



SUNSET WALK FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of December 31, 2022, operating cash totaled -\$1,561, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$665,664, for total assets of \$664,102.

Operating liabilities totaled \$0, prepaid assessments totaled \$3,659, and 'other' liabilities totaled \$0, for total liabilities of \$3,659.

The Association ended the month in a positive cash position of \$660,444.

For the month ending December 31, 2022, the Association incurred expenses and accrued costs totaling \$18,267, over budget by \$6,259.

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

YTD December 31, 2022, the Association incurred expenses and accrued costs totaling \$98,634, over budget by \$10,991.

As of December 31, 2022, replacement reserves totaled \$653,375.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Reserve Study	\$ 670	Over	More than anticipated.
Irrigation	\$ 9,524	Over	More than anticipated.
Irrigation Repairs	\$ 610	Under	No expenses spent year to date yet
Pest Control	\$ 300	Under	Nothing spent ytd
Gutter/Roof Cleaning	\$ 2,000	Under	Not yet performed
Dryer Vent Cleaning	\$ 2,312	Over	Annual dryer vent cleaning performed
Maintenance	\$ 2,407	Under	No expenses spent year to date yet
Insurance	\$ 2,416	Over	More than anticipated.
Contingency	\$ 375	Under	Less 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 performed in November
- *Courtyard maintenance to take place winter 2022/23
- *Plant replacement began October 2022
- *Caulking to be performed as part of painting in summer 2023

Balance Sheet (With Period Change)

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,561.42	5,677.09	-7,238.51
1030-000	CIT -Operating Money Market	12,288.25	8,273.37	4,014.88
1066-000	Certificate of Deposits - Reserve	0.00	327,756.25	-327,756.25
1080-000	CIT - Reserve MM	653,375.47	317,802.62	335,572.85
1090-000	TOTAL CASH	664,102.30	659,509.33	4,592.97
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	-296.54	296.54
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	-296.54	296.54
1990-000	TOTAL ASSETS	664,102.30	659,212.79	4,889.51
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	3,658.50	100.02	3,558.48
2680-000	TOTAL OTHER LIABILITIES	3,658.50	100.02	3,558.48
2690-000	TOTAL LIABILITIES	3,658.50	100.02	3,558.48
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,119.25	26,119.25	0.00
2830-000	Current Year Reserve Transfers	-46,028.95	-38,212.35	-7,816.60
2850-000	Current Year Retained Earnings/Operating Fund	26,978.03	25,647.00	1,331.03
2855-000	Reserve Equity	653,375.47	645,558.87	7,816.60
2990-000	TOTAL CAPITAL	660,443.80	659,112.77	1,331.03
2999-000	TOTAL LIABILITIES & CAPITAL	664,102.30	659,212.79	4,889.51

