310.00	77.50	90.00	400.00	310.00	77.50	1,200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	6,000.00
7288-000 Neighborhood Property Insurance	19,461.00	17,045.47	-2,415.53	-14.17	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	62.50	62.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	22,624.71	21,112.49	-1,512.22	-7.16	22,624.71	21,112.49	-1,512.22	-7.16	91,540.77
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	0.00	-10.00	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	5,600.00	5,600.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	-10.00	-0.18	5,610.00	5,600.00	-10.00	-0.18	67,550.00
9940-000 TOTAL EXPENSES	28,234.71	26,712.49	-1,522.22	-5.70	28,234.71	26,712.49	-1,522.22	-5.70	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	93.36	-5,954.93	6,048.29	101.57	93.36	-5,954.93	6,048.29	101.57	90,000.00

Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Jul 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	-7,500.00	-7,500.00	0.00	0.00	-90,000.00
Reserve Interest Income	-140.00	0.00	-140.00	N/A	-140.00	0.00	-140.00	N/A	0.00
	-7,640.00	-7,500.00	-140.00	-1.87	-7,640.00	-7,500.00	-140.00	-1.87	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	-7,546.64	-13,454.93	5,908.29	43.91	-7,546.64	-13,454.93	5,908.29	43.91	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

Book = Accrual ; Tree = ysi_is

		Jul 2022	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	7,600.00	7,600.00
3900-000	TOTAL OTHER INCOME	7,600.00	7,600.00
3999-000	TOTAL PM INCOME	7,600.00	7,600.00
4010-000	ASSOCIATION INCOME		
4020-000	Late Fees / NSF	10.00	10.00
4045-000	Interest Income	6.77	6.77
4047-000	Interest Income-Reserves	140.00	140.00
4070-000	Neighborhood Assessments	20,571.30	20,571.30
4390-000	TOTAL ASSOCIATION INCOME	20,728.07	20,728.07
4999-000	TOTAL REVENUE	28,328.07	28,328.07
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	1,105.50	1,105.50
7226-000	Neighborhood Electric /Gas	27.62	27.62
7240-000	Neighborhood Landscape - Contract / Yards	1,940.59	1,940.59
7265-000	Neigh Irrig Maint & Repairs	90.00	90.00
7288-000	Neighborhood Property Insurance	19,461.00	19,461.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	22,624.71	22,624.71
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9210-000	NSF Fees	10.00	10.00
9830-000	Master Base Assessments	5,600.00	5,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,610.00
9940-000	TOTAL EXPENSES	28,234.71	28,234.71
9950-000	Excess (Deficiency) of Revenues over Expenses	93.36	93.36

Expense Distribution

Property=ssun AND mm/yy=07/2022-07/2022

Account Code - Name Vendor 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-80334	ssun	1104760680334	07/01/2022	07/2022	27.62	0.00	566	07/20/2022	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						27.62	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-80190	ssun	531489	07/01/2022	07/2022	1,940.59	0.00	564	07/15/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,940.59	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-80408	ssun	81206	07/18/2022	07/2022	90.00	0.00	565	07/20/2022	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						90.00	0.00			
7288-000 - Neighborhood Property Insurance										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	ssun	101533837	07/20/2022	07/2022	19,461.00	0.00	567	07/29/2022	Policy #IHG1000803-02
Total 7288-000 - Neighborhood Property I...						19,461.00	0.00			
						21,519.21	0.00			