

ISSAQAH HIGHLANDS COMMUNITY ASSOCIATION

Vista Park Residential

Total No. of Units: 55

Proposed Budget for July 1, 2025-June 30, 2026

Units	Annual	Semi-Annual	Monthly
Neighborhood Assessment - rate per unit	\$ 700.58	\$ 350.29	\$ 58.38
IHCA Base Assessment	\$ 1,044.00	\$ 522.00	\$ 87.00
Total Assessment rate per unit	\$ 1,744.58	\$ 872.29	\$ 145.38

Neighborhood Assessment History	Annual	Semi-Annual	Monthly
2023-24 Fiscal Year	\$ 642.69	\$ 321.35	\$ 53.56
2024-25 Fiscal Year	\$ 669.97	\$ 334.99	\$ 55.83
2025-26 Fiscal Year	\$ 690.80	\$ 345.40	\$ 57.57

Increase / Decrease from previous FY **\$20.83** **Per Month:** **\$1.74** **3.1%**

Income

Neighborhood Assessment

Total Vista Park Blocks 14a/b, 15 Income

2024-25 Budget	2024-25 Forecast	Variance	2025-26 Budget	Inc/Dec
36,848	36,848	0	37,994	1,146
36,848	36,848	0	37,994	1,146

Expenses

Landscape & Utilities Expenses

Management Cost

Landscape - Contract /Yards

Landscape - Other

Irrigation - Yards

Irrigation Maint. & Repairs

Total Blocks 14a/b, 15 Expenses

Net Income (Surplus Funds)

2,862	2,862	0	2,948	86
24,068	24,068	0	24,790	722
2,266	2,266	0	2,266	0
6,752	6,752	0	7,090	338
900	900	0	900	0
36,848	36,848		37,994	1,146
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.

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Actuals through 12/24

3%

3%

5%, Based on 3 year trend

Irrigation on/off and repairs. Based on 3 year trend