

SUNSET WALK
Division 16
2023-24 Budget
70-units

<i>Monthly/Unit</i>		<i>Monthly/Unit</i>	
<i>Sunset Walk Assessments</i>	2022-23	2023-24	% Incr /Decr
<i>Neighborhood Assessment</i>	\$ 216.54	\$ 239.11	10.42%
\$ Increase / Decrease		\$ 22.57	
<i>IHCA Master Association Assessment</i>	\$ 80.00	\$ 81.00	1.25%

	2022-23	YTD Actual	Year End	2023-24	Inc / Dec
	Budget		Forecast	Budget	Over
INCOME					2022-23
Residential Assessment	181,891	104,087	77,804	200,854	18,963
Interest Income	0		0		0
Other	0		0		0
TOTAL INCOME	181,891	104,087	77,804	200,854	18,963

NEIGHBORHOOD EXPENSES

<i>Utilities, Landscape & Maintenance Expenses</i>					
Neighborhood Bad Debt	0	0	0	0	0
Neighborhood Electricity	700	243	416	700	0
Landscaping - Contract	23,288	13,584	23,287	24,000	712
Non-Contract Landscaping	8,000	3,618	6,000	8,000	0
Neighborhood Water - Irrigation	15,250	17,149	19,000	18,300	3,050
Neighborhood Irrigation Maint. & Repair	1,200	390	669	1,000	(200)
Inclement Weather Maintenance	800	0	800	700	(100)
Dryer Vent Cleaning	1,400	2,312	2,312	2,312	912
Gutter Cleaning	2,000	1,982	3,397	2,200	200
Pest Control	500	0	500	500	0
Maintenance	6,000	593	1,017	7,000	1,000
Neighborhood Contingency	750	0	750	750	0
TOTAL MAINTENANCE	59,888	39,871	58,148	65,462	5,574

<i>Administrative Expenses</i>					
Management	13,266	7,739	13,266	13,266	0
Reserve Study	1,341	1,341	1,341	1,341	0
Bad Debt	0	0	0	0	0
Legal	0	0	0	0	0
Administrative (Postage, Copy, Other)	0	0	0	0	0
Property Insurance	17,045	19,461	19,461	20,435	3,390
Federal Income Tax	350	10	350	350	0
Bank Fees	0	10	10	0	0
TOTAL ADMINISTRATIVE	32,002	28,560	34,428	35,392	3,390
TOTAL OPERATING EXPENSES	91,890	68,431	92,576	100,854	8,964
Annual Reserve Contributions	90,000	52,500	90,000	100,000	10,000
TOTAL EXPENSES	181,890	160,802	240,724	200,854	18,964

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 available. Prospective purchaser should verify all such information on their own behalf, or have information verified by their own attorney, accountant, or business advisor.

<i>Reserve Budget</i>	2022-23	Actual	Variance	2023-24	
Beginning Balance	595,507	614,987	19,480	705,602	52% Funded
Contribution	90,000	90,000	0	100,000	
Interest Income	0	615	615	0	
Total Reserves:	685,507	705,602	20,095	805,602	
<i>Expenses</i>					
Painting-Phase 1	10,000		(10,000)	270,000	included with painting
Caulk, etc - Inspect / Repair	5,000		(2,629)		
Roof Cleaning	0		0		
Siding Repairs	0			55,000	
Total Expenses:	15,000	0	(12,629)	325,000	
Ending Balance:	670,507	705,602	32,724	480,602	