

# Issaquah Highlands 2025-26 Approved Budget

For the Fiscal Year July 1, 2025 - June 30, 2026

IHCA Board of Directors Approved February 24, 2025

3,648 Units

<u>OPERATING FUND</u>	2024-25 Approved Budget	2024-25 Year-End Forecast	2025-26 Approved Budget
<b>INCOME</b>	<b>\$1,008</b>		<b>\$1,044</b>
Late Fees / NSF	4,500	3,163	4,500
Fee & Fine Income	13,500	10,290	13,500
Escrow & Resale Cert Fees	20,000	16,825	20,000
Collection Legal Fee Income	10,000	10,000	10,000
Interest Income	50,000	48,209	50,000
Owner Base Assessments	3,646,944	3,646,944	3,808,512
Management Fees - High Street Center	34,484	34,484	34,484
Other Income	1,500	5,330	5,000
Cost Reimbursement - High Street Center	10,670	205,171	213,378
Shared Costs Agreements Income	206,270	10,067	12,408
<b>TOTAL ASSOCIATION INCOME</b>	<b>3,997,868</b>	<b>3,990,482</b>	<b>4,171,782</b>

## EXPENSES

### LANDSCAPE & UTILITIES

Utilities - Storm Water Fees	28,428	28,428	29,281
Garbage	24,000	24,000	26,000
Electric - Streetlights, Feature Electric	25,000	25,000	25,000
Landscape - Contract Monthly	591,767	631,603	621,605
Landscape - Non-contract (goats)	110,000	110,000	106,000
Irrigation-Water	220,000	220,000	220,000
Irrig Elec Park & Supply Pumps	27,000	27,000	25,000
Irrig Maint & Repairs	25,000	25,000	25,000
Landscape Supplies	115,000	115,000	115,000
Landscape Equipment	12,389	12,389	14,000
Safety Equip & Supplies	6,000	6,000	6,000
Equipment Rental	8,000	8,000	4,000
Irrig Non-Potable Maint/Mgmt	6,000	6,000	6,000
Dedicated Staff Wages - Landscape	550,000	533,943	571,100
Payroll Taxes - Landscape	47,050	48,628	49,450
Worker's Comp - Landscape	24,500	19,484	26,285
Medical Insurance - Landscape	91,400	111,720	113,350
401K Expense - Landscape	12,450	7,927	14,900
Landscape Travel, Meals, & Training	6,100	3,909	2,500
Staff Uniforms & Equip	8,000	8,000	6,000
Landscape Communications,Computer,Misc	2,715	2,715	2,715
Contra-Dedicated Landscape	(14,290)	(14,290)	(14,290)
<b>TOTAL LANDSCAPE &amp; UTILITIES</b>	<b>1,926,509</b>	<b>1,960,456</b>	<b>1,994,896</b>

### REPAIRS & MAINTENANCE

Pet Waste Service Supplies	61,750	61,750	74,200
Pedestrian Safety	10,000	10,000	3,500
Holiday Lighting - Contract	30,000	30,000	35,000
Signs Expense, Maint. & Repair	4,000	4,000	1,000
Maintenance & Repair	45,000	45,000	37,000
Professional Services-Park Inspections	3,000	3,000	3,300
Parks/Trails Lighting Maint. & Repair	5,000	5,000	2,500
Maintenance Supplies	35,500	35,500	30,000
Landscape - Fleet Equip, Repair & Maint	48,000	48,000	48,000
Landscape Shop Utilities & Other	22,500	22,500	22,500
Drain Line Cleaning	5,000	5,000	0
Dedicated Staff Wages - Operations	216,000	179,940	184,000
Payroll Taxes - Operation	18,650	9,127	15,900

	2024-25	2024-25	2025-26
Worker's Comp - Operations	8,700	4,520	7,815
Medical Insurance - Operations	24,200	16,096	34,000
401K Expense - Operations	8,500	5,542	8,550
Ops Travel, Meals, & Training	3,500	3,500	500
Maint - Communications, Computer, Misc	1,000	1,000	1,000
Contra-Dedicated Operations	(8,931)	(8,931)	(8,931)
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>541,369</b>	<b>480,543</b>	<b>499,834</b>

ACCOUNTING

Dedicated Staff Wages-Accounting	241,500	243,512	253,400
Payroll Taxes - Accounting	20,050	18,995	21,400
Worker's Comp - Accounting	1,100	825	1,148
Medical Insurance - Accounting	50,930	54,873	60,900
401K Expense - Accounting	12,075	9,615	12,675
Contra-Dedicated Accounting	(89,310)	(89,310)	(89,310)
<b>TOTAL ACCOUNTING</b>	<b>236,345</b>	<b>238,510</b>	<b>260,213</b>

