

OPERATING ACCOUNT - HERITAGE BANK

BEGINNING BALANCE			\$18,591.00
	Homeowner Assessments		32,338.85
	Prepaid Assessments		133.47
	Insurance Deductible		390.68
	Moving Fee		200.00
		Total Receipts	<u>33,063.00</u>
	Operating Expenses Paid		(42,626.85)
	Transfer to Maintenance Reserve		0.00
		Total Disbursements	<u>(42,626.85)</u>
ENDING BALANCE			<u><u>\$9,027.15</u></u>

MAINTENANCE RESERVE - COLUMBIA BANK

BEGINNING BALANCE			\$180,658.09
	Reserve Transfer		0.00
	Interest		84.63
		Total Receipts	<u>84.63</u>
	Expenses:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$180,742.72</u></u>

Balance Sheet
As of October 31, 2018

ASSETS

Current Assets

Operating Accounts

Operating	9,027.15
Assessments Receivable	56,007.30
Prepaid Insurance	14,863.28

Total Operating Accounts

79,897.73

Reserve Accounts

Maintenance Reserve	180,742.72
A/R due from Operations	6,325.00

Total Reserve Accounts

187,067.72

Total Assets

266,965.45

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	11,280.93
Accounts Payable	9,660.55

Total Operating Liabilities

20,941.48

Reserve Liabilities

Total Reserve Liabilities

0.00

Homeowner Equity

Excess of Rev over Exp	118,259.95
Retained Earnings	156,203.76
Prior Year Income/Expense	(28,439.74)

Total Homeowner Equity

246,023.97

Total Liability & Homeowners Equity

266,965.45

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending October 31, 2018

ACCOUNTING
DEPARTMENT

	<u>Current Budget</u>	<u>Current Actual</u>	<u>Current Variance</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Operating Revenue						
Homeowner Fees	32,830	32,830	0	328,302	328,302	0
Transfer to Reserves	(6,325)	(6,325)	0	(63,250)	(63,250)	0
Late Fees/Fines	0	(25)	(25)	0	101	101
Other Income	0	200	200	0	2,400	2,400
Insurance Claim Reimbursement	0	15,000	15,000	0	46,881	46,881
Total Operating Revenue	26,505	41,680	15,175	265,052	314,434	49,382
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,354	3,741	(2,387)	13,542	13,672	(130)
Janitorial	762	743	19	7,622	6,683	939
Landscape Other	292	0	292	2,917	19,251	(16,334)
Landscape Contract	1,810	1,760	50	18,097	17,600	497
Fire/Life/Safety Monitor.	625	3,918	(3,293)	6,250	10,834	(4,584)
Dryer Vent Cleaning	208	0	208	2,083	1,766	317
Pest Control	164	161	3	1,644	1,954	(310)
Window/Gutter Cleaning	292	0	292	2,917	1,925	992
Insured/Uninsured Claims	833	0	833	8,333	3,695	4,638
Total Maintenance Exp.	6,340	10,323	(3,983)	63,405	77,380	(13,975)
Service/Utility Exp.						
Electricity	303	151	152	3,029	1,723	1,306
Water	3,228	7,894	(4,666)	32,281	28,596	3,685
Sewer	2,593	4,075	(1,482)	25,928	31,727	(5,799)
Garbage	2,178	0	2,178	21,778	16,840	4,938
Metro Sewer	2,629	1,947	682	26,289	7,445	18,844
Storm Drainage	1,059	1,683	(624)	10,591	6,734	3,857
Total Service/Utility Exp.	11,990	15,750	(3,760)	119,896	93,065	26,831
Administrative Exp.						
Office Expenses	208	345	(137)	2,083	2,155	(72)
Management Fee	1,976	2,019	(43)	19,762	19,626	136
Legal	125	0	125	1,250	132	1,118
Insurance Premium	4,962	3,776	1,186	49,615	41,715	7,900
Master Association Dues	208	0	208	2,083	2,720	(637)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending October 31, 2018

ACCOUNTING
DEPARTMENT

	<u>Current Budget</u>	<u>Current Actual</u>	<u>Current Variance</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Licenses & Permits	1	0	1	8	10	(2)
Bad Debt Expense	417	0	417	4,167	0	4,167
Audit / Tax Return	153	0	153	1,531	1,750	(219)
Reserve Study	125	0	125	1,250	1,500	(250)
Total Administrative Exp.	8,175	6,140	2,035	81,749	69,608	12,141
Total Operating Expenses	26,505	32,213	(5,708)	265,050	240,053	24,997
Operating Gain(Loss)	0	9,467	9,467	2	74,381	74,379
Reserve Revenue						
Major Maintenance Assess	0	6,325	6,325	0	63,250	63,250
Interest Income - Reserve	42	85	43	417	673	256
Total Reserve Revenue	42	6,410	6,368	417	63,923	63,506
Reserve Expenses						
Major Maintenance Expense	0	0	0	0	20,044	(20,044)
Total Reserve Expenses	0	0	0	0	20,044	(20,044)
Reserve Gain(Loss)	42	6,410	6,368	417	43,879	43,462
Total Gain(Loss)	42	15,877	15,835	419	118,260	117,841

