

OPERATING ACCOUNT - HERITAGE BANK

BEGINNING BALANCE			\$19,335.41
Homeowner Assessments		27,578.81	
Prepaid Assessments		6,744.41	
Maintenance Reimbursement		697.89	
Insurance Deductible		534.74	
	Total Receipts	<u>35,555.85</u>	
Operating Expenses Paid		(32,746.43)	
Transfer to Maintenance Reserve		(11,075.00)	
	Total Disbursements	<u>(43,821.43)</u>	
ENDING BALANCE			<u>\$11,069.83</u>

MAINTENANCE RESERVE - COLUMBIA BANK

BEGINNING BALANCE			\$178,940.57
Reserve Transfer		11,075.00	
Interest		84.09	
	Total Receipts	<u>11,159.09</u>	
Expenses:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$190,099.66</u>

Balance Sheet
As of August 31, 2018

ASSETS

Current Assets

Operating Accounts

Operating	11,069.83	
Assessments Receivable	26,813.92	
Prepaid Insurance	14,438.61	

Total Operating Accounts

52,322.36

Reserve Accounts

Maintenance Reserve	190,099.66	
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Total Reserve Accounts

190,099.66

Total Assets

242,422.02

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	11,768.37	
Accounts Payable	7,740.25	

Total Operating Liabilities

19,508.62

Reserve Liabilities

Total Reserve Liabilities

0.00

Homeowner Equity

Excess of Rev over Exp	95,149.38	
Retained Earnings	156,203.76	
Prior Year Income/Expense	(28,439.74)	

Total Homeowner Equity

222,913.40

Total Liability & Homeowners Equity

242,422.02

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending August 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	262,642	262,429	(213)
Transfer to Reserves	(6,325)	(6,325)	0	(50,600)	(50,600)	0
Late Fees/Fines	0	25	25	0	77	77
Other Income	0	0	0	0	2,000	2,000
Insurance Claim Reimbursement	0	0	0	0	15,000	15,000
Total Operating Revenue	26,505	26,530	25	212,042	228,906	16,864
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,354	867	487	10,833	6,616	4,217
Janitorial	762	743	19	6,098	5,198	900
Landscape Other	292	7,740	(7,448)	2,333	11,363	(9,030)
Landscape Contract	1,810	1,760	50	14,478	14,080	398
Fire/Life/Safety Monitor.	625	1,617	(992)	5,000	6,181	(1,181)
Dryer Vent Cleaning	208	0	208	1,667	1,766	(99)
Pest Control	164	348	(184)	1,315	1,633	(318)
Window/Gutter Cleaning	292	0	292	2,333	1,925	408
Insured/Uninsured Claims	833	2,131	(1,298)	6,667	3,167	3,500
Total Maintenance Exp.	6,340	15,206	(8,866)	50,724	51,929	(1,205)
Service/Utility Exp.						
Electricity	303	130	173	2,423	1,431	992
Water	3,228	7,290	(4,062)	25,825	20,702	5,123
Sewer	2,593	8,061	(5,468)	20,743	27,652	(6,909)
Garbage	2,178	1,868	310	17,423	13,104	4,319
Metro Sewer	2,629	0	2,629	21,032	3,814	17,218
Storm Drainage	1,059	0	1,059	8,472	5,050	3,422
Total Service/Utility Exp.	11,990	17,349	(5,359)	95,918	71,753	24,165
Administrative Exp.						
Office Expenses	208	89	119	1,667	1,674	(7)
Management Fee	1,976	1,956	20	15,810	15,651	159
Legal	125	0	125	1,000	132	868
Insurance Premium	4,962	4,185	777	39,692	33,477	6,215
Master Association Dues	208	0	208	1,667	2,720	(1,053)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending August 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	7	10	(3)
Bad Debt Expense	417	0	417	3,333	0	3,333
Audit / Tax Return	153	0	153	1,225	1,750	(525)
Reserve Study	125	1,500	(1,375)	1,000	1,500	(500)
Total Administrative Exp.	8,175	7,730	445	65,401	56,914	8,487
Total Operating Expenses	26,505	40,285	(13,780)	212,043	180,596	31,447
Operating Gain(Loss)	0	(13,755)	(13,755)	(1)	48,310	48,311
Reserve Revenue						
Major Maintenance Assess	0	6,325	6,325	0	50,600	50,600
Interest Income - Reserve	42	84	42	333	502	169
Total Reserve Revenue	42	6,409	6,367	333	51,102	50,769
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	6,409	6,367	333	46,838	46,505
Total Gain(Loss)	42	(7,346)	(7,388)	332	95,148	94,816

