

**Manchester Court Neighborhood - Divs 32, 44, 45**  
**2022-23 Budget**  
**31 Units**

Monthly/Unit		Monthly/Unit	
	2021-22		2022-23
<b>Neighborhood Assessment</b>	\$45.56		\$47.64
<b>IHCA Master Assessment</b>	\$79.00		\$80.00
<b>Total Assessment rate per unit</b>	\$124.56		\$127.64

  

Neighborhood Assessment History		Monthly	
	Annual		Monthly
2020-21 Fiscal Year	\$546.74		\$45.56
2021-22 Fiscal Year	\$546.74		\$45.56
<b>2022-23 Fiscal Year</b>	<b>\$571.72</b>		<b>\$47.64</b>
<b>Increase / Decrease from previous FY</b>	<b>\$24.98</b>	<b>Per Month:</b>	<b>\$2.08</b>
			<b>4.6%</b>

	2021-22 Budget	2020-21 Forecast	Variance	2022-23 Budget	Inc/Dec
<b>Income</b>					
Neighborhood Assessments	16,949	16,949	0	17,723	774
<b>Total Income</b>	<b>16,949</b>	<b>16,949</b>	<b>0</b>	<b>17,723</b>	<b>774</b>

**Expenses**

<b>Landscape &amp; Utilities Expenses</b>					
Management Cost	2,220	2,220	0	2,442	222
Landscape - Contract /Yards	10,079	10,079	0	10,381	302
Landscape - Other	900	900	0	1,000	100
Irrigation - Yards	3,050	3,000	50	3,000	(50)
Irrigation Maint. & Repair	700	980	280	700	0
Inclement Weather Maintenance	0		0	200	200
<b>Total Manchester Court Expenses</b>	<b>16,949</b>	<b>17,179</b>	<b>230</b>	<b>17,723</b>	<b>774</b>
<b>Net Income (Surplus)</b>	<b>0</b>	<b>(230)</b>		<b>0</b>	<b>0</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 available. Prospective purchaser should verify all such information on their own behalf, or have information verified by their own attorney, accountant, or business advisor.