Date Range : 10/1/2018 To 10/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000406	10/01/2018	1KMM	Kappes Miller Management	03912	20184633	10/01/2018	2,018.99	0.00	2,018.99	2,018.99
000407	10/15/2018	1AUW	Association Underwriters	03915	20180373	10/08/2018	4,106.95	0.00	4,106.95	4,106.95
000408	10/15/2018	1BUIM	Building Maintenance Services, Inc.	03920	BMS-3017	10/10/2018	742.50	0.00	742.50	742.50
000409	10/15/2018	1CCS	Condominium Construction Services, LLC	03918	20180552	10/10/2018	812.31	0.00	812.31	812.31
000410	10/15/2018	1CLES	Recology CleanScapes	03914	0002625653	09/30/2018	1,868.12	0.00	1,868.12	1,868.12
000411	10/15/2018	1EATI	Earth Tech Industries, LLC	03904	21118647	10/01/2018	1,760.00	0.00	1,760.00	
				03910	21117785	03/16/2018	148.51	0.00	148.51	
					Total for Check Number 000411		1,908.51	0.00	1,908.51	1,908.51
000412	10/15/2018	1FISP	Fischer Plumbing	03917	S184187	09/22/2018	330.00	0.00	330.00	330.00
000413	10/15/2018	1INNS	Innovative Systems Tech, Inc.	03913	18518	10/01/2018	735.00	0.00	735.00	735.00
000414	10/15/2018	1KMM	Kappes Miller Management	03916	20185067	10/08/2018	77.88	0.00	77.88	
				03922	20184318	09/27/2018	18.61	0.00	18.61	
				03923	20184290	09/27/2018	-21.62	0.00	-21.62	
					Total for Check Number 000414		74.87	0.00	74.87	74.87
000415	10/15/2018	1PSE	Puget Sound Energy	03921	201810	10/07/2018	150.57	0.00	150.57	150.57
000416	10/15/2018	1SOAM	Amy Soto	03905	22276/22459	09/25/2018	778.80	0.00	778.80	
				03905	22276/22459	09/25/2018	-778.80	0.00	-778.80	
					Total for Check Number 000416		0.00	0.00	0.00	0.00
000417	10/15/2018	1WILL	Willards Pest Control	03919	227067	10/10/2018	160.67	0.00	160.67	160.67
000418	10/15/2018	1EATI	Earth Tech Industries, LLC	03925	21118433	07/25/2018	7,740.25	0.00	7,740.25	7,740.25
000419	10/15/2018	1MCLE	McLeod Construction	03924	180622-1	09/24/2018	2,041.60	0.00	2,041.60	2,041.60
000420	10/30/2018	1AUW	Association Underwriters	03929	20180410	10/23/2018	170.95	0.00	170.95	170.95
000421	10/30/2018	1CCS	Condominium Construction Services, LLC	03930	20180580	10/22/2018	3,258.62	0.00	3,258.62	3,258.62
000422	10/30/2018	1CLAT	Clark's Towing LLC	03905	22276/22459	09/25/2018	778.80	0.00	778.80	778.80
000423	10/30/2018	1KMM	Kappes Miller Management	03927	20185313	10/23/2018	26.90	0.00	26.90	
				03928	20185240	10/23/2018	56.71	0.00	56.71	
				03931	20185147	10/23/2018	44.70	0.00	44.70	
					Total for Check Number 000423		128.31	0.00	128.31	128.31
000424	10/30/2018	1SAMM	Sammamish Plateau	03926	201810	10/10/2018	15,599.83	0.00	15,599.83	15,599.83
Cash Account 1 Totals							42,626.85	0.00	42,626.85	42,626.85
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							42,626.85	0.00	42,626.85	42,626.85

