

PARKSIDE AT WOODBRIDGE  
2014 Budget - Approved

0.00% Budget Increase

	2014 Budget Monthly	2014 Budget Total	2013 Budget Total	2013 Projected Actual	2013 Actual To Date
<b>OPERATING INCOME</b>					
Homeowner Fees	\$8,611	\$103,327	\$103,327	\$103,327	\$77,495
Transfer to Reserve	(1,321)	(15,850)	(15,000)	(\$15,000)	(11,250)
Late Fees / Fines	0	0	0	(72)	(54)
Other Income	0	0	0	0	0
<b>TOTAL OPERATING INCOME</b>	<b>7,290</b>	<b>87,477</b>	<b>88,327</b>	<b>88,255</b>	<b>66,191</b>
<b>UTILITIES EXPENSE</b>					
Electricity	146	1,755	1,730	1,704	1,278
Water - Domestic	493	5,912	5,925	5,800	4,350
Water - Irrigation	392	4,700	4,960	6,459	4,844
Sewer	205	2,459	2,310	2,363	1,772
Metro - Redmond	503	6,036	5,500	6,033	4,525
Metro	83	990	990	988	495
Storm Water	321	3,851	3,851	3,851	2,888
Telephone	0	0	0	0	0
<b>TOTAL UTILITIES EXPENSE</b>	<b>2,142</b>	<b>25,703</b>	<b>25,266</b>	<b>27,197</b>	<b>20,152</b>
<b>GENERAL BUILDING EXPENSE</b>					
Repair & Maintenance	217	2,600	2,350	2,579	1,934
Gutter Cleaning / Moss kill	115	1,375	0	0	0
Fire Alarm Maintenance	113	1,360	5,280	1,360	0
Window Cleaning	62	745	745	0	0
Landscaping Contract	761	9,135	9,050	8,869	6,652
Landscaping - Other	292	3,500	2,250	4,406	3,206
Alarm Monitoring	440	5,280	5,280	5,280	3,960
Fire Extinguisher Maint	18	220	220	220	220
Pest Control	167	2,000	2,000	1,905	1,429
<b>TOTAL GENERAL BUILDING EXP</b>	<b>2,185</b>	<b>26,215</b>	<b>27,175</b>	<b>24,619</b>	<b>17,401</b>
<b>ADMINISTRATIVE EXPENSE</b>					
Office Expense	117	1,400	1,400	1,487	1,115
Management Fees	1,300	15,604	15,350	15,265	11,449
Reserve Study	0	0	2,300	1,670	1,670
Audit / Tax Return	117	1,400	1,380	1,380	1,380
<b>INSURANCE EXPENSE</b>	<b>1,429</b>	<b>17,145</b>	<b>15,446</b>	<b>16,736</b>	<b>12,552</b>
Licenses & Permits	1	10	10	13	10
Legal fees	0	0	0	0	0
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>2,963</b>	<b>35,559</b>	<b>35,886</b>	<b>36,551</b>	<b>28,176</b>
<b>TOTAL OPERATING EXP</b>	<b>7,290</b>	<b>87,477</b>	<b>88,327</b>	<b>88,368</b>	<b>65,729</b>
<b>OPERATING GAIN (LOSS)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(113)</b>	<b>462</b>

1,278 Ave monthly \$142 + 3% inc per PSE  
4,350 Ave monthly \$483 + 2% per Redmond  
Jun \$933 / Jul \$1275 / Aug \$1125 / Sep \$1009 - all other \$97 + 2% /  
4,844 Less 10% savings from upgrade  
1,772 Ave monthly \$197 + 4% per Redmond  
4,525 Ave monthly \$503 - no increase per Redmond  
495 Same / \$247 x 4  
2,888 No increase noted - same

1,934 Increase based on year end projection  
0 Based on bid provided by Interlake  
0 Same  
0 Based on bid provided by Interlake  
6,652 Current monthly charge \$739.13 + 3%  
3,206 Estimate  
3,960 Same  
220 Same  
1,429 Same

1,115 Same  
11,449 Current monthly \$1279 / expect 2% increase in March  
1,670 Reserve study update  
1,380 Per engagement letter  
12,552 Per agent  
10  
0

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<b>RESERVE INCOME</b>					
Asset Replacement Transfers	1,321	15,850	15,000	15,000	11,250
Interest Income - Reserves	42	500	700	476	357
<b>TOTAL RESERVE INCOME</b>	<b>1,363</b>	<b>16,350</b>	<b>15,700</b>	<b>15,476</b>	<b>11,607</b>
<b>RESERVE EXPENSE</b>					
Asset Replacement Expense	417	5,000	10,000	3,659	35,571 Irrigation upgrade
<b>TOTAL RESERVE EXPENSE</b>	<b>417</b>	<b>5,000</b>	<b>10,000</b>	<b>3,659</b>	<b>35,571</b>
<b>RESERVE GAIN (LOSS)</b>	<b>946</b>	<b>11,350</b>	<b>5,700</b>	<b>11,817</b>	<b>(23,964)</b>
<b>TOTAL GAIN (LOSS)</b>	<b>\$946</b>	<b>\$11,350</b>	<b>\$5,700</b>	<b>\$11,704</b>	<b>(\$23,502)</b>

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	Unit Number	Percentage of Interest	Monthly Homeowner Fees
6507 - 188th Place	107	4.44	\$382.31
	108	3.64	313.43
	109	4.41	379.73
6509 - 188th Place	110	4.43	381.45
	111	3.66	315.15
	112	4.39	378.00
6505 - 188th Place	104	4.42	380.59
	105	3.71	319.45
	106	4.39	\$378.00
6503 - 188th Place	101	4.43	381.45
	102	3.66	315.15
	103	4.39	378.00
18936 NE 67th Way	104	4.42	380.59
	105	3.71	319.45
	106	4.39	378.00
18932 NE 67th Way	101	4.43	381.45
	102	3.66	\$315.15
	103	4.39	378.00
18878 NE 67th Way	104	4.42	380.59
	105	3.71	319.45
	106	4.39	378.00
18874 NE 67th Way	101	4.39	378.00
	102	3.7	318.59
	103	4.42	380.59
<b>TOTALS</b>		<b>100.0000</b>	<b>\$8,610.58</b>

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

\$ 103,327.00

**Parkside @ Woodbridge Condominium**  
**Annual Association Expenditures**

