



## SUNSET WALK FINANCIAL REPORT

### Manager's Report for the month ending August 30, 2023

**FINANCIAL SUMMARY:**

As of August 30, 2023 , operating cash totaled \$1,812, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$660,870, for total assets of \$662,682.

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 \$662,682.

For the month ending August 30, 2023 , the Association incurred expenses and accrued costs totaling \$14,964, over budget by \$2,068.

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

YTD August 30, 2023 , the Association incurred expenses and accrued costs totaling \$51,281, over budget by \$8,154.

As of August 30, 2023 , replacement reserves totaled \$652,968.

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

Expense	Variance	Over/Under	Explanation
Irrigation	\$ 2,779	Over	More than anticipated.
Irrigation Main & Repairs	\$ 300	Under	Less than anticipated
Maintenance	\$ 1,167	Under	Less than anticipated
Insurance	\$ 6,980	Over	More than anticipated.

**DELINQUENCIES: NONE TO REPORT**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -

**COMPLETED AND PENDING MAINTENANCE:**

- \*Dryer vent cleaning will be performed October 2023
- \* Gutter cleaning performed in November
- \*Courtyard maintenance to take place fall 2023
- \*Plant replacement to begin fall 2023 when weather cools
- \*Phase 1 of the exterior painting completed August 2023. Phase 2 to be completed Summer 2024.

**Balance Sheet (With Period Change)**

Period = Aug 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	1,812.02	7,973.45	-6,161.43
1030-000	CIT -Operating Money Market	7,902.01	2,403.67	5,498.34
1080-000	CIT - Reserve MM	652,968.45	704,248.89	-51,280.44
1090-000	TOTAL CASH	662,682.48	714,626.01	-51,943.53
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	1,945.66	-1,945.66
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	1,945.66	-1,945.66
1990-000	TOTAL ASSETS	662,682.48	716,571.67	-53,889.19
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	0.00	100.00	-100.00
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	100.00	-100.00
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	100.02	-100.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	26,423.17	26,423.17	0.00
2830-000	Current Year Reserve Transfers	-17,435.66	-8,716.10	-8,719.56
2850-000	Current Year Retained Earnings/Operating Fund	726.50	-5,484.31	6,210.81
2855-000	Reserve Equity	652,968.45	704,248.89	-51,280.44
2990-000	TOTAL CAPITAL	662,682.46	716,471.65	-53,789.19
2999-000	TOTAL LIABILITIES & CAPITAL	662,682.48	716,571.67	-53,889.19

### Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Aug 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	5,265.00	5,670.00	-405.00	-7.14	12,960.00	11,340.00	1,620.00	14.29	68,040.00
3900-000 TOTAL OTHER INCOME	5,265.00	5,670.00	-405.00	-7.14	12,960.00	11,340.00	1,620.00	14.29	68,040.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	-24.66	0.00	-24.66	N/A	0.34	0.00	0.34	N/A	0.00
4045-000 Interest Income	5.94	0.00	5.94	N/A	20.85	0.00	20.85	N/A	0.00
4047-000 Interest Income-Reserves	386.23	0.00	386.23	N/A	769.00	0.00	769.00	N/A	0.00
4070-000 Neighborhood Assessments	15,542.15	16,737.83	-1,195.68	-7.14	38,257.60	33,475.66	4,781.94	14.28	200,854.00
4390-000 TOTAL ASSOCIATION INCOME	15,909.66	16,737.83	-828.17	-4.95	39,047.79	33,475.66	5,572.13	16.65	200,854.00
4999-000 TOTAL REVENUE	21,174.66	22,407.83	-1,233.17	-5.50	52,007.79	44,815.66	7,192.13	16.05	268,894.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	2,211.00	2,211.00	0.00	0.00	13,266.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,341.00
7226-000 Neighborhood Electric /Gas	30.18	50.00	19.82	39.64	58.31	100.00	41.69	41.69	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,998.80	2,000.00	1.20	0.06	3,997.61	4,000.00	2.39	0.06	24,000.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	5,829.07	3,050.00	-2,779.07	-91.12	5,829.07	3,050.00	-2,779.07	-91.12	18,300.00
7265-000 Neigh Irrig Maint & Repairs	0.00	75.00	75.00	100.00	100.00	400.00	300.00	75.00	1,000.00
7266-000 Neighborhood Pest Control	330.30	300.00	-30.30	-10.10	330.30	300.00	-30.30	-10.10	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,200.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,312.00
7280-000 Neighborhood Maintenance	0.00	583.33	583.33	100.00	0.00	1,166.66	1,166.66	100.00	7,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	27,415.00	20,435.00	-6,980.00	-34.16	20,435.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	125.00	125.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	9,293.85	7,226.33	-2,067.52	-28.61	39,941.29	31,787.66	-8,153.63	-25.65	100,504.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	5,670.00	5,670.00	0.00	0.00	11,340.00	11,340.00	0.00	0.00	68,040.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	0.00	0.00	11,340.00	11,340.00	0.00	0.00	68,390.00
9940-000 TOTAL EXPENSES	14,963.85	12,896.33	-2,067.52	-16.03	51,281.29	43,127.66	-8,153.63	-18.91	168,894.00
9950-000 Excess (Deficiency) of Revenues over Expenses	6,210.81	9,511.50	-3,300.69	-34.70	726.50	1,688.00	-961.50	-56.96	100,000.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-8,333.33	-8,333.33	0.00	0.00	-16,666.66	-16,666.66	0.00	0.00	-100,000.00
Reserve Interest Income	-386.23	0.00	-386.23	N/A	-769.00	0.00	-769.00	N/A	0.00
	-8,719.56	-8,333.33	-386.23	-4.63	-17,435.66	-16,666.66	-769.00	-4.61	-100,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-2,508.75</b>	<b>1,178.17</b>	<b>-3,686.92</b>	<b>N/A</b>	<b>-16,709.16</b>	<b>-14,978.66</b>	<b>-1,730.50</b>	<b>-11.55</b>	<b>0.00</b>

