

	2013 Annual Budget	2013 Annual Actuals	2014 Annual Budget	2014 Annual Actuals	2015 Annual Budget	2015 YTD Sep	2015 Proi YE	2016 Draft Budget	Notes
<b>2.95% Budget Increase</b>									
Homeowner Fees	\$ 297,706	\$ 297,207	\$ 297,706	\$ 302,174	\$ 326,268	\$ 260,653	\$ 312,784	\$ 335,899	INCREASE 2.95%
Transfer to Replacement Reserve	\$ (75,100)	\$ (75,100)	\$ (75,100)	\$ (79,565)	\$ (79,100)	\$ (65,917)	\$ (79,100)	\$ (79,000)	
Late Fees/Fines	\$ 750	\$ 490	\$ 750	\$ 641	\$ -	\$ 525	\$ 630	\$ -	
Other Income	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ 1,100	\$ 1,320	\$ -	
Insurance Claim Reimb	\$ -	\$ -	\$ -	\$ (33,877)	\$ -	\$ 8,214	\$ 9,857	\$ -	
	<b>\$ 223,356</b>	<b>\$ 222,597</b>	\$ 223,356	\$ 189,375	<b>\$ 247,168</b>	<b>\$ 204,575</b>	<b>\$ 245,490</b>	<b>\$ 256,899</b>	
UTILITIES EXPENSE									
Electricity	\$ 4,400	\$ 4,630	\$ 4,675	\$ 4,122	\$ 4,800	\$ 3,268	\$ 3,922	\$ 4,400	3% Increase
Water/Irrigation	\$ 8,000	\$ 14,357	\$ 9,000	\$ 16,011	\$ 9,000	\$ 13,286	\$ 15,943	\$ 11,400	
Water	\$ 13,332	\$ 13,839	\$ 14,416	\$ 14,171	\$ 14,500	\$ 9,503	\$ 11,404	\$ 14,000	6% Increase
Sewer	\$ 11,900	\$ 13,717	\$ 14,042	\$ 15,035	\$ 14,000	\$ 9,692	\$ 11,630	\$ 15,000	6% Increase
Metro Sewer Fee	\$ 28,834	\$ 27,189	\$ 28,834	\$ 24,658	\$ 26,000	\$ 22,114	\$ 26,537	\$ 27,500	6% Increase
Garbage	\$ 18,700	\$ 18,913	\$ 18,700	\$ 23,380	\$ 19,000	\$ 16,460	\$ 19,752	\$ 25,000	3% Increase
Storm Drainage	\$ 10,000	\$ 8,939	\$ 10,000	\$ 8,939	\$ 10,000	\$ 7,449	\$ 8,939	\$ 9,400	5.5% Increase
TOTAL UTILITIES EXPENSE	<b>\$ 95,166</b>	<b>\$ 101,584</b>	\$ 99,667	\$ 106,316	<b>\$ 97,300</b>	<b>\$ 81,772</b>	<b>\$ 98,126</b>	<b>\$ 106,700</b>	
MAINTENANCE EXPENSE									
Repair and Maintenance	\$ 12,153	\$ 20,537	\$ 12,153	\$ 9,933	\$ 12,000	\$ 36,336	\$ 43,603	\$ 10,000	Estimate
Janitorial	\$ 7,020	\$ 8,130	\$ 8,100	\$ 9,187	\$ 8,100	\$ 7,534	\$ 9,041	\$ 9,100	
Fire/Life/Safety Monitor	\$ 10,000	\$ 8,990	\$ 10,000	\$ 11,605	\$ 10,000	\$ 9,965	\$ 11,958	\$ 10,000	Monitoring/Annual Safety Test
Landscape Other	\$ 2,500	\$ 12,098	\$ 2,500	\$ 4,142	\$ 500	\$ 1,212	\$ 1,454	\$ 500	
Landscape Contract	\$ 14,600	\$ 17,164	\$ 14,600	\$ 21,626	\$ 20,400	\$ 20,477	\$ 24,572	\$ 19,200	\$1600 per month
Gutter Cleaning	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000	\$ 411	\$ 493	\$ 2,800	
Dryer Vent Cleaning	\$ 660	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,949	\$ 3,539	\$ 2,000	Completed every other year
