

**View Ridge
Division 95
2023-24 Budget
38 Units**

Monthly/Unit		Monthly/Unit	
View Ridge Assessments	2022-23	2023-2024	% Inc / Dec
Neighborhood Assessment	\$ 230.96	\$ 259.28	12.26%
\$ Increase / Decrease		\$ 28.32	
IHCA Master Assessment	\$ 80.00	\$ 81.00	1.25%

	2022-23	YTD	Year End	2023-24	2023-24
	Budget	Actual	Forecast	Budget	Inc / Dec
INCOME					
Neighborhood Assessments	105,317	45,282	105,317	118,231	12,914
TOTAL INCOME	105,317	45,282	105,317	118,231	12,914

NEIGHBORHOOD EXPENSES

Maintenance Expenses					
Utilities - Electric and gas	150	75	150	150	0
Landscaping - Contract	10,381	4,325	10,381	10,693	312
Landscaping - Non Contract	2,500	2,500	2,500	2,500	0
Irrigation - Common Areas	6,000	1,867	4,000	4,000	(2,000)
Irrigation Maintenance and Repair	500	45	418	500	0
Pest Control	700	0	700	700	0
Gutter Maintenance Cleaning	1,000	0	1,000	2,765	1,765
Gutter Cleaning	1,765	0	1,765	0	(1,765)
Dryer Vent Cleaning	750	1,256	1,256	1,256	506
Inclement Weather	500	200	200	400	(100)
Neighborhood Maintenance	1,000	0	1,000	1,000	0
TOTAL MAINTENANCE	25,246	10,268	23,370	23,964	(1,282)
Administrative Expenses					
Management Fees	8,700	8,700	8,700	8,700	0
Reserve Study	1,233	1,233	1,233	1,233	(0)
Legal Fees	300	0	300	300	0
Property Insurance	11,904	12,717	12,717	13,100	1,196
Neighborhood Contingency	1,500	0	1,500	500	(1,000)
Federal Income Tax Return	434	0	434	434	0
TOTAL ADMINISTRATIVE	24,071	22,650	24,884	24,267	196
TOTAL OPERATING EXPENSE	49,317	32,918	48,254	48,231	(1,086)
ANNUAL RESERVE CONTRIBUTION	56,100	31,838	54,580	70,000	13,900
TOTAL EXPENSES	105,417	64,756	102,834	118,231	12,814

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	2022-23	Actual	Variance	2023-2024	
Beginning Balance	397,382	402,168	4,786	460,204	72 % funded
Contribution	56,100	56,100	0	70,000	
Interest Income	1,936	1,936	0	1,291	
Total Reserves:	455,418	460,204	4,786	531,495	
Expenses					
Roof clean inspect				4,950	
Concrete work as needed				5,000	
Drainage Lines - Inspect/Clean				6,300	
Total Expenses:	0	0	0	16,250	
Ending Balance:	455,418	460,204	4,786	515,245	