



## SUNSET WALK FINANCIAL REPORT

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

**FINANCIAL SUMMARY:**

As of October 31, 2022, operating cash totaled \$10,000, unpaid assessments (receivables) totaled -\$593, and 'other' cash (or cash equivalents) totaled \$641,413, for total assets of \$650,820.

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 \$650,720.

For the month ending October 31, 2022, the Association incurred expenses and accrued costs totaling \$16,155, over budget by \$4,346.

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

YTD October 31, 2022, the Association incurred expenses and accrued costs totaling \$69,338, over budget by \$9,341.

As of October 31, 2022, replacement reserves totaled \$637,914.

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

Expense	Variance	Over/Under	Explanation
Landscape-other	\$ 1,618	Over	Plant removal/replacement
Irrigation	\$ 5,808	Over	More than anticipated.
Irrigation Repairs	\$ 410	Under	No expenses spent year to date yet
Pest Control	\$ 300	Under	Nothing spent ytd
Dryer Vent Cleaning	\$ 2,312	Over	Annual dryer vent cleaning performed
Maintenance	\$ 1,750	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
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -

**COMPLETED AND PENDING MAINTENANCE:**

- \*Dryer vent cleaning performed September 2022
- \*Gutter cleaning to be performed in November
- \*Courtyard maintenance to take place winter 2022/23
- \*Plant replacement to begin October 2022
- \*Caulking to be performed on several buildings fall 2022

**Balance Sheet (With Period Change)**

Period = Oct 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	10,000.36	5,715.86	4,284.50
1030-000	CIT -Operating Money Market	3,498.42	11,565.46	-8,067.04
1066-000	Certificate of Deposits - Reserve	327,675.00	327,593.75	81.25
1080-000	CIT - Reserve MM	310,239.41	302,675.87	7,563.54
1090-000	TOTAL CASH	651,413.19	647,550.94	3,862.25
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-593.08	0.00	-593.08
1248-000	TOTAL ACCOUNTS RECEIVABLE	-593.08	0.00	-593.08
1990-000	TOTAL ASSETS	650,820.11	647,550.94	3,269.17
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	26,119.25	26,119.25	0.00
2830-000	Current Year Reserve Transfers	-30,567.89	-22,923.10	-7,644.79
2850-000	Current Year Retained Earnings/Operating Fund	17,254.32	13,985.15	3,269.17
2855-000	Reserve Equity	637,914.41	630,269.62	7,644.79
2990-000	TOTAL CAPITAL	650,720.09	647,450.92	3,269.17
2999-000	TOTAL LIABILITIES & CAPITAL	650,820.11	647,550.94	3,269.17

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

Period = Oct 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	5,200.00	5,600.00	-400.00	-7.14	23,200.00	22,400.00	800.00	3.57	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	23,200.00	22,400.00	800.00	3.57	67,200.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	3.94	0.00	3.94	N/A	17.82	0.00	17.82	N/A	0.00
4047-000 Interest Income-Reserves	144.79	0.00	144.79	N/A	567.89	0.00	567.89	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	62,796.60	60,630.24	2,166.36	3.57	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,223.83	15,157.56	-933.73	-6.16	63,392.31	60,630.24	2,762.07	4.56	181,890.77
<b>4999-000 TOTAL REVENUE</b>	<b>19,423.83</b>	<b>20,757.56</b>	<b>-1,333.73</b>	<b>-6.43</b>	<b>86,592.31</b>	<b>83,030.24</b>	<b>3,562.07</b>	<b>4.29</b>	<b>249,090.77</b>
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	4,422.00	4,422.00	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	33.51	58.33	24.82	42.55	121.11	233.32	112.21	48.09	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	7,762.36	7,762.76	0.40	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	1,618.47	0.00	-1,618.47	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	7,225.06	2,541.67	-4,683.39	-184.26	10,890.95	5,083.34	-5,807.61	-114.25	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	90.00	500.00	410.00	82.00	1,200.00
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	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	2,312.10	0.00	-2,312.10	N/A	1,400.00
7280-000 Neighborhood Maintenance	250.00	500.00	250.00	50.00	250.00	2,000.00	1,750.00	87.50	6,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	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	250.00	250.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	10,554.66	6,208.69	-4,345.97	-70.00	46,927.99	37,596.89	-9,331.10	-24.82	91,540.77
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
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	5,600.00	5,600.00	0.00	0.00	22,400.00	22,400.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	22,410.00	22,400.00	-10.00	-0.04	67,550.00
<b>9940-000 TOTAL EXPENSES</b>	<b>16,154.66</b>	<b>11,808.69</b>	<b>-4,345.97</b>	<b>-36.80</b>	<b>69,337.99</b>	<b>59,996.89</b>	<b>-9,341.10</b>	<b>-15.57</b>	<b>159,090.77</b>
9950-000 Excess (Deficiency) of Revenues over Expenses	3,269.17	8,948.87	-5,679.70	-63.47	17,254.32	23,033.35	-5,779.03	-25.09	90,000.00

