

SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending June 30, 2023

FINANCIAL SUMMARY:

As of June 30, 2023 , operating cash totaled \$5,613, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$722,055, for total assets of \$727,668.

Operating liabilities totaled \$0, prepaid assessments totaled \$5,762, and 'other' liabilities totaled \$0, for total liabilities of \$5,762.

The Association ended the month in a positive cash position of \$721,906.

For the month ending June 30, 2023 , the Association incurred expenses and accrued costs totaling \$11,958, under budget by \$201.

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

YTD June 30, 2023 , the Association incurred expenses and accrued costs totaling \$158,934, under budget by \$156.

As of June 30, 2023 , replacement reserves totaled \$695,533.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Irrigation	\$ 3,215	Over	More than anticipated.
Irrigation Main & Repairs	\$ 310	Under	Nothing spent ytd
Inclement Weather	\$ 800	Under	Less than anticipated
Dryer Vent Cleaning	\$ 912	Over	Annual cleaning performed
Maintenance	\$ 5,076	Under	Less than anticipated
Insurance	\$ 2,416	Over	More than anticipated.
Contingency	\$ 750	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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,613.25	7,491.11	-1,877.86
1030-000	CIT -Operating Money Market	26,521.92	19,051.73	7,470.19
1080-000	CIT - Reserve MM	695,532.79	692,664.70	2,868.09
1090-000	TOTAL CASH	727,667.96	719,207.54	8,460.42
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	50.00	0.00	50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	50.00	0.00	50.00
1990-000	TOTAL ASSETS	727,717.96	719,207.54	8,510.42
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	5,762.00	0.02	5,761.98
2680-000	TOTAL OTHER LIABILITIES	5,762.00	0.02	5,761.98
2690-000	TOTAL LIABILITIES	5,762.00	0.02	5,761.98
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	26,119.25	26,119.25	0.00
2830-000	Current Year Reserve Transfers	-93,186.27	-85,318.18	-7,868.09
2850-000	Current Year Retained Earnings/Operating Fund	93,490.19	85,741.75	7,748.44
2855-000	Reserve Equity	695,532.79	692,664.70	2,868.09
2990-000	TOTAL CAPITAL	721,955.96	719,207.52	2,748.44
2999-000	TOTAL LIABILITIES & CAPITAL	727,717.96	719,207.54	8,510.42

