

High Street Townhomes Supplemental Neighborhood - Block 10A
 July 1, 2022 - June 30, 2023 Budget
 12 Units

	Monthly/Unit 2021-22	Monthly/Unit 2022-23
Neighborhood Operating Assessment	323.03	334.21
IHCA Master Assessment	79.00	80.00
Total Assessment per Unit	402.03	414.21
		\$ Increase / Decrease 12.18
		% Increase / Decrease 3.0%

	Budget 2021-22	Forecast 2021- 22	Variance	Budget 2022-23	Increase/ Decrease
INCOME					
Neighborhood Assessment	46,517	44,966	1,551	48,126	1,609
Interest Income	0	0	0	0	0
Late Fees	0	0	0	0	0
Other	0	0	0	0	0
TOTAL INCOME	46,517	44,966	1,551	48,126	1,609

NEIGHBORHOOD EXPENSES					
Landscape & Maintenance Expenses					
Neighborhood Landscaping - Contract	3,815	3,815	0	3,929	114
Non-Contract Landscaping	600	600	0	600	0
Neighborhood Water - Irrigation	250	200	(50)	250	0
Neighborhood Irrigation Maint & Repair	120	120	0	120	0
Neighborhood Pest Control	500	500	0	500	0
Neighborhood Roof / Gutter Maintenance	165	1,822	1,657	850	685
Neighborhood Roof/ Gutter Cleaning	385	386	1	385	0
Dryer Vent Cleaning	330	330	0	330	0
Neighborhood Maintenance	1,000	1,200	200	1,000	0
Neighborhood Contingency	500	500	0	500	0
TOTAL LANDSCAPE & MAINTENANCE	7,665	9,473	1,808	8,464	799

Administrative Expenses					
Management	2,940	2,940	0	2,940	0
Reserve Study	1,910	1,018	(892)	1,018	(892)
Neighborhood Bad Debt	0	0	0	0	0
Legal	100	100	0	100	0
Property Insurance	5,242	5,242	0	5,504	262
Federal Income Tax	100	100	0	100	0
TOTAL ADMINISTRATIVE	10,292	9,400	(892)	9,662	(630)

TOTAL OPERATING EXPENSES	17,957			18,126	169
Annual Reserve Contributions	28,560			30,000	1,440
Total Annual Expenses	46,517	0		48,126	1,609

Disclosure Statement: The information contained herein while not guaranteed, has been secured from the sources Issaquah Highlar current and correct data available. Prospective purchaser should verify all such information on their own behalf, or have information verified

	2021-22 Budget	YTD Actual	Variance	2022-23 Budget
Reserve Budget				
Beginning Balance	135,835	134,578	(1,257)	149,069
Contribution	28,560	28,560	0	30,000
Interest Income	478	478	0	478
Total Reserves:	164,873	163,616	(1,257)	179,547
Expenses:				
Composite Decks	0	14,547	14,547	
Total Expenses:	0	14,547	14,547	0
Ending Balance: Projected	164,873	149,069	15,804	179,547