

SUNSET WALK
Division 16
2022-23 Budget
70-units

	Monthly/Unit 2021-22	Monthly/Unit 2022-23
Sunset Walk Assessments	202.11	
Neighborhood Assessment	\$ 202.11	\$ 216.54
IHCA Master Association Assessment	\$ 79.00	\$ 80.00
Total Assessment	\$ 281.11	\$ 296.54
	\$\$\$ Increase / Decrease	\$ 15.43
	% Increase / Decrease	5.5%

	2021-22 Budget	YTD Actual	Year End Forecast	2022-23 Budget	Inc / Dec Over 2021-22
INCOME					
Residential Assessment	169,774	104,087	65,687	181,891	12,117
Interest Income	0		0		0
Other	0		0		0
TOTAL INCOME	169,774	104,087	65,687	181,891	12,117

NEIGHBORHOOD EXPENSES

Utilities, Landscape & Maintenance Expenses					
Neighborhood Bad Debt	0	0	0	0	0
Neighborhood Electricity	850	267	458	700	(150)
Landscaping - Contract	22,610	13,188	22,609	23,288	678
Non-Contract Landscaping	7,000	1,184	2,029	8,000	1,000
Neighborhood Water - Irrigation	14,523	10,671	18,293	15,250	727
Neighborhood Irrigation Maint. & Repair	1,500	550	943	1,200	(300)
Inclement Weather Maintenance	750	0	500	800	50
Dryer Vent Cleaning	1,386	0	1,386	1,400	14
Gutter Cleaning	1,700	1,652	2,831	2,000	300
Pest Control	500	0	500	500	0
Maintenance	6,000	3,598	6,168	6,000	0
Neighborhood Contingency	750	0	500	750	0
TOTAL MAINTENANCE	57,569	31,109	56,216	59,888	2,319

Administrative Expenses					
Management	12,060	7,035	12,060	13,266	1,206
Reserve Study	1,341	1,341	1,341	1,341	0
Bad Debt	0	0	0	0	
Legal	0	0	0	0	0
Administrative (Postage, Copy, Other)	0	0	0	0	0
Property Insurance	16,454	16,549	16,549	17,045	591
Federal Income Tax	350	0	350	350	0
Bank Fees	0	10	10	0	0
TOTAL ADMINISTRATIVE	30,205	24,935	30,310	32,002	1,797
TOTAL OPERATING EXPENSES	87,774	56,044	86,526	91,891	4,117
Annual Reserve Contributions	82,000	57,400	82,000	90,000	8,000
TOTAL EXPENSES	169,774	144,553	224,742	181,891	12,117

Disclosure Statement: The information contained herein, while not guaranteed, has been secured from the sources Issaquah Highlands Community Association believes to be reliable and is considered the most current and correct data

Reserve Budget	2021-22	Actual	Variance	2022-23	
Beginning Balance	523,017	522,696	(321)	595,507	52% Funded
Contribution	82,000	82,000	0	90,000	
Interest Income	5,831	4,879	(952)	0	
Total Reserves:	610,848	609,575	(1,273)	685,507	
Expenses					
Painting	0		0	10,000	
Caulk, etc - Inspect / Repair	0	2,629	(2,629)	5,000	
Roof Cleaning	0	11,440	(11,440)		
Asphalt Seal	0				
Total Expenses:	0	14,069	(14,069)	15,000	
Ending Balance:	610,848	595,507	12,796	670,507	