

High Street Townhomes Supplemental Neighborhood - Block 10A  
 July 1, 2023 - June 30, 2024 Budget  
 12 Units

	Monthly/Unit 22-23	Monthly/Unit 2023-2024	\$ Inc / Dec	% Inc / Dec
Neighborhood Operating Assessment	334.21	373.58	39.37	11.78%
IHCA Master Assessment	80.00	81.00	1.00	1.25%

	Budget 2022-2023	Variance	Budget 2023-2024	Increase/ Decrease
<b>INCOME</b>				
Neighborhood Assessment	48,126	3,160	53,795	5,669
Interest Income	0	0	0	0
Late Fees	0	0	0	0
Other	0	0	0	0
<b>TOTAL INCOME</b>	<b>48,126</b>	<b>3,160</b>	<b>53,795</b>	<b>5,669</b>

<b>NEIGHBORHOOD EXPENSES</b>				
<b>Landscape &amp; Maintenance Expenses</b>				
Neighborhood Landscaping - Contract	3,929	0	4,047	118
Non-Contract Landscaping	600	0	600	0
Neighborhood Water - Irrigation	250	0	250	0
Neighborhood Irrigation Maint & Repair	120	0	120	0
Neighborhood Pest Control	500	0	575	75
Neighborhood Roof / Gutter Maintenance	850	0	850	0
Neighborhood Roof/ Gutter Cleaning	385	1	385	0
Dryer Vent Cleaning	330	0	530	200
Neighborhood Maintenance	1,000	0	1,000	0
Neighborhood Contingency	500	0	500	0
<b>TOTAL LANDSCAPE &amp; MAINTENANCE</b>	<b>8,464</b>	<b>1</b>	<b>8,857</b>	<b>393</b>

<b>Administrative Expenses</b>				
Management	2,940	0	2,940	0
Reserve Study	1,018	(0)	1,018	(0)
Neighborhood Bad Debt	0	0	0	0
Legal	100	0	100	0
Property Insurance	5,504	(262)	5,780	276
Federal Income Tax	100	0	100	0
<b>TOTAL ADMINISTRATIVE</b>	<b>9,662</b>	<b>(262)</b>	<b>9,938</b>	<b>276</b>

<b>TOTAL OPERATING EXPENSES</b>	<b>18,126</b>		<b>18,795</b>	<b>669</b>
<b>Annual Reserve Contributions</b>	<b>30,000</b>		<b>35,000</b>	<b>5,000</b>
<b>Total Annual Expenses</b>	<b>48,126</b>		<b>53,795</b>	<b>5,669</b>

**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

	2022-2023 Budget	Variance	2023-2024 Budget	
<b>Reserve Budget</b>				
Beginning Balance	149,667	0	172,646	
Contribution	30,000	0	35,000	54% funding
Interest Income	0	0	478	
<b>Total Reserves:</b>	<b>179,667</b>	<b>0</b>	<b>208,124</b>	
<b>Expenses:</b>				
Painting			64,900	Paint, caulking anc
Roofs - Clean as needed	4,620			
Concrete work as needed	2,630			
2023 Deck replacement	0	4,908		
<b>Total Expenses:</b>	<b>4,620</b>	<b>0</b>	<b>0</b>	
<b>Ending Balance: Projected</b>	<b>175,047</b>	<b>0</b>	<b>208,124</b>	