

Daybreak at Issaquah Ridge						
2017 Budget - Approved						
Nov-16						
7.97% Budget Increase						
	2016 Annual Budget	2016 YTD Sep	2016 Projected Year End	2017 Draft Budget	Notes	MONTHLY
OPERATING INCOME	Increase					7.97%
Homeowner Fees	\$ 335,899	\$ 251,923	\$ 335,897	\$ 362,681		\$30,223.40
Late Fees/Fines	\$ -	\$ 625	\$ 833	\$ -		\$0.00
Other Income	\$ -	\$ 1,600	\$ 2,133	\$ -		\$0.00
TOTAL OPERATING INCOME	\$ 335,899	\$ 254,148	\$ 338,864	\$ 362,681		\$30,223.40
UTILITIES EXPENSE						
Electricity	\$ 4,400	\$ 3,159	\$ 4,212	\$ 4,400	Same as previous year	\$366.67
Water/Irrigation	\$ 11,400	\$ 11,100	\$ 18,207	\$ 19,117	Estimated	\$1,593.08
Water	\$ 14,000	\$ 6,871	\$ 17,859	\$ 25,536	Estimated	\$2,128.00
Sewer	\$ 15,000	\$ 10,440	\$ 22,194	\$ 23,280	Estimated	\$1,940.00
Metro Sewer Fee	\$ 27,500	\$ 22,535	\$ 24,160	\$ 21,720	Estimated	\$1,810.00
Garbage	\$ 25,000	\$ 15,048	\$ 20,064	\$ 21,067	5% Increase over projected	\$1,755.58
Storm Drainage	\$ 9,400	\$ 6,181	\$ 9,384	\$ 9,853	5% Increase over projected	\$821.08
TOTAL UTILITIES EXPENSE	\$ 106,700	\$ 75,334	\$ 116,080	\$ 124,973		\$10,414.42
MAINTENANCE EXPENSE						
Repair and Maintenance	\$ 10,000	\$ 55,026	\$ 60,026	\$ 20,000	Estimated	\$1,666.67
Insured/Uninsured Claims	\$ -	\$ (33,355)	\$ (33,355)	\$ 10,000	Estimated	\$833.33
Janitorial	\$ 9,100	\$ 7,178	\$ 9,571	\$ 9,858	Monthly Contract	\$821.50
Fire/Life/Safety Monitor	\$ 10,000	\$ 10,747	\$ 13,452	\$ 13,856	Monitoring & Repairs	\$1,154.67
Landscape Other	\$ 500	\$ 2,670	\$ 3,000	\$ 3,000	Estimated	\$250.00
Landscape Contract	\$ 19,200	\$ 14,180	\$ 19,436	\$ 20,020	Monthly Contract	\$1,668.33
Gutter Cleaning	\$ 2,800	\$ -	\$ 2,800	\$ 2,885	Estimated	\$240.42
Dryer Vent Cleaning	\$ 2,000	\$ -	\$ 2,000	\$ 2,060	Estimated	\$171.67
Pest Control	\$ 600	\$ 1,098	\$ 1,578	\$ 1,920	Monthly Contract	\$160.00
TOTAL MAINTENANCE EXPENSE	\$ 54,200	\$ 57,544	\$ 78,508	\$ 83,599		\$6,966.58
ADMINISTRATIVE EXPENSE						
Office Expense	\$ 4,000	\$ 3,380	\$ 4,507	\$ 4,500	Estimated	\$375.00
Insurance Premium	\$ 59,315	\$ 42,988	\$ 57,317	\$ 60,185	5% Increase	\$5,015.42
Management Fees	\$ 22,994	\$ 17,095	\$ 22,793	\$ 23,684	3% Increase	\$1,973.65
Legal	\$ 4,000	\$ 1,496	\$ 1,995	\$ 3,000	Estimated	\$250.00
Audit/Tax Return	\$ 1,680	\$ 1,680	\$ 1,680	\$ 1,730	3% Increase	\$144.17
License and Permits	\$ 10	\$ 10	\$ 10	\$ 10	Annual non-profit corp. renewal	\$0.83
Master Association Dues	\$ 2,500	\$ 1,946	\$ 1,946	\$ 2,500	Estimated	\$208.33
Reserve Study	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Estimated	\$125.00
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -		\$0.00
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -		\$0.00
TOTAL ADMIN. EXPENSE	\$ 95,999	\$ 68,595	\$ 91,748	\$ 97,109		\$8,092.40
RESERVE TRANSFER EXPENSE	\$ 79,000	\$ 59,250	\$ 79,000	\$ 57,000		\$4,750.00
TOTAL OPERATING EXPENSES	\$ 335,899	\$ 260,723	\$ 365,336	\$ 362,681		\$30,223.40
TOTAL OPERATING INCOME	\$ 335,899	\$ 254,148	\$ 338,864	\$ 362,681		\$30,223.40
TOTAL OPERATING GAIN (LOSS)	\$ -	\$ (6,575)	\$ (26,472)	\$ -		\$0.00
RESERVE INCOME						
Repl. Reserve Transfer	\$ 79,000	\$ 59,250	\$ 79,000	\$ 57,000		\$4,750.00
Reserve Interest Income	\$ 1,000	\$ 381	\$ 508	\$ 500		\$41.67
TOTAL RESERVE INCOME	\$ 80,000	\$ 59,631	\$ 79,508	\$ 57,500		\$4,791.67
RESERVE EXPENSE						
Major Maintenance Exp.	\$ 75,000	\$ 98,867	\$ 98,867	\$ -	TBD by Board	\$0.00
TOTAL RESERVE EXPENSE	\$ 75,000	\$ 98,867	\$ 98,867	\$ -		\$0.00
TOTAL RESERVE GAIN (LOSS)	\$ 5,000	\$ (39,236)	\$ (19,359)	\$ 57,500		\$4,791.67
TOTAL COMBINED GAIN (LOSS)	\$ 5,000	\$ (45,811)	\$ (45,831)	\$ 57,500		\$4,791.67

DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION

Daybreak at Issaquah Ridge

Total Budget \$ 362,681

Monthly

<u>Unit Number</u>	<u>Percentage of Interest</u>	<u>Maintenance Fees</u>
A101	0.90	\$272.01
A102	1.02	\$308.28
A103	1.02	\$308.28
A104	1.02	\$308.28
A105	1.02	\$308.28
A106	0.90	\$272.01
A201	0.90	\$272.01
A202	1.05	\$317.35
A203	1.02	\$308.28
A204	1.02	\$308.28
A205	1.05	\$317.35
A206	0.90	\$272.01
A301	0.90	\$272.01
A302	1.05	\$317.35
A303	1.01	\$305.26
A304	1.01	\$305.26
A305	1.04	\$314.32
A306	0.90	\$272.01
B101	1.32	\$398.95
B102	1.24	\$374.77
B103	1.24	\$374.77
B104	1.32	\$398.95
B201	1.32	\$398.95
B202	1.24	\$374.77
B203	1.30	\$392.90
B204	1.32	\$398.95
B301	1.32	\$398.95
B302	1.24	\$374.77
B303	1.30	\$392.90
B304	1.32	\$398.95
C101	0.90	\$272.01
C102	1.02	\$308.28
C103	1.02	\$308.28
C104	0.90	\$272.01
C201	0.90	\$272.01
C202	1.02	\$308.28
C203	1.05	\$317.35
C204	0.90	\$272.01
C301	0.90	\$272.01
C302	1.02	\$308.28
C303	1.04	\$314.32
C304	0.90	\$272.01
D101	1.35	\$408.02
D102	1.24	\$374.77
D103	1.24	\$374.77
D104	1.35	\$408.02
D201	1.35	\$408.02
D202	1.24	\$374.77
D203	1.30	\$392.90
D204	1.35	\$408.02
D301	1.35	\$408.02
D302	1.24	\$374.77
D303	1.30	\$392.90
D304	1.35	\$408.02

DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION

Daybreak at Issaquah Ridge Total Budget \$ 362,681

Monthly

<u>Unit Number</u>	<u>Percentage of Interest</u>	<u>Maintenance Fees</u>
E101	1.02	\$308.28
E102	1.24	\$374.77
E103	1.24	\$374.77
E104	1.02	\$308.28
E201	1.02	\$308.28
E202	1.24	\$374.77
E203	1.30	\$392.90
E204	1.02	\$308.28
E301	1.02	\$308.28
E302	1.24	\$374.77
E303	1.30	\$392.90
E304	1.02	\$308.28
F101	0.90	\$272.01
F102	1.02	\$308.28
F103	1.02	\$308.28
F104	0.90	\$272.01
F201	0.90	\$272.01
F202	1.02	\$308.28
F203	1.06	\$320.37
F204	0.90	\$272.01
F301	0.90	\$272.01
F302	1.02	\$308.28
F303	1.06	\$320.37
F304	0.90	\$272.01
G101	1.19	\$359.66
G102	1.19	\$359.66
G103	1.19	\$359.66
G104	1.19	\$359.66
G201	1.19	\$359.66
G202	1.19	\$359.66
G203	1.19	\$359.66
G204	1.19	\$359.66
G301	1.19	\$359.66
G302	1.19	\$359.66
G303	1.19	\$359.66
G304	1.19	\$359.66
TOTALS	100.00	\$30,223.42
		\$362,681.00

Note: Dues may differ slightly (+/- \$0.01) due to rounding

2017 Draft Budget by Category

