

# *Amel* **THE BROWNSTONE AT ISSAQUAH HIGHLANDS**

2022 Operating Fund Budget

January 1, 2022 thru December 31, 2022

*Board Approved  
11/22/2024  
called 12/13/2024*

<b>Number of Units (or Lots):</b>	<b>176</b>	<b>176</b>	<b>Notes / Assumptions relat</b>
<b>Average Assessment / Unit / Month:</b>	<b>\$249.00</b>	<b>\$279.00</b>	Includes BOTH Operating Fund
<b>Average Assessment / Unit / 3 Months:</b>	<b>\$746.99</b>	<b>\$836.99</b>	Includes BOTH Operating Fund
<b>Average Assessment / Unit / 6 Months:</b>	<b>\$1,493.98</b>	<b>\$1,673.99</b>	Includes BOTH Operating Fund
<b>Average Assessment / Unit / Year:</b>	<b>\$2,987.95</b>	<b>\$3,347.98</b>	Includes BOTH Operating Fund

Assessment(s) are due: 1st of every calendar month

REQUIRED pursuant to RCW 6

	Operating Fund Budget Current Year	Actual Income / Expenses thru 10/31/2021	Estimated Income / Expenses at Year End	Operating Fund Budget 2022	
<b>BEGINNING OPERATING FUND BALANCE</b>	\$0	\$30,516	\$5,000	\$11,512	
<b><u>INCOME</u></b>					
46200 Regular Assessments	\$525,880	\$438,240	\$525,880	\$589,244	
46500 Late Fees	\$0	\$145	\$145	\$0	
46625 Interest Income	\$0	\$41	\$41	\$0	
46820 Lease Review Fee Income and Compliance Fine	\$0	\$250	\$145	\$0	
46900 Miscellaneous Income	\$0	\$263	\$263	\$0	
46950 Legal Fee Reimbursement	\$0	\$2,418	\$2,418	\$0	
<b>TOTAL OPERATING INCOME</b>	<b>\$525,880</b>	<b>\$441,357</b>	<b>\$528,892</b>	<b>\$589,244</b>	
<b><u>EXPENSES</u></b>					
<b><u>Utility Expenses</u></b>					
50104 Water - Irrigation	\$30,000	\$41,107	\$41,107	\$35,000	5%
50108 Drainage	\$28,200	\$22,904	\$28,200	\$29,000	5%
50121 Electricity - Street Light	\$3,700	\$2,926	\$3,511	\$3,600	3%
<b>TOTAL UTILITIES</b>	<b>\$61,900</b>	<b>\$66,937</b>	<b>\$72,818</b>	<b>\$67,600</b>	
<b><u>Maintenance Expenses</u></b>					
50220 Landscaping	\$46,900	\$38,528	\$46,235	\$58,997	Adding more hours + 5%
50230 Non-Contract Landscaping	\$0	\$288	\$288	\$0	
50290 Security / Courtesy Patrol	\$21,600	\$10,448	\$20,760	\$22,680	5%
50300 General Repairs & Maintenance	\$1,500	\$3,439	\$4,000	\$1,750	
50310 Electrical Repairs	\$1,000	\$1,122	\$1,122	\$1,200	
50315 Plumbing Repairs	\$1,000	\$0	\$0	\$0	
50325 High Street District Maintenance	\$14,650	\$14,649	\$14,649	\$15,499	5%
50330 Lighting Supplies	\$0	\$139	\$139	\$200	
50390 Snow Removal	\$1,500	\$0	\$0	\$1,500	

50410 Sign Purchases / Repairs  
 50430 Pressure Washing - Residential  
 50450 Gutter Cleaning  
 50460 Window Cleaning - Residential  
 50630 Roof Maintenance / Repairs  
 50700 Backflow Testing  
 50710 Irrigation Repairs  
 50802 Pet Bags  
 50990 Operational Contingency  
**TOTAL MAINTENANCE**

\$150	\$0	\$0	\$0
\$3,500	\$0	\$0	\$4,000
\$0	\$88	\$88	\$250
\$14,000	\$0	\$0	\$13,000
\$0	\$4,636	\$4,636	\$1,000
\$150	\$353	\$353	\$400
\$2,500	\$3,064	\$3,064	\$1,500
\$1,000	\$1,976	\$1,976	\$1,200
\$5,537	\$0	\$0	\$5,000
<b>\$114,987</b>	<b>\$78,730</b>	<b>\$97,310</b>	<b>\$128,176</b>

Recommended amount = 10%

**Administrative Expenses**

55010	Office Supplies
55030	Postage / Courier
55040	Copying / Printing
55045	Assessment Coupons / Envelopes
55050	File Storage
55095	Website / Portal / Internet / IT
55250	Licenses / Permits
55310	Management Fees - Contract
55320	Accounting (Audit / Tax Return)
55340	Professional Fees
55345	Reserve Study / Update
55350	Insurance
55360	Building Inspection
55410	Federal Income Tax
55850	Bad Debt - Write Off (Uncollectible Assessments)
55900	Insurance Reserve