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

Period = Oct 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-7,500.00	-7,500.00	0.00	0.00	-30,000.00	-30,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-144.79	0.00	-144.79	N/A	-567.89	0.00	-567.89	N/A	0.00
	-7,644.79	-7,500.00	-144.79	-1.93	-30,567.89	-30,000.00	-567.89	-1.89	-90,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-4,375.62</b>	<b>1,448.87</b>	<b>-5,824.49</b>	<b>N/A</b>	<b>-13,313.57</b>	<b>-6,966.65</b>	<b>-6,346.92</b>	<b>-91.10</b>	<b>0.00</b>

**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-Oct 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
<b>3000-000</b>	<b>INCOME</b>					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	7,600.00	5,200.00	5,200.00	5,200.00	23,200.00
3900-000	TOTAL OTHER INCOME	7,600.00	5,200.00	5,200.00	5,200.00	23,200.00
3999-000	TOTAL PM INCOME	7,600.00	5,200.00	5,200.00	5,200.00	23,200.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	10.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	6.77	4.12	2.99	3.94	17.82
4047-000	Interest Income-Reserves	140.00	141.75	141.35	144.79	567.89
4070-000	Neighborhood Assessments	20,571.30	14,075.10	14,075.10	14,075.10	62,796.60
4390-000	TOTAL ASSOCIATION INCOME	20,728.07	14,220.97	14,219.44	14,223.83	63,392.31
4999-000	TOTAL REVENUE	28,328.07	19,420.97	19,419.44	19,423.83	86,592.31
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	1,105.50	4,422.00
7226-000	Neighborhood Electric /Gas	27.62	28.18	31.80	33.51	121.11
7240-000	Neighborhood Landscape - Contract / Yards	1,940.59	1,940.59	1,940.59	1,940.59	7,762.36
7250-000	Neighborhood Landscape - Other	0.00	1,618.47	0.00	0.00	1,618.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,665.89	0.00	7,225.06	10,890.95
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	90.00
7278-000	Dryer Vent Cleaning	0.00	0.00	2,312.10	0.00	2,312.10
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	250.00	250.00
7288-000	Neighborhood Property Insurance	19,461.00	0.00	0.00	0.00	19,461.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	22,624.71	8,358.63	5,389.99	10,554.66	46,927.99
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	10.00	0.00	0.00	0.00	10.00
9830-000	Master Base Assessments	5,600.00	5,600.00	5,600.00	5,600.00	22,400.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	5,600.00	5,600.00	22,410.00
9940-000	TOTAL EXPENSES	28,234.71	13,958.63	10,989.99	16,154.66	69,337.99
9950-000	Excess (Deficiency) of Revenues over Expenses	93.36	5,462.34	8,429.45	3,269.17	17,254.32

# Expense Distribution

Property=ssun AND mm/yy=10/2022-10/2022

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-81497	ssun	1104760681497	10/01/2022	10/2022	33.51	0.00	578	10/21/2022	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>33.51</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-81218	ssun	561667	10/01/2022	10/2022	1,940.59	0.00	577	10/21/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,940.59</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-81446	ssun	30-709981446	10/01/2022	10/2022	7,131.83	0.00	576	10/21/2022	Account #30-7099-00
citiss - City of Issaquah	P-81447	ssun	30-709881447	10/01/2022	10/2022	93.23	0.00	576	10/21/2022	Account #30-7098-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>7,225.06</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
t0008868 - Galante	P-81280	ssun	Sun-0014	10/12/2022	10/2022	250.00	0.00	575	10/12/2022	Exterior Siding Repair
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>250.00</b>	<b>0.00</b>			
						<b>9,449.16</b>	<b>0.00</b>			