

Grand Ridge Drive Supplemental Neighborhood

2022-22 Budget

40 Units

	2021-22 Annual	2021-22 Monthly	2022-23 Annual	2022-23 Monthly	Inc / Dec
Master Association Assessment	948.00	79.00	960.00	80.00	1.00
Neighborhood Assessments	1,328.65	110.72	1,328.66	110.72	0.00
Neighborhood Reserves	462.00	38.50	462.00	38.50	0.00
	2,738.65	228.22	2,750.66	229.22	1.00

ASSOCIATION INCOME	2021-22 Budget	2021-22 Forecast	Variance	2022-23 Budget	2022-23 Monthly	Inc / Dec
Interest Income	0	0	0	0	0	0
Neighborhood Assessments	53,146	53,146	0	53,146	4,429	0
Neighborhood Reserve	18,480	18,480	0	18,480	1,540	0
TOTAL ASSOCIATION INCOME	71,626	71,626	0	71,626	5,969	0

OPERATING EXPENSES

NEIGHBORHOOD EXPENSES						
	2021-22 Budget	2021-22 Forecast	Variance	2022-23 Budget	2022-23 Monthly	Inc / Dec
Neighborhood Management Fees	10,260	10,260	0	10,260	855	0
Neighborhood Reserve Study	1,310	1,310	0	700	58	(610)
Neighborhood Bad Debt Expense	0	0	0	0	0	0
Neighborhood Street Sweeping	500	500	0	500	42	0
Neighborhood Electric	2,546	1,600	(946)	1,644	137	(902)
Neighborhood Landscape Maint. - Contract	22,046	22,046	0	22,707	1,892	661
Neighborhood Landscape Maint. - Non-Contract	4,000	4,000	0	4,500	375	500
Neighborhood Irrigation - Common Areas	2,500	3,284	784	2,575	215	75
Neighborhood Irrig. Maint. & Repairs	500	814	314	800	67	300
Inclement Weather Maintenance	5,000	5,000	0	5,000	417	0
Neighborhood Maintenance	2,500	2,500	0	2,500	208	0
Neighborhood Contingency	940	0	(940)	900	75	(40)
Neighborhood Federal Income Tax	1,044	1,044	0	1,060	88	16
TOTAL NEIGHBORHOOD EXPENSES	53,146	52,358	(788)	53,146	4,429	0

Neighborhood Reserve Contribution	18,480	17,250	788	18,480	128	0
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Disclosure Statement: The information contained herein, while not guaranteed, has been secured from the sources Issaquah Highlands most current and correct data available. Prospective purchaser should verify all such information on their own behalf, or have information v

Reserve Budget	2021-22 Budget	Actual	Variance	2022-23 Budget
Beginning Balance	304,275	320,393	16,118	351,701
Contribution	18,480	31,480	13,000	18,480
Interest Income	1,914	1,890	(24)	1,890
Total Reserves:	324,669	353,763	29,094	372,071

141% funded per RS
Per Reserve Study 100% fun
Per KM interst avg .6% from C

Expenses				
	2021-22 Budget	Actual	Variance	2022-23 Budget
Mailbox kiosk- Stain/Paint	2,500	2,063	(438)	
Bridge Rail-Clean/Repair/Seal			0	3,200
Lights- Bridge & Entry			0	4,500
Total Expenses:	2,500	2,063	(438)	7,700
Ending Balance: Projected	322,169	351,701	29,532	364,371