



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending February 28, 2023

FINANCIAL SUMMARY:

As of February 28, 2023 , operating cash totaled \$5,521, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$682,898, for total assets of \$688,419.

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

The Association ended the month in a positive cash position of \$688,419.

For the month ending February 28, 2023 , the Association incurred expenses and accrued costs totaling \$11,185, under budget by \$1,494.

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

YTD February 28, 2023 , the Association incurred expenses and accrued costs totaling \$118,806, under budget by \$5,017.

As of February 28, 2023 , replacement reserves totaled \$669,062.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Landscape Other	\$ 1,882	Under	Plant replacement not yet performed
Irrigation	\$ 7,146	Over	More than anticipated.
Irrigation Main & Repairs	\$ 310	Under	Nothing spent ytd
Pest Control	\$ 300	Under	Not yet performed
Inclement Weather	\$ 600	Under	Less than anticipated
Dryer Vent Cleaning	\$ 2,312	Over	Annual cleaning performed
Maintenance	\$ 3,076	Under	Less than anticipated
Insurance	\$ 2,416	Over	More than anticipated.
Contingency	\$ 500	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, spring 23
- *Plant replacement began November 2022
- *Caulking to be performed as part of painting in summer 2023

Balance Sheet (With Period Change)

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,520.64	7,416.26	-1,895.62
1030-000	CIT -Operating Money Market	13,836.55	11,343.59	2,492.96
1080-000	CIT - Reserve MM	669,061.83	661,234.03	7,827.80
1090-000	TOTAL CASH	688,419.02	679,993.88	8,425.14
1990-000	TOTAL ASSETS	688,419.02	679,993.88	8,425.14
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.02	0.02	0.00
2680-000	TOTAL OTHER LIABILITIES	0.02	0.02	0.00
2690-000	TOTAL LIABILITIES	0.02	0.02	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,119.25	26,119.25	0.00
2830-000	Current Year Reserve Transfers	-61,715.31	-53,887.51	-7,827.80
2850-000	Current Year Retained Earnings/Operating Fund	54,953.23	46,528.09	8,425.14
2855-000	Reserve Equity	669,061.83	661,234.03	7,827.80
2990-000	TOTAL CAPITAL	688,419.00	679,993.86	8,425.14
2999-000	TOTAL LIABILITIES & CAPITAL	688,419.02	679,993.88	8,425.14

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Feb 2023

	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	46,400.00	44,800.00	1,600.00	3.57	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	46,400.00	44,800.00	1,600.00	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	7.46	0.00	7.46	N/A	41.05	0.00	41.05	N/A	0.00
4047-000 Interest Income-Reserves	327.80	0.00	327.80	N/A	1,715.31	0.00	1,715.31	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	125,593.20	121,260.48	4,332.72	3.57	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,410.36	15,157.56	-747.20	-4.93	127,359.56	121,260.48	6,099.08	5.03	181,890.77
4999-000 TOTAL REVENUE	19,610.36	20,757.56	-1,147.20	-5.53	173,759.56	166,060.48	7,699.08	4.64	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	8,844.00	8,844.00	0.00	0.00	13,266.00
7204-000 Neighborhood Reserve Study	0.00	670.50	670.50	100.00	1,340.55	1,341.00	0.45	0.03	1,341.00
7226-000 Neighborhood Electric /Gas	44.89	58.33	13.44	23.04	287.61	466.64	179.03	38.37	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	15,524.72	15,525.52	0.80	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	2,000.00	0.00	-2,000.00	N/A	5,618.47	7,500.00	1,881.53	25.09	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	163.94	2,541.67	2,377.73	93.55	17,312.55	10,166.68	-7,145.87	-70.29	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	390.00	700.00	310.00	44.29	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	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	600.00	600.00	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	330.30	500.00	169.70	33.94	923.53	4,000.00	3,076.47	76.91	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	500.00	500.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	5,585.22	7,079.19	1,493.97	21.10	73,996.33	68,989.31	-5,007.02	-7.26	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	44,800.00	44,800.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	44,810.00	44,800.00	-10.00	-0.02	67,550.00
9940-000 TOTAL EXPENSES	11,185.22	12,679.19	1,493.97	11.78	118,806.33	113,789.31	-5,017.02	-4.41	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	8,425.14	8,078.37	346.77	4.29	54,953.23	52,271.17	2,682.06	5.13	90,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Feb 2023

