

## Concord Commons at Issaquah Highlands

Division 42

No. of Units: 48

2025-26 Budget

	24-25 Annual	24-25 Monthly	25-26 Annual	25-26 Monthly	% Incr / Decr
<b>48 Units</b>					
<b>Neighborhood Assessment</b>	\$3,894.13	\$324.51	\$4,132.44	\$344.37	<b>6.12%</b>
<b>\$ Increase / Decrease</b>			<b>\$238.31</b>	<b>\$19.86</b>	

CODE	INCOME	2024-25	YTD	Year End	2025-26	Inc / Dec
		Budget	Actual	Forecast	Budget	
<b>NEIGHBORHOOD EXPENSES</b>						
	<i>Landscape &amp; Utility Expenses</i>					
4070-000	Neighborhood Assessment	186,918	93,371	186,741	198,357	<b>11,439</b>
	<b>TOTAL INCOME</b>	<b>186,918</b>	<b>93,371</b>	<b>186,741</b>	<b>198,357</b>	<b>11,439</b>
	<i>Maintenance Expenses</i>					
7235-000	Neighborhood Landscape Maint.-Contract/CA	16,772	8,261	16,523	17,275	<b>503</b>
7250-000	Neighborhood Landscape Maint.-Non-Contract	5,500	-	5,500	5,500	-
7260-000	Neighborhood Irrigation Common Areas	6,300	7,102	8,000	7,700	<b>1,400</b>
7265-000	Neighborhood Irrigation Maint. & Repairs	800	300	600	800	-
	<b>TOTAL LANDSCAPE &amp; UTILITIES</b>	<b>29,372</b>	<b>15,664</b>	<b>30,623</b>	<b>31,275</b>	<b>1,903</b>
	<i>Administrative Expenses</i>					
7266-000	Neighborhood Pest Control	750	-	750	650	(100)
7271-000	Neighborhood Gutter/Roof Maintenance	2,200	-	1,800	2,200	-
7272-000	Neighborhood Gutter Cleaning	2,600	2,532	2,532	2,600	-
7278-000	Neighborhood Dryer Vent Cleaning	900	952	952	1,000	100
7273-000	Neighborhood Catch Basin Cleaning	750	-	475	500	(250)
7274-000	Neighborhood Inclement Weather	700	-	700	600	(100)
7280-000	Neighborhood Maintenance	8,500	890	1,781	3,000	(5,500)
	<b>TOTAL MAINTENANCE</b>	<b>16,400</b>	<b>4,374</b>	<b>8,990</b>	<b>10,550</b>	<b>(5,850)</b>
	<i>Reserve Budget</i>					
7201-000	Neighborhood Management Fees	9,808	4,904	9,808	10,102	<b>294</b>
7204-000	Neighborhood Reserve Study	1,271	1,155	1,155	1,155	(116)
7211-000	Neighborhood Legal Services	250	-	-	250	-
7288-000	Neighborhood Property Insurance	23,367	24,642	24,642	28,400	<b>5,033</b>
7289-000	Neighborhood Contingency	1,000	-	1,000	1,000	-
9610-000	Neighborhood Federal Income Tax	450	-	450	625	<b>175</b>
	<b>TOTAL ADMINISTRATIVE</b>	<b>36,146</b>	<b>30,701</b>	<b>37,055</b>	<b>41,532</b>	<b>5,386</b>
	<i>Neighborhood Reserve Contribution</i>					
	<b>Neighborhood Reserve Contribution</b>	<b>105,000</b>	<b>52,500</b>	<b>105,000</b>	<b>115,000</b>	<b>10,000</b>
	<b>TOTAL EXPENSES</b>	<b>186,918</b>	<b>103,239</b>	<b>181,667</b>	<b>198,357</b>	<b>11,439</b>
					\$ -	
	<i>Reserve Budget</i>	2024-25	Actual	Variance	2025-26	
	Beginning Balance	309,357	492,308	(182,951)	569,756	<b>55% Funded</b>
	Contribution	105,000	105,000	0	115,000	
	Interest Income		3,321	(3,321)	3,000	
	<b>Total Reserves:</b>	<b>414,357</b>	<b>600,629</b>	<b>(186,272)</b>	<b>687,756</b>	
	<i>Expenses</i>					
	Wood Decks repair	25,000	9,252	15,748	5,000	
	Deck Replacement	0	0	0	10,000	
	Deck Rail (Wood) - Repair / Replace	10,000	2,000	8,000	<b>2,500</b>	
	Concrete Repair	0	500	(500)	250	
	Dry Rot Repair	10,000	12,000	(2,000)	5,000	
	asphalt recoat	0	0	0	5,000	
	1747 Deck Repairs	0	4,786		0	
	1728 Deck Repairs	0	2,335		0	
	<b>Total Expenses:</b>	<b>45,000</b>	<b>30,873</b>	<b>0</b>	<b>27,750</b>	
	<i>Ending Balance: Projected</i>					
	<b>Ending Balance: Projected</b>	<b>369,357</b>	<b>569,756</b>		<b>660,006</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.