

SUNSET WALK
Division 16
2024-25 Budget
70-units

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

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