

2017 Bradford Court Homeowners' Dues

Unit #	Unit %	2017 H.O.A. Dues		
1	0.0266	\$333.88		
2	0.0266	\$333.88		
3	0.0238	\$298.73		
4	0.025	\$313.79		
101	0.0225	\$282.41		
102	0.0257	\$322.58		
103	0.026	\$326.34		
104	0.0234	\$293.71		
105	0.0187	\$234.72		
106	0.026	\$326.34		
107	0.025	\$313.79		
108	0.0269	\$337.64		
109	0.0269	\$337.64		
110	0.0174	\$218.40		
201	0.0244	\$306.26		
202	0.0269	\$337.64		
203	0.0276	\$346.43		
204	0.0244	\$306.26		
205	0.0238	\$298.73		
206	0.0269	\$337.64		
207	0.0257	\$322.58		
208	0.0282	\$353.96		
209	0.0276	\$346.43		
210	0.0238	\$298.73		
301	0.025	\$313.79		
302	0.0279	\$350.19		
303	0.0279	\$350.19		
304	0.0244	\$306.26		
305	0.025	\$313.79		
306	0.0276	\$346.43		
307	0.0263	\$330.11		
308	0.02	\$251.03		
309	0.02	\$251.03		
310	0.0247	\$310.03		
401	0.0507	\$636.37		
402	0.0364	\$456.88		
403	0.0304	\$381.57		
404	0.0339	\$425.50		
TOTAL		\$12,551.68		
Total Dues		\$150,620.16		

2017 Bradford Ct. HOA Budget

Sources of Capital	2017 Budget Amt
2017 Scheduled Dues	\$150,620.16
Unpaid HOA Dues as of 12/31/16 (Estimated)	\$0.00
Pre-Paid 2016 HOA Dues as of 12/31/16 (Estimated)	(\$1,418.00)
Working Capital Checking Account 12/31/16 (Estimated)	\$1,500.00
Reserves Accounts 12/31/16 (Estimated)	\$180,620.00
Broadband Subscriptions (15 subscriptions)	\$3,600.00
Parking Fees	\$1,100.00
2017 Interest Income	<u>\$1,600.00</u>
Total	<u>\$337,622.16</u>

2017 Budgeted Expenditures	
<u>Utilities, regular maintenance & administrative expenses</u>	
Water	\$8,350.00
Electricity	\$3,710.00
Wastewater Service	\$16,960.00
Garbage Service	\$7,010.00
Building Phone Service (Front Door (\$565) /Elevator (\$400)/HOA (\$360))	\$1,325.00
Elevator Service Contract	\$4,310.00
Annual Elevator Inspection	\$300.00
Garage Door Service Contract	\$1,570.00
Garage Door Repair	\$1,500.00
Fire Alarm Service/Monitoring	\$5,000.00
Insurance (Master Policy/Earthquake & Flood/Director & Officers/Terrorism Acts/Fidelity)	\$29,000.00
HOA Treasurer Fees	\$840.00
Building Cleaning Services & Supplies	\$3,200.00
Landscape Casual Labor & Supplies	\$3,200.00
Office Supplies & Postage	\$700.00
Condominium Association Institute (CAI) of WA Membership	\$310.00
Income Tax Preparation	\$375.00
Real Estate Tax	\$175.00
Annual Washington State Corporate Report	\$10.00
Estimated Federal Income Tax Payment	\$500.00
Broadband Service	\$2,400.00
Legal Fees	\$2,000.00
Pest Control	\$2,175.00

<u>Contingencies & Special Projects:</u> Insurance Deductible (\$6,000) / General Building Maintenance (\$21,000)	\$27,000.16
Net (2016 Unpaid Dues + 2017 Pre-Paid Dues)	(\$1,418.00)
Working Capital Checking Account Balance 12/31/16 (estimated)	\$1,500.00
Reserves (\$27,000 total deposit for 2017)	<u>\$215,620.00</u>
Total	<u>\$337,622.16</u>

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Sandra Mattingly, HOA President

Date: 11/27/16

Bradford Ct. HOA Reserves Planning 2017

Item	Estimated Cost	Life Expectancy	Reserve Payment Per Year	Desired Reserves On 12/31/17
Roof Replacement	\$67,200.00	20 yrs (7 yrs left)	\$3,360.00	\$43,680.00
Siding Replacement	\$118,000.00	35 yrs (16 yrs left)	\$3,371.43	\$64,057.17
Deck Coating Re-Sealing	\$22,000.00	12 yrs (8 yrs left)	\$1,833.33	\$9,166.65
Deck Coating Replacement	\$77,800.00	12 yrs (1 yr left)	\$6,483.34	\$71,316.74
Deck Repairs	\$72,000.00	25 yrs (14 yrs left)	\$2,880.00	\$31,680.00
Deck Railing Replacement	\$112,500.00	40 yrs (21 yrs left)	\$2,812.50	\$53,437.75
Windows/Sliding Door Replacement	\$48,200.00	35 yrs (11 yrs left)	\$1,377.15	\$33,051.60
Unit Door Replacement	\$34,200.00	30 yrs (6 yrs left)	\$1,140.00	\$27,360.00
Carpeting Replacement-Stairwell	\$12,000.00	25 yrs (1 yr left)	\$480.00	\$11,520.00
Carpet Replacement-Corridors	\$12,000.00	20 yrs (4 yrs left)	\$600.00	\$9,600.00
Elevator Modernization	\$20,000.00	30 yrs (24 yrs left)	\$666.67	\$4,000.02
Elevator Cab Refurbishment	\$8,000.00	15 yrs (12 yrs left)	\$533.33	\$2,133.32
Parking Lot Paving/Sealing	\$6,000.00	5 yrs (5 yrs left)	\$600.00	\$600.00
Retaining Wall Repairs	\$12,000.00	25 yrs (21 yrs left)	\$480.00	\$2,420.00
Additional Reserves Funding (2017)			\$8,382.25	
TOTAL COST	\$621,900.00		\$35,000.00	\$364,023.25
70% Funded Level				\$254,816.28
Reserves Balance (12/31/16 estimated)				\$180,620.00
Difference of 100% Funded To Actual Reserve Funds (as of 12/31/17 estimated)				\$183,403.25