COMMUNITY MANAGEMENT

Occupational & Technical Training	21,000	20,554	21,000
Company & Management Training	8,000	8,000	7,000
Other Admin - Dues/Subscript., Computer, Misc	2,500	2,239	2,500
Dedicated Staff Wages - Community Admin	375,000	373,345	392,100
Payroll Taxes - Community Admin	26,500	24,353	30,750
Worker's Comp - Community Admin	1,225	900	1,270
Medical Insurance - Community Admin	59,740	59,218	64,950
401K Expense - Community Admin	17,775	14,546	15,275
Mileage/Parking Reimbursement	100	100	100
Legal Services	30,000	30,000	30,000
Legal Collection Services	10,000	10,000	10,000
Audit & Tax Services	12,500	12,500	13,000
HR/Payroll Services	27,000	27,000	27,000
Computer/Professional Services	28,420	28,420	28,240
Reserve Study	2,500	2,070	2,277
Contra-Dedicated Staff Comm Assn	(66,090)	(66,090)	(66,090)
Committee / BOD Expense	2,500	2,500	2,500
Public (Community) Relations	11,600	11,600	11,600
Computer Expense (Hardware)	9,000	9,000	7,000
Software Licensing	49,600	49,600	45,600
Supplies	18,000	18,000	18,000
Photocopies	15,100	15,100	16,500
Postage	8,000	8,000	8,000
Office Electric, Etc.	10,000	10,000	10,800
Rent, CAMs, Office & Storage	92,894	99,410	102,000
Communications	10,000	10,000	16,000
B & O Taxes	150	75	150
Property Tax	8,025	8,025	10,500
Bad Debt Expense	5,000	5,000	10,000
Directors & Officers Insurance	9,200	8,780	9,200
General Liability, Property, Auto Insurance	128,106	114,415	128,106
Bank Fees - NSF	400	400	500
Federal Income Tax	35,000	34,930	75,000
Contingency Expense	-	-	-
<b>TOTAL COMMUNITY MANAGEMENT</b>	<b>968,746</b>	<b>951,988</b>	<b>1,050,828</b>
<b>TOTAL EXPENSES</b>	<b>3,672,969</b>	<b>3,631,498</b>	<b>3,805,771</b>
<b>NET INCOME BEFORE RESERVE CONTRIBUTION</b>	<b>324,900</b>	<b>358,984</b>	<b>366,011</b>

**2024-25**                    **2024-25**                    **2025-26**

**RESERVE FUND**

**RESERVE INCOME**

Reserve Contribution	324,900	307,500	366,011
Interest Income - Reserves	100,000	100,000	100,000
<b>TOTAL RESERVE INCOME</b>	<b>424,900</b>	<b>407,500</b>	<b>466,011</b>

**RESERVE EXPENSES**

2014 Ford F-150 Lyle - Replace			60,100
2015 Ford F-150 Julio - Replace			70,050
2021 Ranger (Replacing 2010 Ford Ranger)	55,600	32,113	
2014 Ford F-150 - Replace			
Aerator - Replace			
Ashland Park - Refurbish	51,550	51,550	
Bark Park Refurbish		23,417	
Benches/Tables - Replace	11,750	11,750	
Drain Line - Maintenance			26,250
Irrigation System Pumps - Rebuild	85,350	85,350	
IHCA CA Lights - Replace			22,400
Kirk Park Playground (final 2023-24)		45,377	
Landscape Trailer - Replace			8,695
Magnolia Park Irrigation - Rpr/Replc			6,130
Maint. Shop Asphalt - Rpr/Sealcoat			6,760
Maint. Shop Fire System - Repl			2,165
No Pond Non-Potable Control - Rplc	18,050	18,050	22,500
No Pond Syst Field Devices - Replace			9,530
Park Dr. Syst Field Devices - Replace			3,300
Plow Blades - Replace			3,705
Pond Filters - Replace			48,900
Roanoke Wd Pk Irrigation - Rpr/Replc			9,110
Sand Spreader / OP - Replace			
Streetscapes - Remove Trees per City	103,000	103,000	
Streetscapes - Replacements	75,400	75,400	
Summit Park Play Equip - Refurbish			12,345
Summit Park Play Equip - Replace			152,500
Summit Park Irrigation - Rpr/Replc			23,450
The Greens Irrigation - Rpr/Replc			4,120
Village Green Park - Refurbish			11,000
Village Trail Park Irrig - Rpr/Rplc	12,800	12,800	
Vista Park Irrigation - Rpr/Replc			7,830
WA DOT Fountain Pump - Replace	17,700	17,700	
WADOT Pond Field Devices - Replace	9,850	9,850	
WA DOT Pond Storm Syst PLC - Replace	23,200	23,200	
WADOT Trail Amenities - Republish	5,250	5,250	
West Hgh. Park Irrigation - Rpr/Replc			9,110
Wood/Wire Fence - Replace			9,475
Wysteria Park Irrigation - Rpr/Rplc	9,500	9,500	
Wysteria Park Irrigation - Rpr/Replc			9,770
<b>TOTAL RESERVE EXPENSES</b>	<b>479,000</b>	<b>524,307</b>	<b>539,195</b>

*Reserve projects may not occur in fiscal year as they are prioritized by safety, needs of the community and access to materials and contractors.*

**IHCA Budget Ratification Meeting**

Monday, April 28, 5:30 pm, IHCA Zoom Meeting  
*See details on previous page*