

**Brownstone Homeowners Association**  
**2023 Operating Fund Budget**  
**January 1, 2023 thru December 31, 2023**

**Number of Units (or Lots):** 176  
**Average Assessment / Unit / Month:** \$279.00

176  
**\$299.00**

**Notes / Assumptions related to 2023 budget**  
 Includes BOTH Operating Fund and Replacement Fund portions

**Assessment(s) are due:** Due on 1st day of Calender Month

REQUIRED pursuant to RCW 64.90.525 (2)(c)

	Operating Fund Budget Current Year	Actual Income / Expenses thru 08/22	Estimated Income / Expenses at Year End	Operating Fund Budget 2023	
<b>BEGINNING OPERATING FUND BALANCE</b>	\$0	\$413	\$413	-\$10,457	
<b>INCOME</b>					
46200 Regular Assessments	\$589,244	\$392,832	\$589,244	\$631,489	
46950 Legal Fees Reimbursement	\$0	\$6,735	\$6,735	\$0	Not relied upon for bedgeted income purposes
<b>TOTAL OPERATING INCOME</b>	<b>\$589,244</b>	<b>\$399,567</b>	<b>\$595,979</b>	<b>\$631,489</b>	
<b>EXPENSES</b>					
<b>Utility Expenses</b>					
50104 Water - Irrigation	\$35,000	\$4,721	\$24,500	\$25,725	Estimated 5% increase
50108 Drainage	\$29,000	\$19,081	\$28,400	\$29,900	Based on current usage
50121 Electricity - Street Light	\$3,600	\$2,433	\$3,500	\$3,900	Based on current usage
<b>TOTAL UTILITIES</b>	<b>\$67,600</b>	<b>\$26,235</b>	<b>\$56,400</b>	<b>\$59,525</b>	
<b>Maintenance Expenses</b>					
50220 Landscaping	\$58,997	\$39,352	\$58,997	\$63,717	8% Increase
50230 Non-Contract Landscaping	\$0	\$1,771	\$1,771	\$0	Not utilized
50290 Security / Courtesy Patrol	\$22,680	\$13,978	\$20,896	\$22,900	Based on current usage
50300 General Repairs & Maintenance	\$1,750	\$13,300	\$13,300	\$200	Current expense funded by Taylor Morrison
50310 Electrical Repairs	\$1,200	\$0	\$0	\$1,000	Historical usage
50325 High Street District Maintenance	\$15,499	\$15,499	\$15,499	\$17,969	Assessed share
50330 Lighting Supplies	\$200	\$0	\$0	\$200	Historical usage
50390 Snow Removal	\$1,500	\$0	\$0	\$0	Not utilized
50430 Pressure Washing - Residential	\$4,000	\$20,369	\$20,369	\$0	Every 4 years
50450 Gutter Cleaning	\$250	\$330	\$330	\$400	Spot usage
50460 Window Cleaning - Residential	\$13,000	\$0	\$0	\$14,000	Once per year - as soon as painting completed
50630 Roof Maintenance / Repairs	\$1,000	\$12,634	\$12,634	\$1,500	Historical usage
50700 Backflow Testing	\$400	\$408	\$408	\$450	Historical usage
50710 Irrigation Repairs	\$1,500	\$2,890	\$2,890	\$3,000	Historical usage
50802 Pet Bags	\$1,200	\$1,130	\$1,130	\$1,200	Historical usage
50990 Operational Contingency	\$5,000	\$0	\$0	\$0	<b>Recommended amount = 10% to 15% of annual Operating Expenses</b>
<b>TOTAL MAINTENANCE</b>	<b>\$128,176</b>	<b>\$121,661</b>	<b>\$148,224</b>	<b>\$126,536</b>	
<b>Administrative Expenses</b>					
55010 Office Supplies	\$350	\$94	\$200	\$250	Historical usage
55030 Postage / Courier	\$1,000	\$389	\$600	\$800	Historical usage
55040 Copying / Printing	\$400	\$112	\$350	\$400	Historical usage
55045 Assessment Coupons / Envelopes	\$400	\$201	\$400	\$400	Historical usage
55050 File Storage	\$400	\$274	\$406	\$410	Historical usage
55095 Website / Portal / Internet / IT	\$180	\$120	\$180	\$180	Historical usage
55250 Licenses / Permits	\$10	\$60	\$60	\$60	Historical usage
55310 Management Fees - Contract	\$43,500	\$29,000	\$43,500	\$47,412	Record Inflationary COL
55320 Accounting (Audit / Tax Return)	\$2,400	\$235	\$2,700	\$2,700	Historical usage
55330 Legal Fees - Collections	\$0	\$6,735	\$6,735	\$0	Reimbursable expense
55345 Reserve Study / Update	\$1,850	\$1,850	\$1,850	\$2,000	Historical usage
55350 Insurance	\$50,490	\$27,632	\$41,244	\$45,368	Anticipated Increase of 10%
<b>TOTAL ADMINISTRATIVE</b>	<b>\$100,980</b>	<b>\$66,702</b>	<b>\$98,225</b>	<b>\$99,980</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>\$296,756</b>	<b>\$214,598</b>	<b>\$302,849</b>	<b>\$286,041</b>	
<b>BAL. BEFORE REPL. FUND CONTRIBUTION</b>	<b>\$292,488</b>	<b>\$185,382</b>	<b>\$293,543</b>	<b>\$334,991</b>	Beginning Operating Fund Balance <i>plus</i> Operating Income <i>less</i> Operating Expense
55950 Replacement Fund Regular Contribution	\$304,000	\$202,667	\$304,000	\$334,991	Per Reserve Study (see Replacement Fund Income Code 47500 Baseline funding