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Dec 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	5,200.00	5,600.00	-400.00	-7.14	33,600.00	33,600.00	0.00	0.00	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	33,600.00	33,600.00	0.00	0.00	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	6.61	0.00	6.61	N/A	26.35	0.00	26.35	N/A	0.00
4047-000 Interest Income-Reserves	316.60	0.00	316.60	N/A	1,028.95	0.00	1,028.95	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	90,946.80	90,945.36	1.44	0.00	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,398.31	15,157.56	-759.25	-5.01	92,012.10	90,945.36	1,066.74	1.17	181,890.77
4999-000 TOTAL REVENUE	19,598.31	20,757.56	-1,159.25	-5.58	125,612.10	124,545.36	1,066.74	0.86	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	6,633.00	6,633.00	0.00	0.00	13,266.00
7204-000 Neighborhood Reserve Study	1,340.55	0.00	-1,340.55	N/A	1,340.55	670.50	-670.05	-99.93	1,341.00
7226-000 Neighborhood Electric /Gas	41.18	58.33	17.15	29.40	201.77	349.98	148.21	42.35	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	11,643.54	11,644.14	0.60	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	3,618.47	3,500.00	-118.47	-3.38	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	6,257.66	2,541.67	-3,715.99	-146.20	17,148.61	7,625.01	-9,523.60	-124.90	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	90.00	700.00	610.00	87.14	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	1,981.80	0.00	-1,981.80	N/A	1,981.80	2,000.00	18.20	0.91	2,000.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	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	0.00	500.00	500.00	100.00	593.23	3,000.00	2,406.77	80.23	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	375.00	375.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,667.28	6,408.69	-6,258.59	-97.66	65,024.07	54,043.10	-10,980.97	-20.32	91,540.77
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	33,600.00	33,600.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	33,610.00	33,600.00	-10.00	-0.03	67,550.00
9940-000 TOTAL EXPENSES	18,267.28	12,008.69	-6,258.59	-52.12	98,634.07	87,643.10	-10,990.97	-12.54	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	1,331.03	8,748.87	-7,417.84	-84.79	26,978.03	36,902.26	-9,924.23	-26.89	90,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Dec 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	-45,000.00	-45,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-316.60	0.00	-316.60	N/A	-1,028.95	0.00	-1,028.95	N/A	0.00
	-7,816.60	-7,500.00	-316.60	-4.22	-46,028.95	-45,000.00	-1,028.95	-2.29	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	-6,485.57	1,248.87	-7,734.44	N/A	-19,050.92	-8,097.74	-10,953.18	-135.26	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-Dec 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	33,600.00
3900-000	TOTAL OTHER INCOME	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	33,600.00
3999-000	TOTAL PM INCOME	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	33,600.00
4010-000	ASSOCIATION INCOME							
4020-000	Late Fees / NSF	10.00	0.00	0.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	6.77	4.12	2.99	3.94	1.92	6.61	26.35
4047-000	Interest Income-Reserves	140.00	141.75	141.35	144.79	144.46	316.60	1,028.95
4070-000	Neighborhood Assessments	20,571.30	14,075.10	14,075.10	14,075.10	14,075.10	14,075.10	90,946.80
4390-000	TOTAL ASSOCIATION INCOME	20,728.07	14,220.97	14,219.44	14,223.83	14,221.48	14,398.31	92,012.10
4999-000	TOTAL REVENUE	28,328.07	19,420.97	19,419.44	19,423.83	19,421.48	19,598.31	125,612.10
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	1,105.50	6,633.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,340.55	1,340.55
7226-000	Neighborhood Electric /Gas	27.62	28.18	31.80	33.51	39.48	41.18	201.77
7240-000	Neighborhood Landscape - Contract / Yards	1,940.59	1,940.59	1,940.59	1,940.59	1,940.59	1,940.59	11,643.54
7250-000	Neighborhood Landscape - Other	0.00	1,618.47	0.00	0.00	2,000.00	0.00	3,618.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,665.89	0.00	7,225.06	0.00	6,257.66	17,148.61
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	90.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,981.80	1,981.80
7278-000	Dryer Vent Cleaning	0.00	0.00	2,312.10	0.00	0.00	0.00	2,312.10
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	250.00	343.23	0.00	593.23
7288-000	Neighborhood Property Insurance	19,461.00	0.00	0.00	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	5,428.80	12,667.28	65,024.07
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9210-000	NSF Fees	10.00	0.00	0.00	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	5,600.00	5,600.00	33,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	33,610.00
9940-000	TOTAL EXPENSES	28,234.71	13,958.63	10,989.99	16,154.66	11,028.80	18,267.28	98,634.07
9950-000	Excess (Deficiency) of Revenues over Expenses	93.36	5,462.34	8,429.45	3,269.17	8,392.68	1,331.03	26,978.03

Expense Distribution

Property=ssun AND mm/yy=12/2022-12/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-81960	ssun	INV-03010-J0M5Z0	12/02/2022	12/2022	1,340.55	0.00	582	12/13/2022	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,340.55	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-82138	ssun	1104760682138	12/01/2022	12/2022	41.18	0.00	584	12/18/2022	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						41.18	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-81971	ssun	581234	12/01/2022	12/2022	1,940.59	0.00	583	12/13/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,940.59	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82321	ssun	30-709982321	12/01/2022	12/2022	6,219.54	0.00	585	12/20/2022	Account #30-7099-00
citiss - City of Issaquah	P-82322	ssun	30-709882322	12/01/2022	12/2022	38.12	0.00	586	12/20/2022	Account #30-7098-00
Total 7260-000 - Neighborhood Irrigatio...						6,257.66	0.00			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-82357	ssun	1694	12/21/2022	12/2022	1,981.80	0.00	587	12/28/2022	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						1,981.80	0.00			
						11,561.78	0.00			