



## SUNSET WALK FINANCIAL REPORT

### Manager's Report for the month ending May 31, 2023

**FINANCIAL SUMMARY:**

As of May 31, 2023 , operating cash totaled \$7,491, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$711,716, for total assets of \$719,208.

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 \$719,208.

For the month ending May 31, 2023 , the Association incurred expenses and accrued costs totaling \$9,215, under budget by \$252.

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

YTD May 31, 2023 , the Association incurred expenses and accrued costs totaling \$146,977, under budget by \$45.

As of May 31, 2023 , replacement reserves totaled \$692,665.

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

Expense	Variance	Over/Under	Explanation
Landscape Other	\$ 972	Under	Plant replacement not yet performed
Irrigation	\$ 4,780	Over	More than anticipated.
Irrigation Main & Repairs	\$ 810	Under	Nothing spent ytd
Inclement Weather	\$ 800	Under	Less than anticipated
Dryer Vent Cleaning	\$ 912	Over	Annual cleaning performed
Maintenance	\$ 4,576	Under	Less than anticipated
Insurance	\$ 2,416	Over	More than anticipated.
Contingency	\$ 688	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, fall 2023
- \*Plant replacement began March 2023. Will continue fall 2023 when weather cools
- \*Caulking to be performed as part of painting in summer 2023. Phase 1 begins July 2023

**Balance Sheet (With Period Change)**

Period = May 2023

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	7,491.11	6,436.46	1,054.65
1030-000	CIT -Operating Money Market	19,051.73	17,831.60	1,220.13
1080-000	CIT - Reserve MM	692,664.70	684,788.65	7,876.05
1090-000	TOTAL CASH	719,207.54	709,056.71	10,150.83
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	719,207.54	708,760.17	10,447.37
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
<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	-85,318.18	-77,442.13	-7,876.05
2850-000	Current Year Retained Earnings/Operating Fund	85,741.75	75,294.38	10,447.37
2855-000	Reserve Equity	692,664.70	684,788.65	7,876.05
2990-000	TOTAL CAPITAL	719,207.52	708,760.15	10,447.37
2999-000	TOTAL LIABILITIES & CAPITAL	719,207.54	708,760.17	10,447.37

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

	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	62,000.00	61,600.00	400.00	0.65	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	62,000.00	61,600.00	400.00	0.65	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	10.98	0.00	10.98	N/A	71.88	0.00	71.88	N/A	0.00
4047-000 Interest Income-Reserves	376.05	0.00	376.05	N/A	2,818.18	0.00	2,818.18	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.56	-1,082.46	-7.14	167,818.50	166,733.16	1,085.34	0.65	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,462.13	15,157.56	-695.43	-4.59	170,718.56	166,733.16	3,985.40	2.39	181,890.77
4999-000 TOTAL REVENUE	19,662.13	20,757.56	-1,095.43	-5.28	232,718.56	228,333.16	4,385.40	1.92	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	12,160.50	12,160.50	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	34.68	58.33	23.65	40.55	400.33	641.63	241.30	37.61	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.69	0.10	0.01	21,346.49	21,347.59	1.10	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	7,027.75	8,000.00	972.25	12.15	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	17,488.77	12,708.35	-4,780.42	-37.62	15,250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	390.00	1,200.00	810.00	67.50	1,200.00
7266-000 Neighborhood Pest Control	533.99	200.00	-333.99	-167.00	533.99	500.00	-33.99	-6.80	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	0.00	0.00	N/A	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	1,400.00	-912.10	-65.15	1,400.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	923.53	5,500.00	4,576.47	83.21	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	687.50	687.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,614.76	3,867.02	252.26	6.52	85,366.81	85,332.04	-34.77	-0.04	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	61,600.00	61,600.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,600.00	5,600.00	0.00	0.00	61,610.00	61,600.00	-10.00	-0.02	67,550.00
9940-000 TOTAL EXPENSES	9,214.76	9,467.02	252.26	2.66	146,976.81	146,932.04	-44.77	-0.03	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	10,447.37	11,290.54	-843.17	-7.47	85,741.75	81,401.12	4,340.63	5.33	90,000.00

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

	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	-82,500.00	-82,500.00	0.00	0.00	-90,000.00
Reserve Interest Income	-376.05	0.00	-376.05	N/A	-2,818.18	0.00	-2,818.18	N/A	0.00
	-7,876.05	-7,500.00	-376.05	-5.01	-85,318.18	-82,500.00	-2,818.18	-3.42	-90,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>2,571.32</b>	<b>3,790.54</b>	<b>-1,219.22</b>	<b>-32.16</b>	<b>423.57</b>	<b>-1,098.88</b>	<b>1,522.45</b>	<b>N/A</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-May 2023

Book = Accrual ; Tree = ysi\_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	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	5,200.00	5,200.00	7,600.00	5,200.00	5,200.00	5,200.00	5,200.00	62,000.00
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	5,200.00	5,200.00	62,000.00
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	5,200.00	5,200.00	62,000.00
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	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	10.91	10.98	71.88
4047-000	Interest Income-Reserves	140.00	141.75	141.35	144.79	144.46	316.60	358.56	327.80	367.38	359.44	376.05	2,818.18
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	14,075.10	14,075.10	167,818.50
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	14,445.45	14,462.13	170,718.56
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	19,651.42	19,645.45	19,662.13	232,718.56
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	1,105.50	1,105.50	1,105.50	12,160.50
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,340.55	0.00	0.00	0.00	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	37.81	34.68	400.33
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	1,940.59	1,940.59	21,346.49
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	0.00	0.00	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	176.22	0.00	17,488.77
7265-000	Neigh Irrig Maint & Repairs	90.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	390.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	533.99
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	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	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	0.00	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	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	3,260.12	3,614.76	85,366.81
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	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	5,600.00	5,600.00	61,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,610.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	5,600.00	61,610.00
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	8,860.12	9,214.76	146,976.81
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	10,785.33	10,447.37	85,741.75

# Expense Distribution

Property=ssun AND mm/yy=05/2023-05/2023

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-84239	ssun	1104760684239	05/01/2023	05/2023	34.68	0.00	604	05/12/2023	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>34.68</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-84060	ssun	624359	05/01/2023	05/2023	1,940.59	0.00	603	05/10/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,940.59</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-84311	ssun	2571958	05/15/2023	05/2023	533.99	0.00	605	05/23/2023	Wasp Nests
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>533.99</b>	<b>0.00</b>			
						<b>2,509.26</b>	<b>0.00</b>			