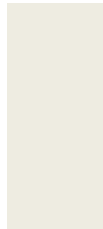
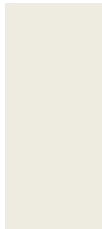


Daybreak at Issaquah Ridge  
2018 Budget - Approved  
Oct-17

	2017 Approved Budget	2017 YTD Aug	2017 Projected Year End	2018 Proposed Budget	Notes	MONTHLY
8.62% Budget Increase						
<b>OPERATING INCOME</b>					<b>Increase</b>	
Homeowner Fees	\$ 362,681	\$ 241,788	\$ 362,681	\$ 393,962	8.62%	\$32,830.19
Late Fees/Fines	\$ -	\$ 291	\$ 350	\$ -		\$0.00
Other Income	\$ -	\$ 1,600	\$ 2,000	\$ -		\$0.00
<b>TOTAL OPERATING INCOME</b>	<b>\$ 362,681</b>	<b>\$ 243,679</b>	<b>\$ 365,031</b>	<b>\$ 393,962</b>		<b>\$32,830.19</b>
<b>UTILITIES EXPENSE</b>						
Electricity	\$ 4,400	\$ 2,308	\$ 3,462	\$ 3,635	5% Increase over projected	\$302.93
Water	\$ 44,653	\$ 24,595	\$ 36,893	\$ 38,737	5% Increase over projected	\$3,228.09
Sewer	\$ 23,280	\$ 19,755	\$ 29,633	\$ 31,114	5% Increase over projected	\$2,592.84
Metro Sewer Fee	\$ 21,720	\$ 20,030	\$ 30,045	\$ 31,547	5% Increase over projected	\$2,628.94
Garbage	\$ 21,067	\$ 16,593	\$ 24,890	\$ 26,134	5% Increase over projected	\$2,177.83
Storm Drainage	\$ 9,853	\$ 8,069	\$ 12,104	\$ 12,709	5% Increase over projected	\$1,059.06
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$ 124,973</b>	<b>\$ 91,350</b>	<b>\$ 137,025</b>	<b>\$ 143,876</b>		<b>\$11,989.69</b>
<b>MAINTENANCE EXPENSE</b>						
Repair and Maintenance	\$ 20,690	\$ 11,051	\$ 15,000	\$ 16,250	Estimated	\$1,354.17
Insured/Uninsured Claims	\$ 10,000	\$ 11,485	\$ 10,000	\$ 10,000	Estimated	\$833.33
Janitorial	\$ 9,858	\$ 7,244	\$ 8,880	\$ 9,146	3% Increase over projected	\$762.20
Fire/Life/Safety Monitor	\$ 13,856	\$ 5,066	\$ 5,800	\$ 7,500	Estimated	\$625.00
Landscape Other	\$ 3,000	\$ 3,328	\$ 3,500	\$ 3,500	Estimated	\$291.67
Landscape Contract	\$ 20,020	\$ 14,056	\$ 21,084	\$ 21,717	3% Increase over projected	\$1,809.71
Gutter Cleaning	\$ 2,885	\$ -	\$ 2,885	\$ 3,500	Estimated	\$291.67
Dryer Vent Cleaning	\$ 2,060	\$ -	\$ -	\$ 2,500	Estimated	\$208.33
Pest Control	\$ 1,920	\$ 1,277	\$ 1,916	\$ 1,973	3% Increase over projected	\$164.41
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>\$ 84,289</b>	<b>\$ 53,507</b>	<b>\$ 69,065</b>	<b>\$ 76,086</b>		<b>\$6,340.49</b>
<b>ADMINISTRATIVE EXPENSE</b>						
Office Expense	\$ 4,500	\$ 1,515	\$ 2,273	\$ 2,500	Estimated	\$208.33
Insurance Expense	\$ 60,185	\$ 37,802	\$ 56,703	\$ 59,538	5% Increase over projected	\$4,961.51
Management Fees	\$ 22,994	\$ 15,275	\$ 22,913	\$ 23,714	3.5% Increase over projected	\$1,976.20
Legal	\$ 3,000	\$ 75	\$ 500	\$ 1,500	Estimated	\$125.00
Audit/Tax Return	\$ 1,730	\$ 1,750	\$ 1,750	\$ 1,838	5% Increase over projected	\$153.13
License and Permits	\$ 10	\$ 10	\$ 10	\$ 10	Annual non-profit corp. renewal	\$0.83
Master Association Dues	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	Estimated	\$208.33
Reserve Study	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Estimated	\$125.00
Bad Debt Expense	\$ -	\$ 14,353	\$ 14,353	\$ 5,000	Estimated	\$416.67
<b>TOTAL ADMIN. EXPENSE</b>	<b>\$ 96,419</b>	<b>\$ 70,780</b>	<b>\$ 102,501</b>	<b>\$ 98,100</b>		<b>\$8,175.01</b>
<b>RESERVE TRANSFER EXPENSE</b>	<b>\$ 57,000</b>	<b>\$ -</b>	<b>\$ 56,440</b>	<b>\$ 75,900</b>	Per Reserve Study	<b>\$6,325.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 362,681</b>	<b>\$ 215,637</b>	<b>\$ 365,031</b>	<b>\$ 393,962</b>		<b>\$32,830.19</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 362,681</b>	<b>\$ 243,679</b>	<b>\$ 365,031</b>	<b>\$ 393,962</b>		<b>\$32,830.19</b>
<b>TOTAL OPERATING GAIN (LOSS)</b>	<b>\$ -</b>	<b>\$ 28,042</b>	<b>\$ 1</b>	<b>\$ -</b>		<b>\$0.00</b>
<b>RESERVE INCOME</b>						
Repl. Reserve Transfer	\$ 57,000	\$ -	\$ 56,440	\$ 75,900		\$6,325.00
Reserve Interest Income	\$ 500	\$ 261	\$ 348	\$ 500		\$41.67
<b>TOTAL RESERVE INCOME</b>	<b>\$ 57,500</b>	<b>\$ 261</b>	<b>\$ 56,788</b>	<b>\$ 76,400</b>		<b>\$6,366.67</b>
<b>RESERVE EXPENSE</b>						
Major Maintenance Exp.	\$ -	\$ 8,139	\$ 11,863	\$ -	TBD by Board	\$0.00
<b>TOTAL RESERVE EXPENSE</b>	<b>\$ -</b>	<b>\$ 8,139</b>	<b>\$ 11,863</b>	<b>\$ -</b>		<b>\$0.00</b>

