

**Brownstone at Issaquah Highlands Condominium Association**  
**Budget Comparison Report - Operating**  
**1/1/2022 - 1/31/2023**

	1/1/2022 - 1/31/2023			1/1/2023 - 1/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Operating Income</u>							
46200 - Monthly Assessments	\$641,872.00	\$52,624.08	\$589,247.92	\$52,624.00	\$52,624.08	(\$0.08)	\$631,489.00
46500 - Late Fees	\$225.00	\$0.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00
46950 - Legal Fees Reimbursement	\$6,735.24	\$0.00	\$6,735.24	\$0.00	\$0.00	\$0.00	\$0.00
46970 - Settlement Income	\$412,670.97	\$0.00	\$412,670.97	\$0.00	\$0.00	\$0.00	\$0.00
47000 - Reserve Contribution	(\$27,915.92)	(\$27,915.92)	\$0.00	(\$27,915.92)	(\$27,915.92)	\$0.00	(\$334,991.00)
<u>Total Operating Income</u>	\$1,033,587.29	\$24,708.16	\$1,008,879.13	\$24,708.08	\$24,708.16	(\$0.08)	\$296,498.00
<b>Total Income</b>	\$1,033,587.29	\$24,708.16	\$1,008,879.13	\$24,708.08	\$24,708.16	(\$0.08)	\$296,498.00
<b>Expense</b>							
<u>Utilities</u>							
50104 - Water - Irrigation	\$31,321.65	\$0.00	(\$31,321.65)	\$0.00	\$0.00	\$0.00	\$25,725.00
50108 - Drainage	\$28,747.86	\$0.00	(\$28,747.86)	\$0.00	\$0.00	\$0.00	\$29,900.00
50121 - Electricity - Street Lights	\$4,167.29	\$325.00	(\$3,842.29)	\$392.09	\$325.00	(\$67.09)	\$3,900.00
<u>Total Utilities</u>	\$64,236.80	\$325.00	(\$63,911.80)	\$392.09	\$325.00	(\$67.09)	\$59,525.00
<u>Maintenance</u>							
50220 - Landscaping	\$64,903.17	\$5,309.75	(\$59,593.42)	\$5,351.92	\$5,309.75	(\$42.17)	\$63,717.00
50230 - Non-Contract Landscaping	\$2,701.65	\$0.00	(\$2,701.65)	\$0.00	\$0.00	\$0.00	\$0.00
50290 - Security/Traffic Patrol	\$22,836.00	\$1,908.33	(\$20,927.67)	\$1,770.00	\$1,908.33	\$138.33	\$22,900.00
50300 - Repairs & Maintenance	\$14,516.62	\$0.00	(\$14,516.62)	\$0.00	\$0.00	\$0.00	\$200.00
50310 - Electrical Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
50325 - High Street District Maintenance	\$33,467.83	\$0.00	(\$33,467.83)	\$17,968.56	\$0.00	(\$17,968.56)	\$17,969.00
50330 - Lighting Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
50335 - Light Bulb Changing Maint.	\$672.93	\$0.00	(\$672.93)	\$0.00	\$0.00	\$0.00	\$0.00
50430 - Pressure Washing - Residential	\$20,368.50	\$0.00	(\$20,368.50)	\$0.00	\$0.00	\$0.00	\$0.00
50440 - Painting	\$163,159.39	\$0.00	(\$163,159.39)	\$163,159.39	\$0.00	(\$163,159.39)	\$0.00
50450 - Gutter Cleaning	\$451.00	\$0.00	(\$451.00)	\$121.00	\$0.00	(\$121.00)	\$400.00
50460 - Window Cleaning - Residential	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,000.00
50630 - Roof Maintenance/Repairs	\$17,584.09	\$0.00	(\$17,584.09)	\$0.00	\$0.00	\$0.00	\$1,500.00
50700 - Backflow Testing	\$627.83	\$0.00	(\$627.83)	\$0.00	\$0.00	\$0.00	\$450.00
50710 - Irrigation Repairs	\$2,889.94	\$0.00	(\$2,889.94)	\$0.00	\$0.00	\$0.00	\$3,000.00
50802 - Pet Bags	\$1,418.75	\$100.00	(\$1,318.75)	\$0.00	\$100.00	\$100.00	\$1,200.00
<u>Total Maintenance</u>	\$345,597.70	\$7,318.08	(\$338,279.62)	\$188,370.87	\$7,318.08	(\$181,052.79)	\$126,536.00
<u>Administrative</u>							
55010 - Office Supplies	\$189.80	\$20.83	(\$168.97)	\$11.60	\$20.83	\$9.23	\$250.00
55030 - Postage/Courier	\$940.78	\$66.67	(\$874.11)	\$314.52	\$66.67	(\$247.85)	\$800.00
55040 - Copying/Printing	\$283.70	\$33.33	(\$250.37)	\$0.50	\$33.33	\$32.83	\$400.00
55045 - Assessment Coupons/Envelopes	\$317.21	\$0.00	(\$317.21)	\$116.03	\$0.00	(\$116.03)	\$400.00
55050 - File Storage	\$439.00	\$34.17	(\$404.83)	\$33.00	\$34.17	\$1.17	\$410.00
55095 - Website / Internet / IT	\$195.00	\$15.00	(\$180.00)	\$15.00	\$15.00	\$0.00	\$180.00
55250 - Licenses/Permits	\$60.00	\$0.00	(\$60.00)	\$0.00	\$0.00	\$0.00	\$60.00
55305 - Project Administration Fees	\$21,887.26	\$0.00	(\$21,887.26)	\$21,887.26	\$0.00	(\$21,887.26)	\$0.00
55310 - Management Fees	\$47,451.00	\$3,951.00	(\$43,500.00)	\$3,951.00	\$3,951.00	\$0.00	\$47,412.00
55320 - Accounting (Audit/Tax Return)	\$235.00	\$0.00	(\$235.00)	\$0.00	\$0.00	\$0.00	\$2,700.00
55330 - Legal Fees	\$6,734.74	\$0.00	(\$6,734.74)	\$0.00	\$0.00	\$0.00	\$0.00

