

**View Ridge
Division 95
2022-23 Budget
38 Units**

	Monthly/Unit 2021-22	Monthly/Unit 2022-23
View Ridge Assessments		
Neighborhood Assessment	\$ 225.48	\$ 230.96
IHCA Master Assessment	\$ 79.00	\$ 80.00
Total Assessment	\$ 304.48	\$ 310.96
	\$ Increase / Decrease	\$ 6.48
	% Increase / Decrease	2.13%

	2021-22 Budget	YTD Actual	Year End Forecast	2022-23 Budget	2022-23 Inc / Dec
INCOME					
Neighborhood Assessments	103,226	103,226	0	105,317	2,091
Late/NSF Charges	0		0		0
Interest Income	0		0		0
TOTAL INCOME	103,226	103,226	0	105,317	2,091

NEIGHBORHOOD EXPENSES

Maintenance Expenses					
Utilities - Electric and gas	150	75	150	150	0
Landscaping - Contract	10,079	10,079	10,079	10,381	302
Landscaping - Non Contract	2,500	2,500	2,500	2,500	0
Irrigation - Common Areas	6,000	3,608	6,184	6,000	0
Irrigation Maintenance and Repair	500	240	418	500	0
Pest Control	500	600	600	700	200
Roof/Gutter Maintenance	750	3,402	3,402	1,000	250
Roof/Gutter Cleaning	1,765	1,762	1,762	1,765	0
Dryer Vent Cleaning	750	750	750	750	0
Inclement Weather	500	200	200	400	(100)
Neighborhood Maintenance	1,000	0	800	1,000	0
TOTAL MAINTENANCE	24,494	23,216	26,845	25,146	652

Administrative Expenses					
Management Fees	8,700	8,700	8,700	8,700	0
Reserve Study	1,140	1,233	1,233	1,233	93
Legal Fees	375	0	375	300	(75)
Property Insurance	10,483	11,337	9,984	11,904	1,421
Neighborhood Contingency	1,500	0	1,500	1,500	0
Federal Income Tax Return	434	0	434	434	0
TOTAL ADMINISTRATIVE	22,632	21,270	22,226	24,071	1,439

TOTAL OPERATING EXPENSE	47,126	44,486	49,071	49,217	2,091
ANNUAL RESERVE CONTRIBUTION	56,100	31,838	54,580	56,100	0
TOTAL EXPENSES	103,226	76,324	103,651	105,317	2,091

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.

Reserve Budget	2020-21	Actual	Variance	2022-23	
Beginning Balance	344,805	339,991	(4,814)	397,382	88% funded
Contribution	56,100	56,100	0	56,100	
Interest Income	1,936	1,291	(645)	1,291	
Total Reserves:	402,841	397,382	(5,459)	454,773	

Expenses				
Roof repairs				5,000
Total Expenses:	0	0	0	5,000
Ending Balance:	402,841	397,382	(5,459)	449,773