



SUNSET WALK FINANCIAL REPORT

Manager's Report for the month ending January 31, 2022

FINANCIAL SUMMARY:

As of January 31, 2022 , operating cash totaled \$8,245, unpaid assessments (receivables) totaled \$844, and 'other' cash (or cash equivalents) totaled \$590,817, for total assets of \$599,906.

Operating liabilities totaled \$0, prepaid assessments totaled \$100, and 'other' liabilities totaled \$0, for total liabilities of \$100.

The Association ended the month in a positive cash position of \$599,806.

For the month ending January 31, 2022 , the Association incurred expenses and accrued costs totaling \$10,302, under budget by \$2,457.

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

YTD January 31, 2022 , the Association incurred expenses and accrued costs totaling \$95,244, under budget by \$2,074.

As of January 31, 2022 , replacement reserves totaled \$572,414.

BUDGET VARIANCES: Explanations for variances more than \$300.00

Expense	Variance	Over/Under	Explanation
Reserve Study	\$ 671	Over	MTD costs over budget
Landscape-other	\$ 5,316	Under	Plant replacements not yet performed
Irrigation Common Area	\$ 3,409	Over	Summer invoices paid
Pest Control	\$ 300	Under	Not yet performed

DELINQUENCIES: NONE TO REPORT

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	
Sun-0018	843.33	0	0	0	843.33	Past due assessments
TOTALS	\$ 843.33	\$ -	\$ -	\$ -	\$ 843.33	

COMPLETED AND PENDING MAINTENANCE:

- *Dryer vent cleaning to be performed in June
- * Gutter cleaning performed in November
- *Courtyard maintenance to be performed in March 2022
- *Caulking to be performed on several buildings in July

Report submitted by Blair Krieg, AMS, CMCA Community Manager
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Balance Sheet (With Period Change)

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,245.07	3,980.16	4,264.91
1030-000	CIT -Operating Money Market	18,403.50	17,591.07	812.43
1066-000	Certificate of Deposits - Reserve	377,518.43	377,322.60	195.83
1080-000	CIT - Reserve MM	194,895.49	188,023.36	6,872.13
1090-000	TOTAL CASH	599,062.49	586,917.19	12,145.30
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	843.99	0.00	843.99
1248-000	TOTAL ACCOUNTS RECEIVABLE	843.99	0.00	843.99
1990-000	TOTAL ASSETS	599,906.48	586,917.19	12,989.29
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	100.02	3,754.45	-3,654.43
2680-000	TOTAL OTHER LIABILITIES	100.02	3,754.45	-3,654.43
2690-000	TOTAL LIABILITIES	100.02	3,754.45	-3,654.43
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	25,664.48	25,664.48	0.00
2830-000	Current Year Reserve Transfers	-49,717.77	-42,649.81	-7,067.96
2850-000	Current Year Retained Earnings/Operating Fund	51,445.83	34,802.11	16,643.72
2855-000	Reserve Equity	572,413.92	565,345.96	7,067.96
2990-000	TOTAL CAPITAL	599,806.46	583,162.74	16,643.72
2999-000	TOTAL LIABILITIES & CAPITAL	599,906.48	586,917.19	12,989.29

Sunset Walk - IHCA Sup (ssun) Budget Comparison

Period = Jan 2022

	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	7,505.00	5,530.00	1,975.00	35.71	40,685.00	38,710.00	1,975.00	5.10	66,360.00
3900-000 TOTAL OTHER INCOME	7,505.00	5,530.00	1,975.00	35.71	40,685.00	38,710.00	1,975.00	5.10	66,360.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	5.62	0.00	5.62	N/A	33.65	0.00	33.65	N/A	0.00
4047-000 Interest Income-Reserves	234.63	0.00	234.63	N/A	1,884.46	0.00	1,884.46	N/A	0.00
4070-000 Neighborhood Assessments	19,200.45	14,147.83	5,052.62	35.71	104,086.65	99,034.81	5,051.84	5.10	169,774.00
4390-000 TOTAL ASSOCIATION INCOME	19,440.70	14,147.83	5,292.87	37.41	106,004.76	99,034.81	6,969.95	7.04	169,774.00
4999-000 TOTAL REVENUE	26,945.70	19,677.83	7,267.87	36.93	146,689.76	137,744.81	8,944.95	6.49	236,134.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,005.00	1,005.00	0.00	0.00	7,035.00	7,035.00	0.00	0.00	12,060.00
7204-000 Neighborhood Reserve Study	1,340.55	0.00	-1,340.55	N/A	1,340.55	670.50	-670.05	-99.93	1,341.00
7226-000 Neighborhood Electric /Gas	42.37	90.00	47.63	52.92	267.05	460.00	192.95	41.95	850.00
7240-000 Neighborhood Landscape - Contract / Yards	1,884.06	1,884.17	0.11	0.01	13,188.42	13,189.19	0.77	0.01	22,610.00
7250-000 Neighborhood Landscape - Other	0.00	3,500.00	3,500.00	100.00	1,183.58	6,500.00	5,316.42	81.79	7,000.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	10,670.63	7,261.50	-3,409.13	-46.95	14,523.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	550.00	725.00	175.00	24.14	1,500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	1,651.50	1,700.00	48.50	2.85	1,700.00
7274-000 Neighborhood Inclement Weather Maint.	500.00	187.50	-312.50	-166.67	500.00	375.00	-125.00	-33.33	750.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,386.00
7280-000 Neighborhood Maintenance	0.00	500.00	500.00	100.00	3,598.20	3,500.00	-98.20	-2.81	6,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	16,549.00	16,454.00	-95.00	-0.58	16,454.00
7289-000 Neighborhood Contingency	0.00	62.50	62.50	100.00	0.00	437.50	437.50	100.00	750.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,771.98	7,229.17	2,457.19	33.99	56,533.93	58,607.69	2,073.76	3.54	87,424.00
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	5,530.00	5,530.00	0.00	0.00	38,710.00	38,710.00	0.00	0.00	66,360.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,530.00	0.00	0.00	38,710.00	38,710.00	0.00	0.00	66,710.00
9940-000 TOTAL EXPENSES	10,301.98	12,759.17	2,457.19	19.26	95,243.93	97,317.69	2,073.76	2.13	154,134.00
9950-000 Excess (Deficiency) of Revenues over Expenses	16,643.72	6,918.66	9,725.06	140.56	51,445.83	40,427.12	11,018.71	27.26	82,000.00