<u>GL Account/ Voucher</u>	<u>Vendor</u>	<u>Description</u>	<u>Invoice No.</u>	<u>Check No.</u>	<u>Amount</u>	<u>Account Total</u>
0250-0000 Prepaid Insurance						
03915 1AUW	- Association Underwriters	Insurance for Master Policy 6/12/18-6/12/19	20180373	000407	\$4,106.95	\$4,106.95
1310-0000 Maintenance Reserve						
03717 1DBKR	- DayBreak Maintenance Res.	2018 Replacement Reserve			\$6,325.00	\$6,325.00
5220-0000 General Repair & Maint.						
03918 1CCS	- Condominium Construction Servi	Water Leak 9/22	20180552	000409	812.31	
03930 1CCS	- Condominium Construction Servi	Dishwasher Leak 10/9-10/17	20180580	000421	\$3,258.62	\$4,070.93
5240-0000 Janitorial						
03920 1BUIM	- Building Maintenance Services, In	Janitorial Services - Oct	BMS-3017	000408	\$742.50	\$742.50
5320-0000 Landscape Contract						
03904 1EATI	- Earth Tech Industries, LLC	Landscape Maintenance - October	21118647	000411	\$1,760.00	\$1,760.00
5360-0000 Fire/Life/Safety Monitor.						
03913 1INNS	- Innovative Systems Tech, Inc.	Fire Alarm Monitoring 10/1	18518	000413	\$735.00	\$735.00
5420-0000 Pest Control						
03919 1WILL	- Willards Pest Control	Pest Control	227067	000417	\$160.67	\$160.67
5510-0000 Electricity						
03921 1PSE	- Puget Sound Energy	Electric Service 09/05-10/04/18	201810	000415	\$150.57	\$150.57
5520-0000 Water						
03926 1SAMM	- Sammamish Plateau	Water/Sewer 8/15-10/10	201810	000424	\$7,893.75	\$7,893.75
5530-0000 Sewer						
03926 1SAMM	- Sammamish Plateau	Water/Sewer 8/15-10/10	201810	000424	\$7,706.08	\$7,706.08
5710-0000 Office Expenses						
03916 1KMM	- Kappes Miller Management	Delinquenet Letter	20185067	000414	77.88	
03927 1KMM	- Kappes Miller Management	Postage	20185313	000423	26.90	
03928 1KMM	- Kappes Miller Management	Copy/Envelope	20185240	000423	56.71	
03931 1KMM	- Kappes Miller Management	Bank Analysis 9/1-9/30	20185147	000423	44.70	
03934 1KMM	- Kappes Miller Management	Community Mailing - Budget Ratification Notic	20185383		\$152.80	\$358.99
5711-0000 Management Fee						
03912 1KMM	- Kappes Miller Management	Management Fee - October 2018	20184633	000406	\$2,018.99	\$2,018.99

<u>GL Account/ Voucher</u>	<u>Vendor</u>	<u>Description</u>	<u>Invoice No.</u>	<u>Check No.</u>	<u>Amount</u>	<u>Account Total</u>
5740-0000 Insurance Premium						
03929	1AUW - Association Underwriters	Master Insurance - October	20180410	000420	\$170.95	\$170.95
					Distribution Total	<u>\$36,200.38</u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,106.95	
1310-0000	Maintenance Reserve	6,325.00	
5220-0000	General Repair & Maint.	4,070.93	
5240-0000	Janitorial	742.50	
5320-0000	Landscape Contract	1,760.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	160.67	
5510-0000	Electricity	150.57	
5520-0000	Water	7,893.75	
5530-0000	Sewer	7,706.08	
5710-0000	Office Expenses	358.99	
5711-0000	Management Fee	2,018.99	
5740-0000	Insurance Premium	170.95	
0110-0000	Checking		42,626.85
2405-0000	A/P Operations	6,426.47	
		<u>42,626.85</u>	<u>42,626.85</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 10/31/18
AP Voucher Report

<u>Vendor / Voucher</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Due Date</u>	<u>Invoice Amount</u>	<u>Discount Date</u>	<u>Discount Amount</u>	<u>Check Number</u>	<u>Check Date</u>	<u>PO Number/ Posted / On Hold</u>	<u>Paid To Date/ Recurring/Freq/Stop</u>
<u>1DBKR: DayBreak Maintenance Res.</u>										
03717	10/1/2018		10/1/2018	6,325.00		0.00				0.00
				2018 Replacement Reserve					Yes No	Recurred
	<i>Distribution(s)</i>	1310-0000	2018 Replacement Reserve					6,325.00		
	Vendor Open Amount			<u>6,325.00</u>						
<u>1INNS: Innovative Systems Tech.</u>										
03933	6/23/2018	17593	7/8/2018	3,182.75		0.00				0.00
				Annual Fire Alarm Inspection 6					Yes No	No
	<i>Distribution(s)</i>	5360-0000	Fire/Life/Safety Monitor.					3,182.75		
	Vendor Open Amount			<u>3,182.75</u>						
<u>1KMM: Kappes Miller Management</u>										
03934	10/26/2018	20185383	10/27/2018	152.80		0.00				0.00
				Community Mailing - Budget Rat					Yes No	No
	<i>Distribution(s)</i>	5710-0000	Office Expenses					152.80		
	Vendor Open Amount			<u>152.80</u>						

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 10/31/18
AP Voucher Report

<u>Vendor / Voucher</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Due Date</u>	<u>Invoice Amount</u>	<u>Discount Date</u>	<u>Discount Amount</u>	<u>Check Number</u>	<u>Check Date</u>	<u>PO Number/ Posted / On Hold</u>	<u>Paid To Date/ Recurring/Freq/Stop</u>
<u>Company Recap</u>										
				Total Posted Invoices					9,660.55	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					9,660.55	
				New Unposted Invoices					0.00	
				Total Unposted Payments					0.00	
				Total Unposted Discounts Taken					0.00	
				Net Unposted Payments					0.00	
				Open Unposted AP					0.00	
				Total Open AP					9,660.55	
				Total Invoice Amounts					9,660.55	
				Total Distributions					9,660.55	
				Difference					0.00	