Date Range : 8/1/2018 To 8/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000002	08/16/2018	1DOGP	Dogpoopbags.com, LLC	03171	PO-47242	05/27/2016	123.83	0.00	123.83	
				03886	CV-PO47242	08/16/2018	-123.83	0.00	-123.83	
					Total for Check Number 000002		0.00	0.00	0.00	0.00
000373	08/01/2018	1KMM	Kappes Miller Management	03863	20183448	08/01/2018	1,956.38	0.00	1,956.38	1,956.38
000374	08/10/2018	1AUW	Association Underwriters	03864	20180249	08/08/2018	4,106.95	0.00	4,106.95	4,106.95
000375	08/10/2018	1BUIM	Building Maintenance Services, Inc.	03865	BMS-2936	08/10/2018	742.50	0.00	742.50	742.50
000376	08/10/2018	1CCS	Condominium Construction Services, LLC	03866	20180440	08/08/2018	2,131.32	0.00	2,131.32	2,131.32
000377	08/10/2018	1CLES	Recology CleanScapes	03869	0002569924	07/31/2018	1,868.12	0.00	1,868.12	1,868.12
000378	08/10/2018	1DBKR	DayBreak Maintenance Res.	03401		12/01/2017	4,750.00	0.00	4,750.00	
				03715		08/01/2018	6,325.00	0.00	6,325.00	
					Total for Check Number 000378		11,075.00	0.00	11,075.00	11,075.00
000379	08/10/2018	1ETIL	Earth Tech Industries, LLC	03867	21118379	08/01/2018	1,760.00	0.00	1,760.00	1,760.00
000380	08/10/2018	1INNS	Innovative Systems Tech, Inc.	03868	17984	08/01/2018	735.00	0.00	735.00	735.00
000381	08/10/2018	1RESC	Reserve Consultants, LLC	03870	201807101	07/23/2018	1,500.00	0.00	1,500.00	1,500.00
000382	08/10/2018	1WILL	Willards Pest Control	03871	221225	08/03/2018	160.67	0.00	160.67	160.67
000383	08/31/2018	1AUW	Association Underwriters	03874	20180279	08/23/2018	239.33	0.00	239.33	239.33
000384	08/31/2018	1BUIM	Building Maintenance Services, Inc.	03875	BMS-2959	08/23/2018	165.00	0.00	165.00	165.00
000385	08/31/2018	1BULG	Bulger Safe & Lock, Inc.	03876	WO-085519	08/14/2018	475.94	0.00	475.94	475.94
000386	08/31/2018	1CCS	Condominium Construction Services, LLC	03877	20180465	08/23/2018	225.68	0.00	225.68	225.68
000387	08/31/2018	1INNS	Innovative Systems Tech, Inc.	03879	18059	08/15/2018	882.20	0.00	882.20	882.20
000388	08/31/2018	1KMM	Kappes Miller Management	03880	20183743	08/23/2018	63.48	0.00	63.48	
				03881	20183670	08/23/2018	21.89	0.00	21.89	
				03882	20183590	08/23/2018	44.31	0.00	44.31	
					Total for Check Number 000388		129.68	0.00	129.68	129.68
000389	08/31/2018	1PSE	Puget Sound Energy	03872	2018.08.06	08/06/2018	129.83	0.00	129.83	129.83
000390	08/31/2018	1SAMM	Sammamish Plateau	03873	2018.08.15	08/15/2018	15,350.83	0.00	15,350.83	15,350.83
000391	08/31/2018	1WILL	Willards Pest Control	03883	223233	08/18/2018	187.00	0.00	187.00	187.00
Cash Account 1 Totals							43,821.43	0.00	43,821.43	43,821.43
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							43,821.43	0.00	43,821.43	43,821.43

