

# SUNSET WALK

## Division 16

### 2024-25 Budget

#### 70-units

	<i>Monthly/Unit</i>		<i>Monthly/Unit</i>	
	<b>2023-24</b>		<b>2024-25</b>	<i>% Incr /Decr</i>
<b>Sunset Walk Assessments</b>	<b>239.11</b>		<b>276.08</b>	<b>15.46%</b>
<b>Neighborhood Assessment</b>	<b>\$ 239.11</b>		<b>\$ 36.97</b>	
<b>\$ Increase / Decrease</b>				
<b>IHCA Master Association Assessment</b>	<b>\$ 81.00</b>		<b>\$ 84.00</b>	<b>3.70%</b>
	<b>2023-24</b>	<b>YTD Actual</b>	<b>2024-25</b>	<b>Over</b>
<b>INCOME</b>	<b>Budget</b>		<b>Budget</b>	<b>2023-24</b>
Residential Assessment	200,854	104,087	231,903	<b>31,049</b>
<b>TOTAL INCOME</b>	<b>200,854</b>	<b>104,087</b>	<b>231,903</b>	<b>31,049</b>
<b>NEIGHBORHOOD EXPENSES</b>				
<b>Utilities, Landscape &amp; Maintenance Expenses</b>				
Neighborhood Electricity	700	243	725	<b>25</b>
Landscaping - Contract	24,000	13,584	25,200	<b>1,200</b>
Non-Contract Landscaping	8,000	3,618	8,500	<b>500</b>
Neighborhood Water - Irrigation	18,300	17,149	20,130	<b>1,830</b>
Neighborhood Irrigation Maint. & Repair	1,000	390	750	250
Inclement Weather Maintenance	700	-	500	200
Dryer Vent Cleaning	2,312	2,312	2,312	-
Gutter Cleaning	2,200	1,982	2,200	-
Pest Control	500	-	1,000	<b>500</b>
Maintenance	7,000	593	4,000	3000
Neighborhood Contingency	750	-	750	-
<b>TOTAL MAINTENANCE</b>	<b>65,462</b>	<b>39,871</b>	<b>66,067</b>	<b>605</b>
<b>Administrative Expenses</b>				
Management	13,266	7,739	13,929	<b>663</b>
Reserve Study	1,341	1,341	1,400	<b>59</b>
Property Insurance	20,435	19,461	30,157	<b>9,722</b>
Federal Income Tax	350	10	350	-
<b>TOTAL ADMINISTRATIVE</b>	<b>35,392</b>	<b>28,550</b>	<b>45,836</b>	<b>10,444</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>100,854</b>	<b>68,421</b>	<b>111,903</b>	<b>11,049</b>
<b>Annual Reserve Contributions</b>	<b>100,000</b>	<b>52,500</b>	<b>120,000</b>	<b>20,000</b>
<b>TOTAL EXPENSES</b>	<b>200,854</b>	<b>160,792</b>	<b>231,903</b>	<b>31,049</b>

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

<b>Reserve Budget</b>	<b>2023-24</b>	<b>Actual</b>	<b>2024-25</b>	
Beginning Balance	705,602	695,533	<b>613,719</b>	45% Funded
Contribution	100,000	100,000	120,000	
Interest Income		3,186		
<b>Total Reserves:</b>	<b>805,602</b>	<b>798,719</b>	<b>733,719</b>	
<b>Expenses</b>				
Painting-Phase 1 & 2	185,000	185,000	185,000	
Asphalt partial seal/repaiir			1,390	
Drain Line Cleaning			5,820	
Siding Repairs	37,000		37,000	
<b>Total Expenses:</b>	<b>222,000</b>	<b>185,000</b>	<b>229,210</b>	
<b>Ending Balance:</b>	<b>583,602</b>	<b>613,719</b>	<b>504,509</b>	