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\$0	\$0	\$0	\$0
<b>ENDING OPERATING FUND BALANCE</b>	<b>-\$11,512</b>	<b>-\$17,285</b>	<b>-\$10,457</b>
			<b>\$0</b>

**NOTES TO BUDGET:**

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 (2022) 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: _____

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**Brownstone Homeowners Association  
2023 Replacement Fund Budget  
January 1, 2023 thru December 31, 2023**

<b>Avg. Contribution / Unit or Lot / Month:</b>	<b>\$143.94</b>	<b>\$158.61</b>
<b>Avg. Contribution / Unit or Lot / 3 Months:</b>	<b>\$431.82</b>	<b>\$475.84</b>
<b>Avg. Contribution / Unit or Lot / 6 Months:</b>	<b>\$863.64</b>	<b>\$951.68</b>
<b>Avg. Contribution / Unit or Lot / Year:</b>	<b>\$1,727.27</b>	<b>\$1,903.36</b>

**Notes / Assumptions related to 2023 budget**

REQUIRED pursuant to RCW 64.90.525 (2)(d)  
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**This Association:**

<i>Does / Does not have a Reserve Study for the budget period that is believed to meet the requirements of RCW 64.90.550</i>	
<b>Budgeted contribution for the budget period:</b>	\$334,991.00
<b>Recommended contribution for the budget period:</b>	
<b>Difference:</b>	\$334,991.00
<b>Avg. difference / Unit or Lot for the budget period:</b>	\$1,903.36

REQUIRED pursuant to RCW 64.90.525 (2)(e)  
 REQUIRED pursuant to RCW 64.90.525 (2)(e)  
 REQUIRED pursuant to RCW 64.90.525 (2)(e)  
 REQUIRED pursuant to RCW 64.90.525 (2)(f)

Replacement Fund Budget Current Year	Actual Income / Expenses thru 08/22	Estimated Income / Expenses at Year End	Replacement Fund Budget 2023
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**BEGINNING REPLACEMENT FUND BALANCE**

\$0	\$0	\$0	<b>\$304,820</b>
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**INCOME**

47500 Regular Contribution	\$304,000	\$202,667	\$304,000	\$334,991
47510 Additional Contribution	\$0	\$0	\$0	\$0
47600 Interest Income - Replacement Fund	\$0	\$820	\$820	\$0
47610 Interest Income - Investment(s)	\$0	\$0	\$0	\$0
<b>TOTAL REPLACEMENT FUND INCOME</b>	<b>\$304,000</b>	<b>\$203,487</b>	<b>\$304,820</b>	<b>\$334,991</b>

**EXPENSES**

62000 Major Maintenance Expense	\$0	\$0	\$0	\$0
62005 Project Administration Expenses	\$0	\$0	\$0	\$0
62220 Landscaping	\$0	\$0	\$0	\$0
62230 Sealcoating / Striping / Curb Painting	\$0	\$0	\$0	\$0
62250 Fences	\$0	\$0	\$0	\$0
62350 Building Exterior Cleaning	\$0	\$0	\$0	\$0
62440 Painting	\$0	\$0	\$0	\$450,000
62450 Roof	\$0	\$0	\$0	\$0
62460 Siding	\$0	\$0	\$0	\$0
63000 Deck / Balcony / Patio	\$0	\$0	\$0	\$0
65020 Landscape Bark / Mulching	\$0	\$0	\$0	\$0
<b>TOTAL REPLACEMENT FUND EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$450,000</b>

Recommended amount = 7% of planned Replacement Fund projects for oversight / management

**ENDING REPLACEMENT FUND BALANCE**

<b>\$304,000</b>	<b>\$203,487</b>	<b>\$304,820</b>	<b>\$189,811</b>
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Beginning Replacement Fund Balance *plus* Replacement Income *less* Replacement Expense

**APPROVALS:**

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

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

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