



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending March 31, 2023

FINANCIAL SUMMARY:

As of March 31, 2023 , operating cash totaled \$6,485, unpaid assessments (receivables) totaled -\$593, and 'other' cash (or cash equivalents) totaled \$692,083, for total assets of \$697,975.

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 \$697,975.

For the month ending March 31, 2023 , the Association incurred expenses and accrued costs totaling \$10,096, over budget by \$129.

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

YTD March 31, 2023 , the Association incurred expenses and accrued costs totaling \$128,902, over budget by \$5,146.

As of March 31, 2023 , replacement reserves totaled \$676,929.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Landscape Other	\$ 472	Under	Plant replacement not yet performed
Irrigation	\$ 7,146	Over	More than anticipated.
Irrigation Main & Repairs	\$ 810	Under	Nothing spent ytd
Pest Control	\$ 300	Under	Not yet performed
Inclement Weather	\$ 800	Under	Less than anticipated
Dryer Vent Cleaning	\$ 2,312	Over	Annual cleaning performed
Maintenance	\$ 3,576	Under	Less than anticipated
Insurance	\$ 2,416	Over	More than anticipated.
Contingency	\$ 563	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 March 2023
- *Caulking to be performed as part of painting in summer 2023

Balance Sheet (With Period Change)

Period = Mar 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,485.27	5,520.64	964.63
1030-000	CIT -Operating Money Market	15,153.44	13,836.55	1,316.89
1080-000	CIT - Reserve MM	676,929.21	669,061.83	7,867.38
1090-000	TOTAL CASH	698,567.92	688,419.02	10,148.90
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	697,974.84	688,419.02	9,555.82
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	-69,582.69	-61,715.31	-7,867.38
2850-000	Current Year Retained Earnings/Operating Fund	64,509.05	54,953.23	9,555.82
2855-000	Reserve Equity	676,929.21	669,061.83	7,867.38
2990-000	TOTAL CAPITAL	697,974.82	688,419.00	9,555.82
2999-000	TOTAL LIABILITIES & CAPITAL	697,974.84	688,419.02	9,555.82

Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Mar 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3590-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	5,200.00	5,600.00	-400.00	-7.14	51,600.00	50,400.00	1,200.00	2.38	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	51,600.00	50,400.00	1,200.00	2.38	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	8.94	0.00	8.94	N/A	49.99	0.00	49.99	N/A	0.00
4047-000 Interest Income-Reserves	367.38	0.00	367.38	N/A	2,082.69	0.00	2,082.69	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	139,668.30	136,418.04	3,250.26	2.38	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,451.42	15,157.56	-706.14	-4.66	141,810.98	136,418.04	5,392.94	3.95	181,890.77
4999-000 TOTAL REVENUE	19,651.42	20,757.56	-1,106.14	-5.33	193,410.98	186,818.04	6,592.94	3.53	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	9,949.50	9,949.50	0.00	0.00	13,266.00
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	40.23	58.33	18.10	31.03	327.84	524.97	197.13	37.55	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	17,465.31	17,466.21	0.90	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	1,409.28	0.00	-1,409.28	N/A	7,027.75	7,500.00	472.25	6.30	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	17,312.55	10,166.68	-7,145.87	-70.29	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	500.00	500.00	100.00	390.00	1,200.00	810.00	67.50	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	800.00	800.00	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	923.53	4,500.00	3,576.47	79.48	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	562.50	562.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,495.60	4,367.02	-128.58	-2.94	78,491.93	73,356.33	-5,135.60	-7.00	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	50,400.00	50,400.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	50,410.00	50,400.00	-10.00	-0.02	67,550.00
9940-000 TOTAL EXPENSES	10,095.60	9,967.02	-128.58	-1.29	128,901.93	123,756.33	-5,145.60	-4.16	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	9,555.82	10,790.54	-1,234.72	-11.44	64,509.05	63,061.71	1,447.34	2.30	90,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Mar 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	-67,500.00	-67,500.00	0.00	0.00	-90,000.00
Reserve Interest Income	-367.38	0.00	-367.38	N/A	-2,082.69	0.00	-2,082.69	N/A	0.00
	-7,867.38	-7,500.00	-367.38	-4.90	-69,582.69	-67,500.00	-2,082.69	-3.09	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	1,688.44	3,290.54	-1,602.10	-48.69	-5,073.64	-4,438.29	-635.35	-14.32	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-Mar 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	5,200.00	51,600.00
3900-000	TOTAL OTHER INCOME	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	7,600.00	5,200.00	5,200.00	51,600.00
3999-000	TOTAL PM INCOME	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	7,600.00	5,200.00	5,200.00	51,600.00
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	0.00	10.00
4045-000	Interest Income	6.77	4.12	2.99	3.94	1.92	6.61	7.24	7.46	8.94	49.99
4047-000	Interest Income-Reserves	140.00	141.75	141.35	144.79	144.46	316.60	358.56	327.80	367.38	2,082.69
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	14,075.10	139,668.30
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	14,451.42	141,810.98
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	19,651.42	193,410.98
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	1,105.50	9,949.50
7204-000	Neighborhood Reserve Study	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	27.62	28.18	31.80	33.51	39.48	41.18	40.95	44.89	40.23	327.84
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	1,940.59	17,465.31
7250-000	Neighborhood Landscape - Other	0.00	1,618.47	0.00	0.00	2,000.00	0.00	0.00	2,000.00	1,409.28	7,027.75
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	0.00	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	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	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	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	0.00	923.53
7288-000	Neighborhood Property Insurance	19,461.00	0.00	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	4,495.60	78,491.93
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	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	5,600.00	50,400.00
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	5,600.00	50,410.00
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	10,095.60	128,901.93
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	9,555.82	64,509.05

Expense Distribution

Property=ssun AND mm/yy=03/2023-03/2023

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-83485	ssun	1104760683485	03/01/2023	03/2023	40.23	0.00	598	03/16/2023	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas							40.23	0.00			
7240-000 - Neighborhood Landscape - Co...											
landcare - LandCare USA LLC		P-83190	ssun	606735	03/01/2023	03/2023	1,940.59	0.00	597	03/15/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...							1,940.59	0.00			
7250-000 - Neighborhood Landscape - Other											
landcare - LandCare USA LLC		P-83606	ssun	605017	03/28/2023	03/2023	1,409.28	0.00	599	03/31/2023	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...							1,409.28	0.00			
							3,390.10	0.00			