

**Manchester Court Neighborhood - Divs 32, 44, 45**  
**2025-26 Budget**  
**31 Units**

	Monthly/Unit	Monthly/Unit
	2024-25	2025-26
Neighborhood Assessment	\$52.13	\$55.39
IHCA Master Assessment \$1044	\$84.00	\$87.00
Total Assessment rate per unit	\$136.13	\$142.39

Neighborhood Assessment History	Annual	Monthly
2023-24 Fiscal Year	\$600.00	\$50.00
2024-25 Fiscal Year	\$625.52	\$52.13
2025-26 Fiscal Year	\$664.68	\$55.39
Increase / Decrease from previous FY	\$39.16	Per Month: \$3.26 6.3%

	2024-25 Budget	2024-25 Forecast	Variance	2025-26 Budget	Inc/Dec
Income					
Neighborhood Assessments	19,391	19,391	0	20,605	1,214
Total Income	19,391	19,391	0	20,605	1,214

**Expenses**

Landscape & Utilities Expenses					
Management Cost	2,564	2,564	0	2,641	77
Landscape - Contract /Yards	11,227	11,227	0	11,564	337
Landscape - Other	1,700	1,700	0	2,000	300
Irrigation - Yards	3,000	3,000	0	3,500	500
Irrigation Maint. & Repair	700	700	0	700	0
Inclement Weather Maintenance	200	200	0	200	0
Total Manchester Court Expenses	19,391	19,391	0	20,605	1,214
Net Income (Surplus)	0	0		0	0

**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.