



SUNSET WALK FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of September 30, 2023 , operating cash totaled \$6,964, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$547,173, for total assets of \$554,137.

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 \$554,137.

For the month ending September 30, 2023 , the Association incurred expenses and accrued costs totaling \$9,869, over budget by \$397.

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

YTD September 30, 2023 , the Association incurred expenses and accrued costs totaling \$60,698, over budget by \$8,099.

As of September 30, 2023 , replacement reserves totaled \$541,630.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Landscape-Other	\$ 881	Over	More than anticipated.
Irrigation	\$ 2,779	Over	More than anticipated.
Irrigation Main & Repairs	\$ 300	Under	Less than anticipated
Maintenance	\$ 1,750	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 will be performed in December
- *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 = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,964.21	1,812.02	5,152.19
1030-000	CIT -Operating Money Market	5,542.71	7,902.01	-2,359.30
1080-000	CIT - Reserve MM	541,630.07	652,968.45	-111,338.38
1090-000	TOTAL CASH	554,136.99	662,682.48	-108,545.49
1990-000	TOTAL ASSETS	554,136.99	662,682.48	-108,545.49
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	26,423.17	26,423.17	0.00
2830-000	Current Year Reserve Transfers	-26,097.28	-17,435.66	-8,661.62
2850-000	Current Year Retained Earnings/Operating Fund	12,181.01	726.50	11,454.51
2855-000	Reserve Equity	541,630.07	652,968.45	-111,338.38
2990-000	TOTAL CAPITAL	554,136.97	662,682.46	-108,545.49
2999-000	TOTAL LIABILITIES & CAPITAL	554,136.99	662,682.48	-108,545.49

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Sep 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	5,265.00	5,670.00	-405.00	-7.14	18,225.00	17,010.00	1,215.00	7.14	68,040.00
3900-000 TOTAL OTHER INCOME	5,265.00	5,670.00	-405.00	-7.14	18,225.00	17,010.00	1,215.00	7.14	68,040.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	0.34	0.00	0.34	N/A	0.00
4045-000 Interest Income	5.71	0.00	5.71	N/A	26.56	0.00	26.56	N/A	0.00
4047-000 Interest Income-Reserves	328.29	0.00	328.29	N/A	1,097.29	0.00	1,097.29	N/A	0.00
4070-000 Neighborhood Assessments	15,542.15	16,737.83	-1,195.68	-7.14	53,799.75	50,213.49	3,586.26	7.14	200,854.00
4390-000 TOTAL ASSOCIATION INCOME	15,876.15	16,737.83	-861.68	-5.15	54,923.94	50,213.49	4,710.45	9.38	200,854.00
4999-000 TOTAL REVENUE	21,141.15	22,407.83	-1,266.68	-5.65	73,148.94	67,223.49	5,925.45	8.81	268,894.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	3,316.50	3,316.50	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	31.53	50.00	18.47	36.94	89.84	150.00	60.16	40.11	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,998.81	2,000.00	1.19	0.06	5,996.42	6,000.00	3.58	0.06	24,000.00
7250-000 Neighborhood Landscape - Other	880.80	0.00	-880.80	N/A	880.80	0.00	-880.80	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	5,829.07	3,050.00	-2,779.07	-91.12	18,300.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	100.00	400.00	300.00	75.00	1,000.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	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	1,749.99	1,749.99	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	187.50	187.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,016.64	3,801.33	-215.31	-5.66	43,957.93	35,588.99	-8,368.94	-23.52	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	17,010.00	17,010.00	0.00	0.00	68,040.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	0.00	0.00	17,010.00	17,010.00	0.00	0.00	68,390.00
9940-000 TOTAL EXPENSES	9,686.64	9,471.33	-215.31	-2.27	60,967.93	52,598.99	-8,368.94	-15.91	168,894.00
9950-000 Excess (Deficiency) of Revenues over Expenses	11,454.51	12,936.50	-1,481.99	-11.46	12,181.01	14,624.50	-2,443.49	-16.71	100,000.00

Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Sep 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-8,333.33	-8,333.33	0.00	0.00	-24,999.99	-24,999.99	0.00	0.00	-100,000.00
Reserve Interest Income	-328.29	0.00	-328.29	N/A	-1,097.29	0.00	-1,097.29	N/A	0.00
	-8,661.62	-8,333.33	-328.29	-3.94	-26,097.28	-24,999.99	-1,097.29	-4.39	-100,000.00
Operating Excess (Deficiency) of Rev over Exp	2,792.89	4,603.17	-1,810.28	-39.33	-13,916.27	-10,375.49	-3,540.78	-34.13	0.00

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	120,000.00	180,000.00
Siding - Repair		68,000.00

Statement (12 months)

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	7,695.00	5,265.00	5,265.00	18,225.00
3900-000	TOTAL OTHER INCOME	7,695.00	5,265.00	5,265.00	18,225.00
3999-000	TOTAL PM INCOME	7,695.00	5,265.00	5,265.00	18,225.00
4010-000	ASSOCIATION INCOME				
4020-000	Late Fees / NSF	25.00	-24.66	0.00	0.34
4045-000	Interest Income	14.91	5.94	5.71	26.56
4047-000	Interest Income-Reserves	382.77	386.23	328.29	1,097.29
4070-000	Neighborhood Assessments	22,715.45	15,542.15	15,542.15	53,799.75
4390-000	TOTAL ASSOCIATION INCOME	23,138.13	15,909.66	15,876.15	54,923.94
4999-000	TOTAL REVENUE	30,833.13	21,174.66	21,141.15	73,148.94
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	3,316.50
7226-000	Neighborhood Electric /Gas	28.13	30.18	31.53	89.84
7240-000	Neighborhood Landscape - Contract / Yards	1,998.81	1,998.80	1,998.81	5,996.42
7250-000	Neighborhood Landscape - Other	0.00	0.00	880.80	880.80
7260-000	Neighborhood Irrigation-Common Areas	0.00	5,829.07	0.00	5,829.07
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	100.00
7266-000	Neighborhood Pest Control	0.00	330.30	0.00	330.30
7288-000	Neighborhood Property Insurance	27,415.00	0.00	0.00	27,415.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	30,647.44	9,293.85	4,016.64	43,957.93
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	5,670.00	5,670.00	5,670.00	17,010.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	5,670.00	17,010.00
9940-000	TOTAL EXPENSES	36,317.44	14,963.85	9,686.64	60,967.93
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,484.31	6,210.81	11,454.51	12,181.01

Expense Distribution

Property=ssun AND mm/yy=09/2023-09/2023

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-85649	ssun	23-0349C-3	09/08/2023	09/2023	120,000.00	0.00	108	09/08/2023	Exterior Paint
Total 2855-000 - Reserve Equity						120,000.00	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-85768	ssun	1104760685768	09/01/2023	09/2023	31.53	0.00	621	09/24/2023	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						31.53	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-85601	ssun	665618	09/01/2023	09/2023	1,998.81	0.00	619	09/18/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,998.81	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-85671	ssun	668177	09/15/2023	09/2023	880.80	0.00	620	09/24/2023	Quarterly Patio Clean Up
Total 7250-000 - Neighborhood Landscap...						880.80	0.00			
						122,911.14	0.00			