ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

Vista Park Residential

Total No. of Units: 55

Proposed Budget for July 1, 2016 through June 30, 2017 fiscal year.

FC Review: 2/9/2016
BOD Approved: 2/24/2016
Ratified: 5/19/2016

Units	Annual	Semi-Annual	Monthly
Total Units Vista Park Blocks 14 a/b & 15	55		
Neighborhood Assessment - rate per unit	**$571.84**	**$285.92**	**$47.65**
IHCA Base Assessment	$912.00	$456.00	$76.00
Total Assessment rate per unit	$1,483.84	$741.92	$123.65

Neighborhood Assessment History	Annual	Semi-Annual	Monthly
2014-15 Fiscal Year	$571.84	$285.92	$47.65
2015-16 Fiscal Year	$571.84	$285.92	$47.65
2016-17 Fiscal Year	**$571.84**	**$285.92**	**$47.65**

Increase / -Decrease from previous FY **$0.00** **Per Month:** **$0.00** **0.0%**

Code		2015-16 Budget	2015-16 Est. YE Jun '15	Variance	2016-17 Budget	Inc/Dec
	Income					
	Assessment Income					
4070	Neighborhood Assessment	31,451	31,451	0	31,451	0
	Total Vista Park Blocks 14a/b, 15 Income	**31,451**	**31,451**	**0**	**31,451**	**0**
	Expenses					
	Landscape & Utilities Expenses					
	Vista Park Blocks 14a/b & 15					
7201 0 -	Management Cost	2,050	2,052	(2)	2,460	410
7205 1-	Bad Debt Expense	0	0	0	0	0
7220 2-	Utilities -Electric	0	0	0	0	0
7235 3-	Landscape - Contract/Common Area	0	0	0	0	0
7240 4-	Landscape - Contract /Yards	19,894	19,474	421	19,339	(555)
7250 5-	Landscape - Other	3,428	3,428	0	4,740	1,312
7260 6-	Irrigation - Common Area	0	0	0	0	0
7262 7-	Irrigation - Yards	4,829	8,636	(3,807)	3,512	(1,317)
7265 8-	Irrigation Maint. & Repairs	1,250	1,300	(50)	1,400	150
7274 9-	Snow / Ice Removal	0	0	0	0	0
7280 10-	Maintenance	0	0	0	0	0
	Total Blocks 14a/b, 15 Expenses	**31,451**	**34,889**	**(3,438)**	**31,451**	**0**
				($15,602 in Surplus Acct.)		
	Net Income	**0**	**(3,438)**		**0**	
			Surplus Goal:	*$8,062*	*Based on industry standard of 3 times the average monthly expenses.*	

Notes

0 - Management fee for exclusive services rendered.

4- Includes projected 3% landscape contract rate January 2015.

5- Includes turf aeration, bark, and plant replacements.

8- Irrigation start-up, winterization, backflow testing, system check and repairs).

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.*