**TOTAL ADMINISTRATIVE**

**TOTAL OPERATING EXPENSE**

**BAL. BEFORE REPL. FUND CONTRIBUTION**

55950	Replacement Fund Regular Contribution
55955	Replacement Fund Additional Contribution

**ENDING OPERATING FUND BALANCE**

**NOTES TO BUDGET:**

\$300	\$329	\$350	\$350
\$1,000	\$645	\$800	\$1,000
\$800	\$284	\$300	\$400
\$500	\$288	\$288	\$400
\$400	\$333	\$390	\$400
\$180	\$150	\$180	\$180
\$10	\$0	\$10	\$10
\$41,427	\$34,522	\$41,427	\$43,500
\$2,300	\$225	\$2,300	\$2,400
\$0	\$525	\$525	\$0
\$1,850	\$1,850	\$1,850	\$1,850
\$44,550	\$39,833	\$47,170	\$50,490
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$93,317	\$78,984	\$95,590	\$100,980

5%

10%

\$270,204	\$224,651	\$265,718	\$296,756
\$255,676	\$247,222	\$268,174	\$304,000
\$256,662	\$171,108	\$256,662	\$304,000
\$0	\$0	\$0	\$0
-\$986	\$76,114	\$11,512	\$0

Beginning Operating Fund Bala

Per Reserve Study (see Replac  
Additional Contribution over anc

This budget contains estimates only and is not a guarantee. The budget is based on the anticipated cost of each budget line item in current (2021) dollars. The actual financial performance of the Association may be above or below these estimates. Each Owner should anticipate the costs to operate the Association will increase over time as a result of inflation and cost of living increases as well as unanticipated financial events.

**APPROVALS:**

President, Board of Directors: \_\_\_\_\_

Date: \_\_\_\_\_

Treasurer, Board of Directors: \_\_\_\_\_

Date: \_\_\_\_\_

# THE BROWNSTONE AT ISSAQUAH HIGHLANDS

## 2022 Replacement Fund Budget

January 1, 2022 thru December 31, 2022

Avg. Contribution / Unit or Lot / Month:	\$121.53
Avg. Contribution / Unit or Lot / 3 Months:	\$364.58
Avg. Contribution / Unit or Lot / 6 Months:	\$729.15
Avg. Contribution / Unit or Lot / Year:	\$1,458.31

\$143.94
\$431.82
\$863.64
\$1,727.27

### Notes / Assumptions relat

REQUIRED pursuant to RCW €  
REQUIRED pursuant to RCW €  
REQUIRED pursuant to RCW €  
REQUIRED pursuant to RCW €

This Association:

Does / Does not have a Reserve Study for the budget period that is believed to meet the requirements of RCW 64.90.550

Budgeted contribution for the budget period:	\$304,000.00
Recommended contribution for the budget period:	
Difference:	\$304,000.00
Avg. difference / Unit or Lot for the budget period:	\$1,727.27

REQUIRED pursuant to RCW €

REQUIRED pursuant to RCW €  
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REQUIRED pursuant to RCW €

Replacement Fund Budget Current Year	Actual Income / Expenses thru 10/31/2021	Estimated Income / Expenses at Year End	Replacement Fund Budget 2022
\$0	\$0	\$0	\$256,662

### BEGINNING REPLACEMENT FUND BALANCE

### INCOME

- 47500 Regular Contribution
- 47510 Additional Contribution
- 47600 Interest Income - Savings Account(s)
- 47610 Interest Income - Investment(s)

### TOTAL REPLACEMENT FUND INCOME

\$256,662	\$171,108	\$256,662	\$304,000
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$256,662	\$171,108	\$256,662	\$304,000

### EXPENSES

- 62000 Major Maintenance Expense
- 62005 Project Administration Expenses
- 62220 Landscaping
- 62230 Sealcoating / Striping / Curb Painting
- 62250 Fences
- 62350 Building Exterior Cleaning
- 62440 Painting
- 62450 Roof
- 62460 Siding

\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

Recommended amount = 7%

63000 Deck / Balcony / Patio  
 65020 Landscape Bark / Mulching  
**TOTAL REPLACEMENT FUND EXPENSES**

\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

**ENDING REPLACEMENT FUND BALANCE**

**\$256,662      \$171,108      \$256,662      \$560,662**

Beginning Replacement Fund E

**APPROVALS:**

President, Board of Directors: \_\_\_\_\_ Date: \_\_\_\_\_

Treasurer, Board of Directors: \_\_\_\_\_ Date: \_\_\_\_\_

