

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$13,067.37
Homeowner Assessments		27,759.25	
Prepaid Assessments		6,719.79	
Moving Fee		400.00	
	Total Receipts	<u>34,879.04</u>	
Operating Expenses Paid		(24,665.12)	
Transfer to Maintenance Reserve		<u>(11,075.00)</u>	
	Total Disbursements	<u>(30,348.19)</u>	
ENDING BALANCE			<u><u>\$17,598.22</u></u>

MAINTENANCE RESERVE - COLUMBIA BANK

BEGINNING BALANCE			\$145,498.73
Reserve Transfer		11,075.00	
Interest		68.99	
	Total Receipts	<u>11,143.99</u>	
Expenses:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$156,642.72</u></u>

Balance Sheet

As of May 31, 2018

ASSETS

Current Assets

Operating Accounts

Operating - Puget Sound Bank	17,598.22	
Assessments Receivable	13,736.98	
Prepaid Insurance	4,184.59	

Total Operating Accounts

35,519.79

Reserve Accounts

Maintenance Reserve	156,642.72	
A/R due from Operations	14,250.00	

Total Reserve Accounts

170,892.72

Total Assets

206,412.51

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	11,579.28	
Accounts Payable	16,602.65	

Total Operating Liabilities

28,181.93

Reserve Liabilities

Total Reserve Liabilities

0.00

Homeowner Equity

Excess of Rev over Exp	51,361.13	
Retained Earnings	156,203.76	
Prior Year Income/Expense	(29,334.27)	

Total Homeowner Equity

178,230.62

Total Liability & Homeowners Equity

206,412.51

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending May 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	164,151	163,939	(212)
Transfer to Reserves	(6,325)	(6,325)	0	(31,625)	(31,625)	0
Late Fees/Fines	0	25	25	0	52	52
Other Income	0	400	400	0	1,200	1,200
Total Operating Revenue	<u>26,505</u>	<u>26,930</u>	<u>425</u>	<u>132,526</u>	<u>133,566</u>	<u>1,040</u>
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,354	765	589	6,771	1,052	5,719
Janitorial	762	0	762	3,811	2,970	841
Landscape Other	292	1,964	(1,672)	1,458	3,622	(2,164)
Landscape Contract	1,810	(204)	2,014	9,049	8,800	249
Fire/Life/Safety Monitor.	625	735	(110)	3,125	3,829	(704)
Dryer Vent Cleaning	208	0	208	1,042	0	1,042
Pest Control	164	161	3	822	964	(142)
Window/Gutter Cleaning	292	0	292	1,458	1,925	(467)
Insured/Uninsured Claims	833	(2,918)	3,751	4,167	11,976	(7,809)
Total Maintenance Exp.	<u>6,340</u>	<u>503</u>	<u>5,837</u>	<u>31,703</u>	<u>35,138</u>	<u>(3,435)</u>
Service/Utility Exp.						
Electricity	303	205	98	1,515	1,010	505
Water	3,228	(1,683)	4,911	16,140	8,990	7,150
Sewer	2,593	0	2,593	12,964	11,675	1,289
Garbage	2,178	1,882	296	10,889	9,368	1,521
Metro Sewer	2,629	0	2,629	13,145	3,814	9,331
Storm Drainage	1,059	1,683	(624)	5,295	3,367	1,928
Total Service/Utility Exp.	<u>11,990</u>	<u>2,087</u>	<u>9,903</u>	<u>59,948</u>	<u>38,224</u>	<u>21,724</u>
Administrative Exp.						
Office Expenses	208	286	(78)	1,042	1,155	(113)
Management Fee	1,976	1,956	20	9,881	9,782	99
Legal	125	0	125	625	132	493
Insurance Premium	4,962	4,185	777	24,808	20,923	3,885
Master Association Dues	208	0	208	1,042	2,720	(1,678)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending May 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	4	10	(6)
Bad Debt Expense	417	0	417	2,083	0	2,083
Audit / Tax Return	153	0	153	766	1,750	(984)
Reserve Study	125	0	125	625	0	625
Total Administrative Exp.	8,175	6,427	1,748	40,876	36,472	4,404
Total Operating Expenses	26,505	9,017	17,488	132,527	109,834	22,693
Operating Gain(Loss)	0	17,913	17,913	(1)	23,732	23,733
Reserve Revenue						
Major Maintenance Assess	0	6,325	6,325	0	31,625	31,625
Interest Income - Reserve	42	69	27	208	270	62
Total Reserve Revenue	42	6,394	6,352	208	31,895	31,687
Reserve Expenses						
Major Maintenance Expense	0	0	0	0	4,191	(4,191)
Insurance Expense	0	0	0	0	73	(73)
Total Reserve Expenses	0	0	0	0	4,264	(4,264)
Reserve Gain(Loss)	42	6,394	6,352	208	27,631	27,423
Total Gain(Loss)	42	24,307	24,265	207	51,363	51,156