Sunset Walk - IHCA Sup (ssun)
Budget Comparison

Period = Jan 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-6,833.33	-6,833.33	0.00	0.00	-47,833.31	-47,833.31	0.00	0.00	-82,000.00
Reserve Interest Income	-234.63	0.00	-234.63	N/A	-1,884.46	0.00	-1,884.46	N/A	0.00
	-7,067.96	-6,833.33	-234.63	-3.43	-49,717.77	-47,833.31	-1,884.46	-3.94	-82,000.00
Operating Excess (Deficiency) of Rev over Exp	9,575.76	85.33	9,490.43	11,122.03	1,728.06	-7,406.19	9,134.25	N/A	0.00

Reserve Expenses:

No Reserve Projects Scheduled in 2021-22

Statement (12 months)

Period = Jul 2021-Jan 2022

Book = Accrual ; Tree = ysi_is

		Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Total
3000-000	INCOME								
3500-000	OTHER INCOME								
3590-000	IHCA Master Base Assess. Income	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	7,505.00	40,685.00
3900-000	TOTAL OTHER INCOME	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	7,505.00	40,685.00
3999-000	TOTAL PM INCOME	7,900.00	5,372.00	4,740.00	5,056.00	5,056.00	5,056.00	7,505.00	40,685.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	4.90	4.82	4.11	5.04	4.14	5.02	5.62	33.65
4047-000	Interest Income-Reserves	294.50	296.06	296.45	298.97	230.61	233.24	234.63	1,884.46
4070-000	Neighborhood Assessments	20,211.00	13,743.48	12,126.60	12,935.04	12,935.04	12,935.04	19,200.45	104,086.65
4390-000	TOTAL ASSOCIATION INCOME	20,510.40	14,044.36	12,427.16	13,239.05	13,169.79	13,173.30	19,440.70	106,004.76
4999-000	TOTAL REVENUE	28,410.40	19,416.36	17,167.16	18,295.05	18,225.79	18,229.30	26,945.70	146,689.76
6000-000	EXPENSES								
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	Neighborhood Management Fees	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	1,005.00	7,035.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,340.55	1,340.55
7226-000	Neighborhood Electric /Gas	31.16	31.14	35.90	37.61	42.47	46.40	42.37	267.05
7240-000	Neighborhood Landscape - Contract / Yards	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	1,884.06	13,188.42
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	1,183.58	0.00	0.00	1,183.58
7260-000	Neighborhood Irrigation-Common Areas	0.00	3,865.20	0.00	6,307.53	0.00	497.90	0.00	10,670.63
7265-000	Neigh Irrig Maint & Repairs	75.00	80.00	195.00	0.00	200.00	0.00	0.00	550.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,651.50	0.00	1,651.50
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	500.00	1,177.81	1,920.39	0.00	3,598.20
7288-000	Neighborhood Property Insurance	16,549.00	0.00	0.00	0.00	0.00	0.00	0.00	16,549.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	19,544.22	6,865.40	3,119.96	9,734.20	5,492.92	7,005.25	4,771.98	56,533.93
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	38,710.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	5,530.00	38,710.00
9940-000	TOTAL EXPENSES	25,074.22	12,395.40	8,649.96	15,264.20	11,022.92	12,535.25	10,301.98	95,243.93
9950-000	Excess (Deficiency) of Revenues over Expenses	3,336.18	7,020.96	8,517.20	3,030.85	7,202.87	5,694.05	16,643.72	51,445.83

Expense Distribution

Property=ssun AND mm/yy=01/2022-01/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
cedcore - CEDCORE Reserve Studies, LLC	P-77887	ssun	INV-02688-L4V2V5	01/12/2022	01/2022	1,340.55	0.00	541	01/18/2022	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,340.55	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-78093	ssun	1104760678093	01/01/2022	01/2022	42.37	0.00	542	01/19/2022	Account #220011047606
Total 7226-000 - Neighborhood Electric /Gas						42.37	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-77787	ssun	477332	01/01/2022	01/2022	1,884.06	0.00	540	01/17/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						1,884.06	0.00			
7274-000 - Neighborhood Inclement Weat...										
isscom - Issaquah Highlands Communit...	P-77820	ssun	T9639 Maint BB 01...	01/06/2022	01/2022	500.00	0.00	539	01/11/2022	Snow & Ice Removal
Total 7274-000 - Neighborhood Inclemen...						500.00	0.00			
						3,766.98	0.00			