Pest Control	\$ -	\$ 237	\$ 500	\$ 1,443	\$ 500	\$ 1,640	\$ 1,968	\$ 600	
TOTAL MAINTENANCE EXPENSE	<b>\$ 49,933</b>	<b>\$ 67,156</b>	\$ 50,853	\$ 57,936	<b>\$ 56,500</b>	<b>\$ 80,524</b>	<b>\$ 96,629</b>	<b>\$ 54,200</b>	
ADMINISTRATIVE EXPENSE									
Office Expense	\$ 3,000	\$ 3,149	\$ 3,000	\$ 5,056	\$ 3,000	\$ 4,970	\$ 5,964	\$ 4,000	***Estimate
Insurance Premium	\$ 29,875	\$ 33,081	\$ 38,245	\$ 38,268	\$ 59,315	\$ 38,288	\$ 45,946	\$ 59,315	Flat + \$15k DIC
Management Fees	\$ 19,750	\$ 21,550	\$ 20,936	\$ 21,788	\$ 22,324	\$ 18,496	\$ 22,195	\$ 22,994	3% increase
Legal	\$ 2,500	\$ 654	\$ 2,500	\$ 5,770	\$ 4,000	\$ 2,689	\$ 3,227	\$ 4,000	Estimate
Audit/Tax Return	\$ 1,280	\$ 1,380	\$ 1,380	\$ 1,440	\$ 1,440	\$ 1,520	\$ 1,520	\$ 1,680	
License and Permits	\$ 20	\$ 10	\$ 20	\$ -	\$ 10	\$ 10	\$ 10	\$ 10	annual non-profit corp. renewal
Master Association Dues	\$ 2,418	\$ 1,856	\$ 1,855	\$ 3,836	\$ 2,519	\$ -	\$ -	\$ 2,500	
Reserve Study	\$ 2,000	\$ 6,000	\$ 2,900	\$ -	\$ 1,200	\$ -	\$ -	\$ 1,500	update reserve study
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Expense	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL ADMINISTRATIVE EXPENSE	<b>\$ 60,843</b>	<b>\$ 67,680</b>	\$ 72,836	\$ 76,158	<b>\$ 93,808</b>	<b>\$ 65,973</b>	<b>\$ 78,862</b>	<b>\$ 95,999</b>	
	<b>\$ 205,942</b>	<b>\$ 236,420</b>	<b>\$ 223,356</b>	<b>\$ 240,410</b>	<b>\$ 247,608</b>	<b>\$ 228,269</b>	<b>\$ 273,617</b>	<b>\$ 256,899</b>	
	<b>\$ 223,356</b>	<b>\$ 222,597</b>	<b>\$ 223,356</b>	<b>\$ 189,375</b>	<b>\$ 247,168</b>	<b>\$ 204,575</b>	<b>\$ 245,490</b>	<b>\$ 256,899</b>	
	<b>\$ (17,414)</b>	<b>\$ (13,823)</b>	\$ -	\$ (51,035)	<b>\$ (440)</b>	<b>\$ (23,694)</b>	<b>\$ (28,127)</b>	<b>\$ 0</b>	
Repl. Reserve Transfer	\$ 72,000	\$ 75,100	\$ 75,100	\$ 79,565	\$ 79,100	\$ 65,917	\$ 79,100	\$ 79,000	
Reserve Interest Income	\$ 2,730	\$ 933	\$ 2,730	\$ 904	\$ 1,000	\$ 461	\$ 553	\$ 1,000	
	\$ 74,730	\$ 76,033	\$ 77,830	\$ 80,469	\$ 80,100	\$ 66,378	\$ 79,654	\$ 80,000	
Major Maintenance Exp.		\$ 62,968		\$ 38,764	\$ 90,000	\$ 113,350	\$ 170,025	\$ 75,000	
Reserve Tax Expense		\$ -		\$ -					
		\$ 62,968		\$ 38,764	\$ 90,000	\$ 113,350	\$ 170,025	\$ 75,000	
		\$ 13,065		\$ 41,705		\$ (46,972)	\$ (90,371)	\$ 5,000	
<b>Total Gain (Loss)</b>		<b>\$ (758)</b>		<b>\$ (9,330)</b>		<b>\$ (70,666)</b>	<b>\$ (118,498)</b>	<b>\$ 5,000</b>	

DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION

2016 Budget - Draft

Heading	Amount
UTILITIES EXPENSE	\$ 107,300
MAINTENANCE EXPENSE	\$ 56,000
INSURANCE EXPENSE	59,315
ADMINISTRATIVE EXPENSE	36,684
RESERVE INCOME	79,000
	\$ 338,299



DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION			
2016 Budget - Draft			Total Budget: \$ 335,899
			Monthly
<i>Unit Number</i>	<i>Percentage of Interest</i>		<i>Maintenance Fees</i>
A101	0.90		\$251.92
A102	1.02		\$285.51
A103	1.02		\$285.51
A104	1.02		\$285.51
A105	1.02		\$285.51
A106	0.90		\$251.92
A201	0.90		\$251.92
A202	1.05		\$293.91
A203	1.02		\$285.51
A204	1.02		\$285.51
A205	1.05		\$293.91
A206	0.90		\$251.92
A301	0.90		\$251.92
A302	1.05		\$293.91
A303	1.01		\$282.71
A304	1.01		\$282.71
A305	1.04		\$291.11
A306	0.90		\$251.92
B101	1.32		\$369.49
B102	1.24		\$347.10
B103	1.24		\$347.10
B104	1.32		\$369.49
B201	1.32		\$369.49
B202	1.24		\$347.10
B203	1.30		\$363.89
B204	1.32		\$369.49
B301	1.32		\$369.49
B302	1.24		\$347.10
B303	1.30		\$363.89
B304	1.32		\$369.49
C101	0.90		\$251.92
C102	1.02		\$285.51
C103	1.02		\$285.51
C104	0.90		\$251.92
C201	0.90		\$251.92
C202	1.02		\$285.51
C203	1.05		\$293.91
C204	0.90		\$251.92
C301	0.90		\$251.92

DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION			
2016 Budget - Draft		Total Budget:	\$ 335,899
		<i>Monthly</i>	
<i>Unit Number</i>	<i>Percentage of Interest</i>	<i>Maintenance Fees</i>	
C302	1.02	\$285.51	
C303	1.04	\$291.11	
C304	0.90	\$251.92	
D101	1.35	\$377.89	
D102	1.24	\$347.10	
D103	1.24	\$347.10	
D104	1.35	\$377.89	
D201	1.35	\$377.89	
D202	1.24	\$347.10	
D203	1.30	\$363.89	
D204	1.35	\$377.89	
D301	1.35	\$377.89	
D302	1.24	\$347.10	
D303	1.30	\$363.89	
D304	1.35	\$377.89	

DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION			
2016 Budget - Draft			Total Budget: \$ 335,899
			Monthly
<i>Unit Number</i>	<i>Percentage of Interest</i>		<i>Maintenance Fees</i>
E101	1.02		\$285.51
E102	1.24		\$347.10
E103	1.24		\$347.10
E104	1.02		\$285.51
E201	1.02		\$285.51
E202	1.24		\$347.10
E203	1.30		\$363.89
E204	1.02		\$285.51
E301	1.02		\$285.51
E302	1.24		\$347.10
E303	1.30		\$363.89
E304	1.02		\$285.51
F101	0.90		\$251.92
F102	1.02		\$285.51
F103	1.02		\$285.51
F104	0.90		\$251.92
F201	0.90		\$251.92
F202	1.02		\$285.51
F203	1.06		\$296.71
F204	0.90		\$251.92
F301	0.90		\$251.92
F302	1.02		\$285.51
F303	1.06		\$296.71
F304	0.90		\$251.92
G101	1.19		\$333.10
G102	1.19		\$333.10
G103	1.19		\$333.10
G104	1.19		\$333.10
G201	1.19		\$333.10
G202	1.19		\$333.10
G203	1.19		\$333.10
G204	1.19		\$333.10
G301	1.19		\$333.10
G302	1.19		\$333.10
G303	1.19		\$333.10
G304	1.19		\$333.10
TOTALS	100.00		\$27,991.58
			\$ 335,899.00

DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION			
2016 Budget - Draft		Total Budget:	\$ 335,899
			<i>Monthly</i>
<i>Unit Number</i>	<i>Percentage of Interest</i>		<i>Maintenance Fees</i>
Note: Dues may differ slightly (+/- \$0.01) due to rounding			

**2016 Budget by Category**