**Reserve Expenses:**

Asphalt - Seal						1,370.00			
Brick Veneer - Waterproof						5,250.00			
Concrete Repairs						5,250.00			
Drainage						6,620.00			
Fence Railings - Metal Repaint						23,600.00			
Siding - Repaint	60,000.00				60,000.00	284,000.00			
Siding - Repair						68,000.00			

**Statement (12 months)**

Period = Jul 2023-Aug 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	7,695.00	5,265.00	12,960.00
3900-000	TOTAL OTHER INCOME	7,695.00	5,265.00	12,960.00
3999-000	TOTAL PM INCOME	7,695.00	5,265.00	12,960.00
4010-000	ASSOCIATION INCOME			
4020-000	Late Fees / NSF	25.00	-24.66	0.34
4045-000	Interest Income	14.91	5.94	20.85
4047-000	Interest Income-Reserves	382.77	386.23	769.00
4070-000	Neighborhood Assessments	22,715.45	15,542.15	38,257.60
4390-000	TOTAL ASSOCIATION INCOME	23,138.13	15,909.66	39,047.79
4999-000	TOTAL REVENUE	30,833.13	21,174.66	52,007.79
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	2,211.00
7226-000	Neighborhood Electric /Gas	28.13	30.18	58.31
7240-000	Neighborhood Landscape - Contract / Yards	1,998.81	1,998.80	3,997.61
7260-000	Neighborhood Irrigation-Common Areas	0.00	5,829.07	5,829.07
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	100.00
7266-000	Neighborhood Pest Control	0.00	330.30	330.30
7288-000	Neighborhood Property Insurance	27,415.00	0.00	27,415.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	30,647.44	9,293.85	39,941.29
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	5,670.00	5,670.00	11,340.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	11,340.00
9940-000	TOTAL EXPENSES	36,317.44	14,963.85	51,281.29
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,484.31	6,210.81	726.50

# Expense Distribution

Property=ssun AND mm/yy=08/2023-08/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
terapai - Tera Painting & Construction	P-85231	ssun	23-0349C Progress	08/17/2023	08/2023	60,000.00	0.00	107	08/24/2023	Exterior Paint Progress Payment
<b>Total 2855-000 - Reserve Equity</b>						<b>60,000.00</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-85474	ssun	1104760685474	08/01/2023	08/2023	30.18	0.00	617	08/24/2023	Account #220011047606
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>30.18</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-85139	ssun	655128	08/01/2023	08/2023	1,998.80	0.00	615	08/15/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>1,998.80</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-85366	ssun	30-709985366	08/01/2023	08/2023	5,765.91	0.00	616	08/24/2023	Account #30-7099-00
citiss - City of Issaquah	P-85367	ssun	30-709885367	08/01/2023	08/2023	63.16	0.00	616	08/24/2023	Account #30-7098-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>5,829.07</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-85566	ssun	2577491	08/22/2023	08/2023	330.30	0.00	618	08/31/2023	1380 Wasp Treatment
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>330.30</b>	<b>0.00</b>			
						<b>68,188.35</b>	<b>0.00</b>			