

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	% <i>Incr</i> / <i>Decr</i>
48 Units					
Neighborhood Assessment	\$3,894.13	\$324.51	\$4,132.44	\$344.37	6.12%
\$ Increase / Decrease			\$238.31	\$19.86	
IHCA Master Association Assessment	\$1,008.00	\$84.00	\$1,044.00	\$87.00	3.57%

CODE	INCOME	2024-25	YTD	Year End	2025-26	Inc / Dec
		Budget	Actual	Forecast	Budget	
4070-000	Neighborhood Assessment	186,918	93,371	186,741	198,357	11,439
	TOTAL INCOME	186,918	93,371	186,741	198,357	11,439
	NEIGHBORHOOD EXPENSES					
	Landscape & Utility Expenses					
7235-000	Neighborhood Landscape Maint.-Contract/CA	16,772	8,261	16,523	17,275	503
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	1,400
7265-000	Neighborhood Irrigation Maint. & Repairs	800	300	600	800	-
	TOTAL LANDSCAPE & UTILITIES	29,372	15,664	30,623	31,275	1,903
	Maintenance Expenses					
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)
	TOTAL MAINTENANCE	16,400	4,374	8,990	10,550	(5,850)
	Administrative Expenses					
7201-000	Neighborhood Management Fees	9,808	4,904	9,808	10,102	294
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	5,033
7289-000	Neighborhood Contingency	1,000	-	1,000	1,000	-
9610-000	Neighborhood Federal Income Tax	450	-	450	625	175
	TOTAL ADMINISTRATIVE	36,146	30,701	37,055	41,532	5,386
	Neighborhood Reserve Contribution	105,000	52,500	105,000	115,000	10,000
	TOTAL EXPENSES	186,918	103,239	181,667	198,357	11,439
		\$ -				
	Reserve Budget	2024-25	Actual	Variance	2025-26	
	Beginning Balance	309,357	492,308	(182,951)	569,756	55% Funded
	Contribution	105,000	105,000	0	115,000	
	Interest Income		3,321	(3,321)	3,000	
	Total Reserves:	414,357	600,629	(186,272)	687,756	
	Expenses					
	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	2,500	
	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	
	Total Expenses:	45,000	30,873	0	27,750	
	Ending Balance: Projected	369,357	569,756		660,006	

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.