

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

| | 1/1/2023 - 1/31/2023 | | | 1/1/2023 - 1/31/2023 | | | Annual Budget |
|--|----------------------|---------------|----------------|----------------------|---------------|----------------|----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| <u>Operating Income</u> | | | | | | | |
| 46200 - Monthly Assessments | \$52,624.00 | \$52,624.08 | (\$0.08) | \$52,624.00 | \$52,624.08 | (\$0.08) | \$631,489.00 |
| 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> | \$24,708.08 | \$24,708.16 | (\$0.08) | \$24,708.08 | \$24,708.16 | (\$0.08) | \$296,498.00 |
| Total Income | \$24,708.08 | \$24,708.16 | (\$0.08) | \$24,708.08 | \$24,708.16 | (\$0.08) | \$296,498.00 |
| Expense | | | | | | | |
| <u>Utilities</u> | | | | | | | |
| 50104 - Water - Irrigation | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$25,725.00 |
| 50108 - Drainage | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$29,900.00 |
| 50121 - Electricity - Street Lights | \$392.09 | \$325.00 | (\$67.09) | \$392.09 | \$325.00 | (\$67.09) | \$3,900.00 |
| <u>Total Utilities</u> | \$392.09 | \$325.00 | (\$67.09) | \$392.09 | \$325.00 | (\$67.09) | \$59,525.00 |
| <u>Maintenance</u> | | | | | | | |
| 50220 - Landscaping | \$5,351.92 | \$5,309.75 | (\$42.17) | \$5,351.92 | \$5,309.75 | (\$42.17) | \$63,717.00 |
| 50290 - Security/Traffic Patrol | \$1,770.00 | \$1,908.33 | \$138.33 | \$1,770.00 | \$1,908.33 | \$138.33 | \$22,900.00 |
| 50300 - Repairs & Maintenance | \$0.00 | \$0.00 | \$0.00 | \$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 | \$17,968.56 | \$0.00 | (\$17,968.56) | \$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 |
| 50440 - Painting | \$163,159.39 | \$0.00 | (\$163,159.39) | \$163,159.39 | \$0.00 | (\$163,159.39) | \$0.00 |
| 50450 - Gutter Cleaning | \$121.00 | \$0.00 | (\$121.00) | \$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 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,500.00 |
| 50700 - Backflow Testing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$450.00 |
| 50710 - Irrigation Repairs | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,000.00 |
| 50802 - Pet Bags | \$0.00 | \$100.00 | \$100.00 | \$0.00 | \$100.00 | \$100.00 | \$1,200.00 |
| <u>Total Maintenance</u> | \$188,370.87 | \$7,318.08 | (\$181,052.79) | \$188,370.87 | \$7,318.08 | (\$181,052.79) | \$126,536.00 |
| <u>Administrative</u> | | | | | | | |
| 55010 - Office Supplies | \$11.60 | \$20.83 | \$9.23 | \$11.60 | \$20.83 | \$9.23 | \$250.00 |
| 55030 - Postage/Courier | \$314.52 | \$66.67 | (\$247.85) | \$314.52 | \$66.67 | (\$247.85) | \$800.00 |
| 55040 - Copying/Printing | \$0.50 | \$33.33 | \$32.83 | \$0.50 | \$33.33 | \$32.83 | \$400.00 |
| 55045 - Assessment Coupons/Envelopes | \$116.03 | \$0.00 | (\$116.03) | \$116.03 | \$0.00 | (\$116.03) | \$400.00 |
| 55050 - File Storage | \$33.00 | \$34.17 | \$1.17 | \$33.00 | \$34.17 | \$1.17 | \$410.00 |
| 55095 - Website / Internet / IT | \$15.00 | \$15.00 | \$0.00 | \$15.00 | \$15.00 | \$0.00 | \$180.00 |
| 55250 - Licenses/Permits | \$0.00 | \$0.00 | \$0.00 | \$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 | \$3,951.00 | \$3,951.00 | \$0.00 | \$3,951.00 | \$3,951.00 | \$0.00 | \$47,412.00 |
| 55320 - Accounting (Audit/Tax Return) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,700.00 |
| 55345 - Reserve Study / Update | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,000.00 |
| 55350 - Insurance | \$3,403.28 | \$3,780.67 | \$377.39 | \$3,403.28 | \$3,780.67 | \$377.39 | \$45,368.00 |
| <u>Total Administrative</u> | \$29,732.19 | \$7,901.67 | (\$21,830.52) | \$29,732.19 | \$7,901.67 | (\$21,830.52) | \$99,980.00 |
| Total Expense | \$218,495.15 | \$15,544.75 | (\$202,950.40) | \$218,495.15 | \$15,544.75 | (\$202,950.40) | \$286,041.00 |
| Operating Net Income | (\$193,787.07) | \$9,163.41 | (\$202,950.48) | (\$193,787.07) | \$9,163.41 | (\$202,950.48) | \$10,457.00 |

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|----------------------|----------------------|
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|----------------------|----------------------|

| | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> | <u>Actual</u> | <u>Budget</u> | <u>Variance</u> | <u>Annual Budget</u> |
|------------|----------------|---------------|-----------------|----------------|---------------|-----------------|----------------------|
| Net Income | (\$193,787.07) | \$9,163.41 | (\$202,950.48) | (\$193,787.07) | \$9,163.41 | (\$202,950.48) | \$10,457.00 |

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

| | 1/1/2023 - 1/31/2023 | | | 1/1/2023 - 1/31/2023 | | | |
|---------------------------------------|----------------------|-------------|---------------|----------------------|-------------|---------------|----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Reserve Income</u> | | | | | | | |
| 47500 - Replacement Fund Contribution | \$27,915.92 | \$27,915.92 | \$0.00 | \$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 | \$253.87 | \$0.00 | \$253.87 | \$253.87 | \$0.00 | \$253.87 | \$0.00 |
| 47610 - Interest Income - Investment | \$719.70 | \$0.00 | \$719.70 | \$719.70 | \$0.00 | \$719.70 | \$0.00 |
| <u>Total Reserve Income</u> | \$973.57 | \$27,915.92 | (\$26,942.35) | \$973.57 | \$27,915.92 | (\$26,942.35) | \$334,991.00 |
| Total Income | \$973.57 | \$27,915.92 | (\$26,942.35) | \$973.57 | \$27,915.92 | (\$26,942.35) | \$334,991.00 |
| Expense | | | | | | | |
| <u>Reserve Expense</u> | | | | | | | |
| 62440 - Painting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$450,000.00 |
| <u>Total Reserve Expense</u> | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$450,000.00 |
| Total Expense | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$450,000.00 |
| Operating Net Income | \$973.57 | \$27,915.92 | (\$26,942.35) | \$973.57 | \$27,915.92 | (\$26,942.35) | (\$115,009.00) |
| Net Income | \$973.57 | \$27,915.92 | (\$26,942.35) | \$973.57 | \$27,915.92 | (\$26,942.35) | (\$115,009.00) |