Daybreak at Issaquah Ridge  
 2018 Budget - Approved  
 Oct-17

8.62% Budget Increase	2017 Approved Budget	2017 YTD Aug	2017 Projected Year End	2018 Proposed Budget	Notes	MONTHLY
<b>TOTAL RESERVE GAIN (LOSS)</b>	\$ 57,500	\$ (7,878)	\$ 44,925	\$ 76,400		\$6,366.67
<b>TOTAL COMBINED GAIN (LOSS)</b>	\$ 57,500	\$ 20,164	\$ 44,926	\$ 76,400		\$6,366.67



DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION		
Daybreak at Issaquah Ridge		
2018 Budget		
	Heading	Amount
	UTILITIES EXPENSE	\$ 143,876
	MAINTENANCE EXPENSE	\$ 76,086
	INSURANCE EXPENSE	\$ 59,538
	ADMINISTRATIVE EXPENSE	\$ 38,562
	RESERVE INCOME	\$ 75,900
		\$ 393,962

<b>DAYBREAK AT ISSAQUAH RIDGE OWNERS ASSOCIATION</b>						
<b>Daybreak at Issaquah Ridge</b>				Total Budget	\$ 393,962	
<i>Monthly</i>						
<u>Unit Number</u>		<u>Percentage of Interest</u>			<u>Maintenance Fees</u>	
	A101			0.90		\$295.47
	A102			1.02		\$334.87
	A103			1.02		\$334.87
	A104			1.02		\$334.87
	A105			1.02		\$334.87
	A106			0.90		\$295.47
	A201			0.90		\$295.47
	A202			1.05		\$344.72
	A203			1.02		\$334.87
	A204			1.02		\$334.87
	A205			1.05		\$344.72
	A206			0.90		\$295.47
	A301			0.90		\$295.47
	A302			1.05		\$344.72
	A303			1.01		\$331.58
	A304			1.01		\$331.58
	A305			1.04		\$341.43
	A306			0.90		\$295.47
	B101			1.32		\$433.36
	B102			1.24		\$407.09

	B103			1.24			\$407.09	
	B104			1.32			\$433.36	
	B201			1.32			\$433.36	
	B202			1.24			\$407.09	
	B203			1.30			\$426.79	
	B204			1.32			\$433.36	
	B301			1.32			\$433.36	
	B302			1.24			\$407.09	
	B303			1.30			\$426.79	
	B304			1.32			\$433.36	
	C101			0.90			\$295.47	
	C102			1.02			\$334.87	
	C103			1.02			\$334.87	
	C104			0.90			\$295.47	
	C201			0.90			\$295.47	
	C202			1.02			\$334.87	
	C203			1.05			\$344.72	
	C204			0.90			\$295.47	
	C301			0.90			\$295.47	
	C302			1.02			\$334.87	
	C303			1.04			\$341.43	
	C304			0.90			\$295.47	
	D101			1.35			\$443.21	
	D102			1.24			\$407.09	
	D103			1.24			\$407.09	

	D104			1.35			\$443.21	
	D201			1.35			\$443.21	
	D202			1.24			\$407.09	
	D203			1.30			\$426.79	
	D204			1.35			\$443.21	
	D301			1.35			\$443.21	
	D302			1.24			\$407.09	
	D303			1.30			\$426.79	
	D304			1.35			\$443.21	
	E101			1.02			\$334.87	
	E102			1.24			\$407.09	
	E103			1.24			\$407.09	
	E104			1.02			\$334.87	
	E201			1.02			\$334.87	
	E202			1.24			\$407.09	
	E203			1.30			\$426.79	
	E204			1.02			\$334.87	
	E301			1.02			\$334.87	
	E302			1.24			\$407.09	
	E303			1.30			\$426.79	
	E304			1.02			\$334.87	
	F101			0.90			\$295.47	
	F102			1.02			\$334.87	
	F103			1.02			\$334.87	
	F104			0.90			\$295.47	

	F201			0.90			\$295.47	
	F202			1.02			\$334.87	
	F203			1.06			\$348.00	
	F204			0.90			\$295.47	
	F301			0.90			\$295.47	
	F302			1.02			\$334.87	
	F303			1.06			\$348.00	
	F304			0.90			\$295.47	
	G101			1.19			\$390.68	
	G102			1.19			\$390.68	
	G103			1.19			\$390.68	
	G104			1.19			\$390.68	
	G201			1.19			\$390.68	
	G202			1.19			\$390.68	
	G203			1.19			\$390.68	
	G204			1.19			\$390.68	
	G301			1.19			\$390.68	
	G302			1.19			\$390.68	
	G303			1.19			\$390.68	
	G304			1.19			\$390.68	
	TOTALS			100.00			\$32,830.17	
							\$ 393,962.00	
Note: Dues may differ slightly (+/- \$0.01) due to rounding								

**2018 Budget by Category**