<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						
03864	1AUW - Association Underwriters	Master Policy to 06.12.19 Pymt 2 of 8	20180249	000374	4,106.95	
03874	1AUW - Association Underwriters	08/18 Master Ins Policy Finance Charge	20180279	000383	\$239.33	\$4,346.28
1310-0000 Maintenance Reserve						
03715	1DBKR - DayBreak Maintenance Res.	2018 Replacement Reserve		000378	\$6,325.00	\$6,325.00
3511-0000 Prior Year Income/Expense						
03886	1DOGP - Dogpoopbags.com, LLC	Credit Voucher for invoice PO-47242	CV-PO47242	000002	(\$123.83)	(\$123.83)
5220-0000 General Repair & Maint.						
03875	1BUIM - Building Maintenance Services, I	Motion Detector Light Install	BMS-2959	000384	165.00	
03876	1BULG - Bulger Safe & Lock, Inc.	Elec Room Lock Install	WO-085519	000385	475.94	
03877	1CCS - Condominium Construction Servi	Unit C303 Soffit Repair	20180465	000386	\$225.68	\$866.62
5240-0000 Janitorial						
03865	1BUIM - Building Maintenance Services, I	08/18 Janitorial Service	BMS-2936	000375	\$742.50	\$742.50
5320-0000 Landscape Contract						
03867	1ETIL - Earth Tech Industries, LLC	08/18 Landscape Service	21118379	000379	\$1,760.00	\$1,760.00
5360-0000 Fire/Life/Safety Monitor.						
03868	1INNS - Innovative Systems Tech, Inc.	08/18 Alarm Monitoring	17984	000380	735.00	
03879	1INNS - Innovative Systems Tech, Inc.	Backflow Repair and Testing	18059	000387	\$882.20	\$1,617.20
5420-0000 Pest Control						
03871	1WILL - Willards Pest Control	08/03/18 Pest Control	221225	000382	160.67	
03883	1WILL - Willards Pest Control	08/18/18 Pest Control	223233	000391	\$187.00	\$347.67
5490-0000 Insured/Uninsured Claims						
03866	1CCS - Condominium Construction Servi	Unit G201 Water Damage Remediation	20180440	000376	\$2,131.32	\$2,131.32
5510-0000 Electricity						
03872	1PSE - Puget Sound Energy	07/05 - 08/03 Electric	2018.08.06	000389	\$129.83	\$129.83
5520-0000 Water						
03873	1SAMM - Sammamish Plateau	06/13 - 08/15 Water, Sewer	2018.08.15	000390	\$7,289.99	\$7,289.99
5530-0000 Sewer						
03873	1SAMM - Sammamish Plateau	06/13 - 08/15 Water, Sewer	2018.08.15	000390	\$8,060.84	\$8,060.84

<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>
5710-0000 Office Expenses						
03880	1KMM - Kappes Miller Management	08/18 Copies and Envelopes	20183743	000388	63.48	
03881	1KMM - Kappes Miller Management	08/18 Postage Charges	20183670	000388	21.89	
03882	1KMM - Kappes Miller Management	07/18 Bank Analysis Charge	20183590	000388	\$44.31	\$129.68
5711-0000 Management Fee						
03863	1KMM - Kappes Miller Management	Management Fee - August 2018	20183448	000373	\$1,956.38	\$1,956.38
					Distribution Total	<u><u>\$35,579.48</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,346.28	
1310-0000	Maintenance Reserve	6,325.00	
3511-0000	Prior Year Income/Expense		123.83
5220-0000	General Repair & Maint.	866.62	
5240-0000	Janitorial	742.50	
5320-0000	Landscape Contract	1,760.00	
5360-0000	Fire/Life/Safety Monitor.	1,617.20	
5420-0000	Pest Control	347.67	
5490-0000	Insured/Uninsured Claims	2,131.32	
5510-0000	Electricity	129.83	
5520-0000	Water	7,289.99	
5530-0000	Sewer	8,060.84	
5710-0000	Office Expenses	129.68	
5711-0000	Management Fee	1,956.38	
0110-0000	Checking		43,821.43
2405-0000	A/P Operations	8,241.95	
		<u><u>43,945.26</u></u>	<u><u>43,945.26</u></u>

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>
1ETIL: Earth Tech Industries, L										
03878	7/25/2018	21118433	8/24/2018	7,740.25		0.00				0.00
				Irrigation Repair					Yes Yes	No
<i>Distribution(s)</i>		<i>5310-0000</i>	<i>Landscape Other</i>							<i>7,740.25</i>
Vendor Open Amount				<u>7,740.25</u>						

Company Recap

Total Posted Invoices	7,740.25
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	7,740.25
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	7,740.25
Total Invoice Amounts	7,740.25
Total Distributions	7,740.25
Difference	0.00