	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	-60,000.00	-60,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-327.80	0.00	-327.80	N/A	-1,715.31	0.00	-1,715.31	N/A	0.00
	-7,827.80	-7,500.00	-327.80	-4.37	-61,715.31	-60,000.00	-1,715.31	-2.86	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	597.34	578.37	18.97	3.28	-6,762.08	-7,728.83	966.75	12.51	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-Feb 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	7,600.00	5,200.00	46,400.00
3900-000	TOTAL OTHER INCOME	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	7,600.00	5,200.00	46,400.00
3999-000	TOTAL PM INCOME	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	7,600.00	5,200.00	46,400.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	10.00	0.00	0.00	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	7.24	7.46	41.05
4047-000	Interest Income-Reserves	140.00	141.75	141.35	144.79	144.46	316.60	358.56	327.80	1,715.31
4070-000	Neighborhood Assessments	20,571.30	14,075.10	14,075.10	14,075.10	14,075.10	14,075.10	20,571.30	14,075.10	125,593.20
4390-000	TOTAL ASSOCIATION INCOME	20,728.07	14,220.97	14,219.44	14,223.83	14,221.48	14,398.31	20,937.10	14,410.36	127,359.56
4999-000	TOTAL REVENUE	28,328.07	19,420.97	19,419.44	19,423.83	19,421.48	19,598.31	28,537.10	19,610.36	173,759.56
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	1,105.50	1,105.50	8,844.00
7204-000	Neighborhood Reserve Study	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	27.62	28.18	31.80	33.51	39.48	41.18	40.95	44.89	287.61
7240-000	Neighborhood Landscape - Contract / Yards	1,940.59	1,940.59	1,940.59	1,940.59	1,940.59	1,940.59	1,940.59	1,940.59	15,524.72
7250-000	Neighborhood Landscape - Other	0.00	1,618.47	0.00	0.00	2,000.00	0.00	0.00	2,000.00	5,618.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,665.89	0.00	7,225.06	0.00	6,257.66	0.00	163.94	17,312.55
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	390.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,981.80	0.00	0.00	1,981.80
7278-000	Dryer Vent Cleaning	0.00	0.00	2,312.10	0.00	0.00	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	0.00	330.30	923.53
7288-000	Neighborhood Property Insurance	19,461.00	0.00	0.00	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	3,387.04	5,585.22	73,996.33
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	NSF Fees	10.00	0.00	0.00	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	5,600.00	5,600.00	44,800.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	44,810.00
9940-000	TOTAL EXPENSES	28,234.71	13,958.63	10,989.99	16,154.66	11,028.80	18,267.28	8,987.04	11,185.22	118,806.33
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	19,550.06	8,425.14	54,953.23

Expense Distribution

Property=ssun AND mm/yy=02/2023-02/2023

Account 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-83050	ssun	1104760683050	02/01/2023	02/2023	44.89	0.00	594	02/15/2023	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						44.89	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-82717	ssun	597967	02/01/2023	02/2023	1,940.59	0.00	593	02/15/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,940.59	0.00			
7250-000 - Neighborhood Landscape - Other										
eastre - Eastside Tree Works, LLC	P-83059	ssun	11476	02/15/2023	02/2023	2,000.00	0.00	595	02/15/2023	Tree Trimming
Total 7250-000 - Neighborhood Landscap...						2,000.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82899	ssun	30-709982899	02/01/2023	02/2023	139.58	0.00	592	02/10/2023	Account #30-7099-00
citiss - City of Issaquah	P-82900	ssun	30-709882900	02/01/2023	02/2023	24.36	0.00	592	02/10/2023	Account #30-7098-00
Total 7260-000 - Neighborhood Irrigatio...						163.94	0.00			
7280-000 - Neighborhood Maintenance										
rwband - RW Anderson Services, Inc.	P-83125	ssun	40587	02/21/2023	02/2023	330.30	0.00	596	02/28/2023	1372 Building Repair
Total 7280-000 - Neighborhood Maintenance						330.30	0.00			
						4,479.72	0.00			