Date Range : 5/1/2018 To 5/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000235	05/31/2018	1BUIM	Building Maintenance Services, Inc.	03837	bms-2655	05/31/2018	-742.50	0.00	-742.50	-742.50
000324	05/01/2018	1KMM	Kappes Miller Management	03806	20181970	05/01/2018	1,956.38	0.00	1,956.38	1,956.38
000325	05/15/2018	1BUIM	Building Maintenance Services, Inc.	03816	BMS-2846	05/10/2018	742.50	0.00	742.50	742.50
000326	05/15/2018	1CITI	City of Issaquah-Utility	03811	01064672	04/30/2018	1,683.41	0.00	1,683.41	1,683.41
000327	05/15/2018	1CLES	Recology CleanScapes	03817	2491026	04/30/2018	1,868.12	0.00	1,868.12	1,868.12
000328	05/15/2018	1DBKR	DayBreak Maintenance Res.	03712		05/01/2018	6,325.00	0.00	6,325.00	6,325.00
000329	05/15/2018	1ETIL	Earth Tech Industries, LLC	03813	21117958	05/01/2018	1,760.00	0.00	1,760.00	1,760.00
000330	05/15/2018	1INNS	Innovative Systems Tech, Inc.	03814	17213	05/01/2018	735.00	0.00	735.00	
				03815	17102	04/25/2018	154.00	0.00	154.00	
Total for Check Number 000330							889.00	0.00	889.00	889.00
000331	05/15/2018	1KMM	Kappes Miller Management	03807	20182029	05/08/2018	25.96	0.00	25.96	
				03808	20182056	05/08/2018	144.50	0.00	144.50	
Total for Check Number 000331							170.46	0.00	170.46	170.46
000332	05/15/2018	1PSE	Puget Sound Energy	03819	20180507	05/07/2018	204.87	0.00	204.87	204.87
000333	05/15/2018	1SCHE	Schneider Electric, Inc.	03812	18-3618	04/30/2018	264.00	0.00	264.00	264.00
000334	05/15/2018	1VECA	VECA Electric Co. Inc.	03809	84804	05/03/2018	808.89	0.00	808.89	808.89
000335	05/15/2018	1WASW	Washington Water Damage & Cleaning Services	03810	PO#4004W	04/25/2018	3,730.44	0.00	3,730.44	3,730.44
000336	05/15/2018	1WILL	Willards Pest Control	03818	212800	05/08/2018	160.67	0.00	160.67	160.67
000337	05/23/2018	1BUIM	Building Maintenance Services, Inc.	03820	BMS-2863	05/22/2018	110.00	0.00	110.00	
				03821	BMS-2864	05/22/2018	110.00	0.00	110.00	
Total for Check Number 000337							220.00	0.00	220.00	220.00
000338	05/23/2018	1CCS	Condominium Construction Services, LLC	03822	20180282	05/23/2018	5,433.86	0.00	5,433.86	5,433.86
000339	05/23/2018	1DBKR	DayBreak Maintenance Res.	03398		09/01/2017	4,750.00	0.00	4,750.00	4,750.00
000340	05/23/2018	1KMM	Kappes Miller Management	03823	20182121	05/22/2018	53.31	0.00	53.31	
				03824	20182279	05/22/2018	49.20	0.00	49.20	
				03825	20182206	05/22/2018	20.58	0.00	20.58	
Total for Check Number 000340							123.09	0.00	123.09	123.09
Cash Account 1 Totals							30,348.19	0.00	30,348.19	30,348.19
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							30,348.19	0.00	30,348.19	30,348.19

