

**Villaggio - Division 96**  
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**2022-23 Budget**  
**50 Units**

Villaggio Assessments	Monthly/Unit	Monthly/Unit	Annual/Unit
	2021-22	2022-23	2022-23
Neighborhood Assessment	\$ 239.83	\$ 259.53	\$ 3,114.36
IHCA Base Assessment	\$ 79.00	\$ 80.00	\$ 960.00
<b>Total Assessment rate per unit</b>	<b>\$ 318.83</b>	<b>\$ 339.53</b>	<b>\$ 4,074.36</b>
<b>\$ Increase / Decrease:</b>		<b>\$ 20.70</b>	
<b>% Increase / Decrease:</b>		<b>6.5%</b>	

INCOME	2021-22	YTD	Year End	2022-23	2022-23
	Budget	Actual	Forecast	Budget	Inc / Dec
Neighborhood Assessments	143,898		143,898	155,718	11,820.00
Late Fees / NSF				0	0.00
Interest Income				0	0.00
<b>TOTAL INCOME</b>	<b>143,898</b>	<b>0</b>	<b>143,898</b>	<b>155,718</b>	<b>11,820.00</b>

**NEIGHBORHOOD EXPENSES**

<b>Landscape &amp; Utility Expenses</b>					
Neighborhood Utilities - Lights & Storm Water Fees	100	77	132	115	15.00
Neighborhood Landscaping - Contract	14,899	8,557	14,899	15,346	447.00
Neighborhood Non-Contract Landscaping	3,500	50	3,000	4,000	500.00
Neighborhood Water - Irrigation	4,000	2,700	4,629	4,200	200.00
Neighborhood Irrigation Maintenance & Repair	500	190	326	500	0.00
<b>TOTAL LANDSCAPE &amp; UTILITIES</b>	<b>22,999</b>	<b>11,575</b>	<b>22,986</b>	<b>24,161</b>	<b>1,162.00</b>

<b>Maintenance Expenses</b>					
Pest Control	1,500	644	1,104	1,500	0.00
Roof/Gutter Maintenance	1,000	495	849	1,200	200.00
Neighborhood Inclement Weather	500	0	500	750	250.00
Neighborhood Gutter and Roof Cleaning	2,210	2,202	3,774	2,300	90.00
Neighborhood Dryer Vent Cleaning	880	0	880	900	20.00
Neighborhood Maintenance	3,500	224	384	3,000	(500.00)
<b>TOTAL MAINTENANCE</b>	<b>9,590</b>	<b>3,566</b>	<b>7,491</b>	<b>9,650</b>	<b>60.00</b>

<b>Administrative Expenses</b>					
Management Fees	8,340	4,865	8,340	9,341	1,001.00
Reserve Study	1,291	1,291	1,291	1,291	0.00
Property Insurance	16,303	15,403	15,403	15,900	(403.00)
Neighborhood Contingency	750	0	750	750	0.00
Federal Income Tax	745	0	745	745	0.00
Bank Fees	0	0	0	0	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>27,429</b>	<b>21,559</b>	<b>26,529</b>	<b>28,027</b>	<b>598.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>60,018</b>	<b>36,699</b>	<b>57,006</b>	<b>61,838</b>	<b>1,820.00</b>
<b>ANNUAL RESERVE CONTRIBUTION</b>	<b>83,880</b>	<b>46,557</b>	<b>79,812</b>	<b>93,880</b>	<b>10,000.00</b>
<b>TOTAL EXPENSES</b>	<b>143,898</b>	<b>83,256</b>	<b>136,818</b>	<b>155,718</b>	<b>11,820.00</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.

Reserve Budget	2021-22	Actual	2022-23	
Beginning Balance	590,512	559,662	590,512	38% Funded
Contribution	83,880	79,812	93,880	
Interest Income	1,500	1,401	1,500	
<b>Total Reserves</b>	<b>675,892</b>	<b>640,875</b>	<b>685,892</b>	
<b>Expenses</b>				
Building Inspections	336			
Sewer Line Repair	5621			
Exterior Paint/Caulk			50,000	
Roof Cleaning		22,990		
Dry Rot Repairs	58,754	27,373	10,000	
Ext Surfaces/Siding - Repr/Replace	10,000		30,000	
<b>Total Expenses</b>	<b>74,711</b>	<b>50,363</b>	<b>90,000</b>	
<b>Ending Balance</b>	<b>601,181</b>	<b>590,512</b>	<b>595,892</b>	