Sunset Walk - IHCA Sup (ssun)
Budget Comparison

Period = Jun 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	67,200.00	67,200.00	0.00	0.00	67,200.00
3900-000 TOTAL OTHER INCOME	5,200.00	5,600.00	-400.00	-7.14	67,200.00	67,200.00	0.00	0.00	67,200.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	60.00	0.00	60.00	N/A	0.00
4045-000 Interest Income	12.80	0.00	12.80	N/A	84.68	0.00	84.68	N/A	0.00
4047-000 Interest Income-Reserves	368.09	0.00	368.09	N/A	3,186.27	0.00	3,186.27	N/A	0.00
4070-000 Neighborhood Assessments	14,075.10	15,157.61	-1,082.51	-7.14	181,893.60	181,890.77	2.83	0.00	181,890.77
4390-000 TOTAL ASSOCIATION INCOME	14,505.99	15,157.61	-651.62	-4.30	185,224.55	181,890.77	3,333.78	1.83	181,890.77
4999-000 TOTAL REVENUE	19,705.99	20,757.61	-1,051.62	-5.07	252,424.55	249,090.77	3,333.78	1.34	249,090.77
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	13,266.00	13,266.00	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	29.95	58.37	28.42	48.69	430.28	700.00	269.72	38.53	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,940.59	1,940.71	0.12	0.01	23,287.08	23,288.30	1.22	0.01	23,288.30
7250-000 Neighborhood Landscape - Other	900.00	0.00	-900.00	N/A	7,927.75	8,000.00	72.25	0.90	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	976.51	2,541.65	1,565.14	61.58	18,465.28	15,250.00	-3,215.28	-21.08	15,250.00
7265-000 Neigh Irrig Maint & Repairs	500.00	0.00	-500.00	N/A	890.00	1,200.00	310.00	25.83	1,200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	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	6,000.00	5,076.47	84.61	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	750.00	750.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	5,452.55	6,208.73	756.18	12.18	90,819.36	91,540.77	721.41	0.79	91,540.77
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	20.00	0.00	-20.00	N/A	30.00	0.00	-30.00	N/A	0.00
9610-000 Federal Income Tax	885.00	350.00	-535.00	-152.86	885.00	350.00	-535.00	-152.86	350.00
9830-000 Master Base Assessments	5,600.00	5,600.00	0.00	0.00	67,200.00	67,200.00	0.00	0.00	67,200.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	6,505.00	5,950.00	-555.00	-9.33	68,115.00	67,550.00	-565.00	-0.84	67,550.00
9940-000 TOTAL EXPENSES	11,957.55	12,158.73	201.18	1.65	158,934.36	159,090.77	156.41	0.10	159,090.77
9950-000 Excess (Deficiency) of Revenues over Expenses	7,748.44	8,598.88	-850.44	-9.89	93,490.19	90,000.00	3,490.19	3.88	90,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Jun 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	-90,000.00	-90,000.00	0.00	0.00	-90,000.00
Reserve Interest Income	-368.09	0.00	-368.09	N/A	-3,186.27	0.00	-3,186.27	N/A	0.00
	-7,868.09	-7,500.00	-368.09	-4.91	-93,186.27	-90,000.00	-3,186.27	-3.54	-90,000.00
Operating Excess (Deficiency) of Rev over Exp	-119.65	1,098.88	-1,218.53	N/A	303.92	0.00	303.92	N/A	0.00

Reserve Expenses:

Fence Railings - Metal Repaint						22,500.00			
Siding - Repaint						270,000.00			
Siding - Repair						64,800.00			
Exterior Paint	5,000.00				5,000.00				

Statement (12 months)

Period = Jul 2022-Jun 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	Jun 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	5,200.00	5,200.00	67,200.00
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	67,200.00
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	67,200.00
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	50.00	60.00
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	84.68
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	3,186.27
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	181,893.60
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	185,224.55
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	19,705.99	252,424.55
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	13,266.00
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	430.28
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	23,287.08
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	7,927.75
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	18,465.28
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	500.00	890.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	533.99	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	90,819.36
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	20.00	30.00
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	885.00	885.00
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	67,200.00
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	6,505.00	68,115.00
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	158,934.36
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	93,490.19

Expense Distribution

Property=ssun AND mm/yy=06/2023-06/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
terapai - Tera Painting & Construction	P-84423	ssun	23-0349C	06/14/2023	06/2023	5,000.00	0.00	106	06/15/2023	Exterior Painting Deposit
Total 2855-000 - Reserve Equity						5,000.00	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-84531	ssun	1104760684531	06/01/2023	06/2023	29.95	0.00	607	06/22/2023	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						29.95	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-84360	ssun	635689	06/01/2023	06/2023	1,940.59	0.00	606	06/07/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,940.59	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-84761	ssun	638874	06/20/2023	06/2023	900.00	0.00	609	06/23/2023	Landscape & Irrigation Repairs
Total 7250-000 - Neighborhood Landscap...						900.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-84735	ssun	30-709984735	06/01/2023	06/2023	950.33	0.00	608	06/23/2023	Account #30-7099-00
citiss - City of Issaquah	P-84736	ssun	30-709884736	06/01/2023	06/2023	26.18	0.00	608	06/23/2023	Account #30-7098-00
Total 7260-000 - Neighborhood Irrigatio...						976.51	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-84776	ssun	T9639 06/23 BB	06/24/2023	06/2023	500.00	0.00	610	06/24/2023	W/O #5011 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						500.00	0.00			
						9,347.05	0.00			