<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>
1310-0000 Maintenance Reserve						
03712	1DBKR - DayBreak Maintenance Res.	2018 Replacement Reserve		000328	\$6,325.00	\$6,325.00
2435-0000 Accrued Expenses - RR						
03827	1SROH - Robin Sheaffer	Open Credit Refund		000349	\$331.58	\$331.58
5220-0000 General Repair & Maint.						
03809	1VECA - VECA Electric Co. Inc.	Bldg B, E & F Carport Light Repair	84804	000334	808.89	
03820	1BUIM - Building Maintenance Services, I	Paint Removal	BMS-2863	000337	110.00	
03821	1BUIM - Building Maintenance Services, I	Garage 71 Gutter Clean	BMS-2864	000337	\$110.00	\$1,028.89
5240-0000 Janitorial						
03816	1BUIM - Building Maintenance Services, I	05/18 Janitorial Service	BMS-2846	000325	742.50	
03837	1BUIM - Building Maintenance Services, I	Credit Voucher #03643	bms-2655	000235	(\$742.50)	\$0.00
5320-0000 Landscape Contract						
03813	1ETIL - Earth Tech Industries, LLC	05/18 Landscape Service	21117958	000329	\$1,760.00	\$1,760.00
5360-0000 Fire/Life/Safety Monitor.						
03814	1INNS - Innovative Systems Tech, Inc.	05/18 Fire Alarm Monitor	17213	000330	\$735.00	\$735.00
5420-0000 Pest Control						
03818	1WILL - Willards Pest Control	05/08 Pest Control	212800	000336	\$160.67	\$160.67
5490-0000 Insured/Uninsured Claims						
03822	1CCS - Condominium Construction Servi	A106, A206 Water Damage	20180282	000338	\$5,433.86	\$5,433.86
5510-0000 Electricity						
03819	1PSE - Puget Sound Energy	04/05 - 05/04 Electricity	20180507	000332	\$204.87	\$204.87
5540-0000 Garbage						
03834	1CLES - Recology CleanScapes	05/18 Trash Service	2515967	000344	\$1,881.65	\$1,881.65
5710-0000 Office Expenses						
03807	1KMM - Kappes Miller Management	F302 DLF	20182029	000331	25.96	
03808	1KMM - Kappes Miller Management	F204 Transfer Fee	20182056	000331	144.50	
03823	1KMM - Kappes Miller Management	04/18 Bank Analysis Charge	20182121	000340	53.31	
03824	1KMM - Kappes Miller Management	05/18 Copies and Envelopes	20182279	000340	49.20	
03825	1KMM - Kappes Miller Management	05/18 Postage Charges	20182206	000340	20.58	

<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>
03833	1KMM - Kappes Miller Management	05/18 Copy Charges	20182460	000348	\$15.59	\$309.14
5711-0000 Management Fee						
03806	1KMM - Kappes Miller Management	MANAGEMENT FEE - MAY 2018	20181970	000324	\$1,956.38	\$1,956.38
					Distribution Total	<u><u>\$20,127.04</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	6,325.00	
2435-0000	Accrued Expenses - RR	331.58	
5220-0000	General Repair & Maint.	1,028.89	
5320-0000	Landscape Contract	1,760.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	160.67	
5490-0000	Insured/Uninsured Claims	5,433.86	
5510-0000	Electricity	204.87	
5540-0000	Garbage	1,881.65	
5710-0000	Office Expenses	309.14	
5711-0000	Management Fee	1,956.38	
0110-0000	Checking		30,348.19
2405-0000	A/P Operations	10,221.15	
		<u><u>30,348.19</u></u>	<u><u>30,348.19</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 5/31/18
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>1CLES: Recology CleanScapes</u>										
03834	5/31/2018	2515967	6/30/2018	1,881.65		0.00				0.00
				05/18 Trash Service					Yes No	No
	<i>Distribution(s)</i>	5540-0000	<i>Garbage</i>					1,881.65		
	Vendor Open Amount			<u>1,881.65</u>						
<u>1DBKR: DayBreak Maintenance Res.</u>										
03399	10/1/2017		10/31/2017	4,750.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					4,750.00		
03400	11/1/2017		11/30/2017	4,750.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					4,750.00		
03401	12/1/2017		12/31/2017	4,750.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					4,750.00		
	Vendor Open Amount			<u>14,250.00</u>						
<u>1DOGP: Dogpoopbags.com, LLC</u>										
03171	5/27/2016	PO-47242	6/26/2016	123.83		0.00				0.00
				Dog Poop Bags					Yes Yes	No
		Other Payment(s)					003221	5/27/2016		123.83
		Other Payment(s)					003221	11/30/2016		-123.83
	<i>Distribution(s)</i>	5710-0000	<i>Office Expenses</i>					123.83		
	Vendor Open Amount			<u>123.83</u>						

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 5/31/18
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>
1KMM: Kappes Miller Management										
03833	5/31/2018	20182460	6/1/2018	15.59		0.00				0.00
				05/18 Copy Charges					Yes No	No
	<i>Distribution(s)</i>	5710-0000	<i>Office Expenses</i>					15.59		
	Vendor Open Amount			<u>15.59</u>						
1SROH: Robin Sheaffer										
03827	5/31/2018		6/30/2018	331.58		0.00				0.00
				Open Credit Refund					Yes No	No
	<i>Distribution(s)</i>	2435-0000	<i>Accrued Expenses - RR</i>					331.58		
	Vendor Open Amount			<u>331.58</u>						

Company Recap

Total Posted Invoices	16,602.65
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	16,602.65
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	16,602.65
Total Invoice Amounts	16,602.65
Total Distributions	16,602.65
Difference	0.00