

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			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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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	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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)