

High Street Townhomes Supplemental Neighborhood - Block 10A

July 1, 2025 - June 30, 2026 Budget

12 Units

	Monthly/Unit 24-25	Monthly/Unit 2025-2026	\$	%
			Inc / Dec	Inc / Dec
Neighborhood Operating Assessment	418.35	501.93	83.58	19.98%
IHCA Master Assessment	84.00	87.00	3.00	3.57%

	Budget 2024-2025	Forecast 2024-2025	Variance	Budget 2025-2026	Increase/ Decrease
INCOME					
Neighborhood Assessment	60,242	60,242	0	72,278	12,036
TOTAL INCOME	60,242	60,242	0	72,278	12,036
NEIGHBORHOOD EXPENSES					
Landscape & Maintenance Expenses					
Neighborhood Landscaping - Contract	4,047	4,045	2	4,047	0
Non-Contract Landscaping	600	600	0	600	0
Neighborhood Water - Irrigation	250	250	0	250	0
Neighborhood Irrigation Maint & Repair	120	120	0	120	0
Neighborhood Pest Control	1,150	575	575	1,000	(150)
Neighborhood Roof / Gutter Maintenance	850	850	0	1,000	150
Neighborhood Roof/ Gutter Cleaning	385	385	0	1,000	615
Dryer Vent Cleaning	530	530	0	550	20
Neighborhood Maintenance	1,000	580	420	1,000	0
Neighborhood Contingency	500	500	0	500	0
TOTAL LANDSCAPE & MAINTENANCE	9,432	8,435	997	10,067	635
Administrative Expenses					
Management	3,234	3,234	0	3,396	162
Reserve Study	1,018	925	(93)	1,000	(18)
Neighborhood Bad Debt	0	0	0	0	0
Legal	100	100	0	100	0
Property Insurance	6,358	9,621	3,263	11,065	4,707
Federal Income Tax	100	100	0	150	50
TOTAL ADMINISTRATIVE	10,810	13,980	3,170	15,711	4,901
TOTAL OPERATING EXPENSES	20,242	22,415	2,173	25,778	5,536
Annual Reserve Contributions	40,000	40,000	0	46,500	6,500
Total Annual Expenses	60,242	62,415	2,173	72,278	12,036

Disclosure Statement: The information contained herein while not guaranteed, has been secured from the sources Issaquah Highlan current and correct data available. Prospective purchaser should verify all such information on their own behalf, or have information ve

Reserve Budget	2024-2025 Budget	YTD Actual	Variance	2025-2026 Budget
Beginning Balance	154,346	102,094	(52,252)	120,175
Contribution	40,000	40,000	0	46,500
Interest Income		631	631	631
Total Reserves:	194,346	142,725	(52,883)	167,306
Expenses:				
Concrete: Flatwork: Repairs	2,760	0	0	0
Roof cleaning and inspection		0	0	4,700
Roofs: Inspect, Clean & Repair	4,830	7,456	0	1,000
Drainage	1,650	0	0	1,700
Siding: Repair	0	15,095	0	5,000
Total Expenses:	9,240	22,551	0	12,400
Ending Balance: Projected	185,106	120,175	0	154,906

32% funded

based on actu

Roof repairs

Per 25/26 RS