



SUNSET WALK FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of October 31, 2023 , operating cash totaled \$2,625, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$550,260, for total assets of \$552,885.

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 \$552,885.

For the month ending October 31, 2023 , the Association incurred expenses and accrued costs totaling \$22,366, over budget by \$9,845.

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

YTD October 31, 2023 , the Association incurred expenses and accrued costs totaling \$83,334, over budget by \$18,214.

As of October 31, 2023 , replacement reserves totaled \$550,260.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Landscape-Other	\$ 2,881	Over	More than anticipated.
Irrigation	\$ 8,672	Over	More than anticipated.
Irrigation Main & Repairs	\$ 322	Under	Less than anticipated
Dryer Vent Cleaning	\$ 2,312	Over	Cleaning performed in October
Maintenance	\$ 2,333	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 performed October 2023
- * Gutter cleaning will be performed in December
- *Courtyard maintenance to take place Winter 2023
- *Plant replacement to begin late 2023 /early 2024
- *Phase 1 of the exterior painting completed August 2023. Phase 2 to be completed Summer 2024.

Balance Sheet (With Period Change)

Period = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	2,624.97	6,964.21	-4,339.24
1030-000	CIT -Operating Money Market	6.40	5,542.71	-5,536.31
1080-000	CIT - Reserve MM	550,259.72	541,630.07	8,629.65
1090-000	TOTAL CASH	552,891.09	554,136.99	-1,245.90
1990-000	TOTAL ASSETS	552,891.09	554,136.99	-1,245.90
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	-34,726.93	-26,097.28	-8,629.65
2850-000	Current Year Retained Earnings/Operating Fund	10,935.11	12,181.01	-1,245.90
2855-000	Reserve Equity	550,259.72	541,630.07	8,629.65
2990-000	TOTAL CAPITAL	552,891.07	554,136.97	-1,245.90
2999-000	TOTAL LIABILITIES & CAPITAL	552,891.09	554,136.99	-1,245.90

Sunset Walk - IHCA Sup (ssun)
Budget Comparison
 Period = Oct 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	5,265.00	5,670.00	-405.00	-7.14	23,490.00	22,680.00	810.00	3.57	68,040.00
3900-000 TOTAL OTHER INCOME	5,265.00	5,670.00	-405.00	-7.14	23,490.00	22,680.00	810.00	3.57	68,040.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	10.00	0.00	10.00	N/A	10.34	0.00	10.34	N/A	0.00
4045-000 Interest Income	6.66	0.00	6.66	N/A	33.22	0.00	33.22	N/A	0.00
4047-000 Interest Income-Reserves	296.32	0.00	296.32	N/A	1,393.61	0.00	1,393.61	N/A	0.00
4070-000 Neighborhood Assessments	15,542.15	16,737.83	-1,195.68	-7.14	69,341.90	66,951.32	2,390.58	3.57	200,854.00
4390-000 TOTAL ASSOCIATION INCOME	15,855.13	16,737.83	-882.70	-5.27	70,779.07	66,951.32	3,827.75	5.72	200,854.00
4999-000 TOTAL REVENUE	21,120.13	22,407.83	-1,287.70	-5.75	94,269.07	89,631.32	4,637.75	5.17	268,894.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,105.50	1,105.50	0.00	0.00	4,422.00	4,422.00	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	35.12	50.00	14.88	29.76	124.96	200.00	75.04	37.52	700.00
7240-000 Neighborhood Landscape - Contract / Yards	1,998.80	2,000.00	1.20	0.06	7,995.22	8,000.00	4.78	0.06	24,000.00
7250-000 Neighborhood Landscape - Other	2,000.00	0.00	-2,000.00	N/A	2,880.80	0.00	-2,880.80	N/A	8,000.00
7260-000 Neighborhood Irrigation-Common Areas	8,942.74	3,050.00	-5,892.74	-193.20	14,771.81	6,100.00	-8,671.81	-142.16	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	291.77	0.00	-291.77	N/A	622.07	300.00	-322.07	-107.36	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	2,312.10	0.00	-2,312.10	N/A	2,312.10	0.00	-2,312.10	N/A	2,312.00
7280-000 Neighborhood Maintenance	0.00	583.33	583.33	100.00	0.00	2,333.32	2,333.32	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	250.00	250.00	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	16,686.03	6,851.33	-9,834.70	-143.54	60,643.96	42,440.32	-18,203.64	-42.89	100,504.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	0.00	-10.00	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	5,670.00	5,670.00	0.00	0.00	22,680.00	22,680.00	0.00	0.00	68,040.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,680.00	5,670.00	-10.00	-0.18	22,690.00	22,680.00	-10.00	-0.04	68,390.00
9940-000 TOTAL EXPENSES	22,366.03	12,521.33	-9,844.70	-78.62	83,333.96	65,120.32	-18,213.64	-27.97	168,894.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-1,245.90	9,886.50	-11,132.40	-112.60	10,935.11	24,511.00	-13,575.89	-55.39	100,000.00

Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Oct 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	-33,333.32	-33,333.32	0.00	0.00	-100,000.00
Reserve Interest Income	-296.32	0.00	-296.32	N/A	-1,393.61	0.00	-1,393.61	N/A	0.00
	-8,629.65	-8,333.33	-296.32	-3.56	-34,726.93	-33,333.32	-1,393.61	-4.18	-100,000.00
Operating Excess (Deficiency) of Rev over Exp	-9,875.55	1,553.17	-11,428.72	N/A	-23,791.82	-8,822.32	-14,969.50	-169.68	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	180,000.00
Siding - Repair	284,000.00
	68,000.00

Statement (12 months)

Period = Jul 2023-Oct 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 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	5,265.00	23,490.00
3900-000	TOTAL OTHER INCOME	7,695.00	5,265.00	5,265.00	5,265.00	23,490.00
3999-000	TOTAL PM INCOME	7,695.00	5,265.00	5,265.00	5,265.00	23,490.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	25.00	-24.66	0.00	10.00	10.34
4045-000	Interest Income	14.91	5.94	5.71	6.66	33.22
4047-000	Interest Income-Reserves	382.77	386.23	328.29	296.32	1,393.61
4070-000	Neighborhood Assessments	22,715.45	15,542.15	15,542.15	15,542.15	69,341.90
4390-000	TOTAL ASSOCIATION INCOME	23,138.13	15,909.66	15,876.15	15,855.13	70,779.07
4999-000	TOTAL REVENUE	30,833.13	21,174.66	21,141.15	21,120.13	94,269.07
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	1,105.50	1,105.50	1,105.50	1,105.50	4,422.00
7226-000	Neighborhood Electric /Gas	28.13	30.18	31.53	35.12	124.96
7240-000	Neighborhood Landscape - Contract / Yards	1,998.81	1,998.80	1,998.81	1,998.80	7,995.22
7250-000	Neighborhood Landscape - Other	0.00	0.00	880.80	2,000.00	2,880.80
7260-000	Neighborhood Irrigation-Common Areas	0.00	5,829.07	0.00	8,942.74	14,771.81
7265-000	Neigh Irrig Maint & Repairs	100.00	0.00	0.00	0.00	100.00
7266-000	Neighborhood Pest Control	0.00	330.30	0.00	291.77	622.07
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	2,312.10	2,312.10
7288-000	Neighborhood Property Insurance	27,415.00	0.00	0.00	0.00	27,415.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	30,647.44	9,293.85	4,016.64	16,686.03	60,643.96
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	0.00	0.00	0.00	10.00	10.00
9830-000	Master Base Assessments	5,670.00	5,670.00	5,670.00	5,670.00	22,680.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,670.00	5,670.00	5,670.00	5,680.00	22,690.00
9940-000	TOTAL EXPENSES	36,317.44	14,963.85	9,686.64	22,366.03	83,333.96
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,484.31	6,210.81	11,454.51	-1,245.90	10,935.11

Expense Distribution

Property=ssun AND mm/yy=10/2023-10/2023

Account 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-86136	ssun	1104760686136	10/01/2023	10/2023	35.12	0.00	625	10/17/2023	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						35.12	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-85897	ssun	673573	10/01/2023	10/2023	1,998.80	0.00	623	10/10/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,998.80	0.00			
7250-000 - Neighborhood Landscape - Other										
jbinst - JB Instant Lawn	P-86285	ssun	876941	10/12/2023	10/2023	2,000.00	0.00	626	10/19/2023	Plant Replacements
Total 7250-000 - Neighborhood Landscap...						2,000.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-86074	ssun	30-709986074	10/01/2023	10/2023	8,857.39	0.00	624	10/12/2023	Account #30-7099-00
citiss - City of Issaquah	P-86075	ssun	30-709886075	10/01/2023	10/2023	85.35	0.00	624	10/12/2023	Account #30-7098-00
Total 7260-000 - Neighborhood Irrigatio...						8,942.74	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-85889	ssun	2579443	10/04/2023	10/2023	291.77	0.00	622	10/10/2023	1137 Ant & Spider Control
Total 7266-000 - Neighborhood Pest Control						291.77	0.00			
7278-000 - Dryer Vent Cleaning										
surven - Sure Vent, INC	P-86308	ssun	2066633	10/16/2023	10/2023	2,312.10	0.00	627	10/26/2023	Dryer Vent Cleaning
Total 7278-000 - Dryer Vent Cleaning						2,312.10	0.00			
						15,580.53	0.00			