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	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
55345 - Reserve Study / Update	\$1,850.00	\$0.00	(\$1,850.00)	\$0.00	\$0.00	\$0.00	\$2,000.00
55350 - Insurance	\$44,649.08	\$3,780.67	(\$40,868.41)	\$3,403.28	\$3,780.67	\$377.39	\$45,368.00
55950 - Replacement Fund Contribution	\$304,000.00	\$0.00	(\$304,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Administrative</u>	\$429,232.57	\$7,901.67	(\$421,330.90)	\$29,732.19	\$7,901.67	(\$21,830.52)	\$99,980.00
 <b>Total Expense</b>	 \$839,067.07	 \$15,544.75	 (\$823,522.32)	 \$218,495.15	 \$15,544.75	 (\$202,950.40)	 \$286,041.00
 Operating Net Income	 \$194,520.22	 \$9,163.41	 \$185,356.81	 (\$193,787.07)	 \$9,163.41	 (\$202,950.48)	 \$10,457.00
Net Income	\$194,520.22	\$9,163.41	\$185,356.81	(\$193,787.07)	\$9,163.41	(\$202,950.48)	\$10,457.00

**Brownstone at Issaquah Highlands Condominium Association**  
**Budget Comparison Report - Reserve**  
**1/1/2022 - 1/31/2023**

	1/1/2022 - 1/31/2023			1/1/2023 - 1/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Reserve Income</u>							
47500 - Replacement Fund Contribution	\$331,915.92	\$27,915.92	\$304,000.00	\$27,915.92	\$27,915.92	\$0.00	\$334,991.00
47501 - Deferred Reserve Income	(\$27,915.92)	\$0.00	(\$27,915.92)	(\$27,915.92)	\$0.00	(\$27,915.92)	\$0.00
47600 - Interest Income - Repl Fund	\$2,172.56	\$0.00	\$2,172.56	\$253.87	\$0.00	\$253.87	\$0.00
47610 - Interest Income - Investment	\$3,037.29	\$0.00	\$3,037.29	\$719.70	\$0.00	\$719.70	\$0.00
<u>Total Reserve Income</u>	\$309,209.85	\$27,915.92	\$281,293.93	\$973.57	\$27,915.92	(\$26,942.35)	\$334,991.00
<b>Total Income</b>	\$309,209.85	\$27,915.92	\$281,293.93	\$973.57	\$27,915.92	(\$26,942.35)	\$334,991.00
<b>Expense</b>							
<u>Reserve Expense</u>							
62440 - Painting	\$149,515.80	\$0.00	(\$149,515.80)	\$0.00	\$0.00	\$0.00	\$450,000.00
62450 - Roof Maintenance/Replacement	\$21,780.00	\$0.00	(\$21,780.00)	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Reserve Expense</u>	\$171,295.80	\$0.00	(\$171,295.80)	\$0.00	\$0.00	\$0.00	\$450,000.00
<b>Total Expense</b>	\$171,295.80	\$0.00	(\$171,295.80)	\$0.00	\$0.00	\$0.00	\$450,000.00
Operating Net Income	\$137,914.05	\$27,915.92	\$109,998.13	\$973.57	\$27,915.92	(\$26,942.35)	(\$115,009.00)
Net Income	\$137,914.05	\$27,915.92	\$109,998.13	\$973.57	\$27,915.92	(\$26,942.35)	(\$115,009.00)