

OPERATING ACCOUNT - HERITAGE BANK

BEGINNING BALANCE			\$17,598.22
	Homeowner Assessments	26,916.73	
	Insurance Deductible	10,052.09	
	Prepaid Assessments	4,510.78	
	Transfer From Reserves 12/29/17	770.70	
	Moving Fee	200.00	
	Questionnaire Fee	144.50	
	Late Fee	75.00	
	Delinquency Letter Fee	70.50	
	Total Receipts	<u>42,740.30</u>	
	Operating Expenses Paid	(29,415.12)	
	Transfer to Maintenance Reserve	(6,325.00)	
	Total Disbursements	<u>(48,505.27)</u>	
ENDING BALANCE			<u>\$11,833.25</u>

MAINTENANCE RESERVE - COLUMBIA BANK

BEGINNING BALANCE			\$156,642.72
	Reserve Transfer	6,325.00	
	Interest	70.81	
	Total Receipts	<u>6,395.81</u>	
	Expenses:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$163,038.53</u>

Balance Sheet
As of June 30, 2018

ASSETS

Current Assets

Operating Accounts

Operating	11,833.25
Assessments Receivable	4,831.51
Prepaid Insurance	14,081.00

Total Operating Accounts

30,745.76

Reserve Accounts

Maintenance Reserve	163,038.53
A/R due from Operations	14,250.00

Total Reserve Accounts

177,288.53

Total Assets

208,034.29

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	1,465.69
Accounts Payable	13,290.36

Total Operating Liabilities

14,756.05

Reserve Liabilities

Total Reserve Liabilities

0.00

Homeowner Equity

Excess of Rev over Exp	65,638.05
Retained Earnings	156,203.76
Prior Year Income/Expense	(28,563.57)

Total Homeowner Equity

193,278.24

Total Liability & Homeowners Equity

208,034.29

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending June 30, 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	196,981	196,769	(212)
Transfer to Reserves	(6,325)	(6,325)	0	(37,950)	(37,950)	0
Late Fees/Fines	0	25	25	0	77	77
Other Income	0	200	200	0	1,400	1,400
Insurance Claim Reimbursement	0	0	0	0	0	0
Total Operating Revenue	26,505	26,730	225	159,031	160,296	1,265
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,354	4,697	(3,343)	8,125	5,749	2,376
Janitorial	762	743	19	4,573	3,713	860
Landscape Other	292	0	292	1,750	3,622	(1,872)
Landscape Contract	1,810	1,760	50	10,858	10,560	298
Fire/Life/Safety Monitor.	625	0	625	3,750	3,829	(79)
Dryer Vent Cleaning	208	0	208	1,250	0	1,250
Pest Control	164	161	3	986	1,125	(139)
Window/Gutter Cleaning	292	0	292	1,750	1,925	(175)
Insured/Uninsured Claims	833	(10,941)	11,774	5,000	1,035	3,965
Total Maintenance Exp.	6,340	(3,580)	9,920	38,042	31,558	6,484
Service/Utility Exp.						
Electricity	303	152	151	1,818	1,162	656
Water	3,228	4,422	(1,194)	19,369	13,412	5,957
Sewer	2,593	7,916	(5,323)	15,557	19,591	(4,034)
Garbage	2,178	1,868	310	13,067	11,236	1,831
Metro Sewer	2,629	0	2,629	15,774	3,814	11,960
Storm Drainage	1,059	1,683	(624)	6,354	5,050	1,304
Total Service/Utility Exp.	11,990	16,041	(4,051)	71,939	54,265	17,674
Administrative Exp.						
Office Expenses	208	248	(40)	1,250	1,403	(153)
Management Fee	1,976	1,956	20	11,857	11,738	119
Legal	125	0	125	750	132	618
Insurance Premium	4,962	4,185	777	29,769	25,107	4,662
Master Association Dues	208	0	208	1,250	2,720	(1,470)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending June 30, 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	5	10	(5)
Bad Debt Expense	417	0	417	2,500	0	2,500
Audit / Tax Return	153	0	153	919	1,750	(831)
Reserve Study	125	0	125	750	0	750
Total Administrative Exp.	8,175	6,389	1,786	49,050	42,860	6,190
Total Operating Expenses	26,505	18,850	7,655	159,031	128,683	30,348
Operating Gain(Loss)	0	7,880	7,880	0	31,613	31,613
Reserve Revenue						
Major Maintenance Assess	0	6,325	6,325	0	37,950	37,950
Interest Income - Reserve	42	71	29	250	341	91
Total Reserve Revenue	42	6,396	6,354	250	38,291	38,041
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	6,396	6,354	250	34,027	33,777
Total Gain(Loss)	42	14,276	14,234	250	65,640	65,390

Date Range : 6/1/2018 To 6/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000341	06/06/2018	1AUW	Association Underwriters	03829	20180106	06/06/2018	14,080.98	0.00	14,080.98	14,080.98
000342	06/01/2018	1KMM	Kappes Miller Management	03826	20182431	06/01/2018	1,956.38	0.00	1,956.38	1,956.38
000343	06/08/2018	1BUIM	Building Maintenance Services, Inc.	03830	BMS-2884	06/10/2018	742.50	0.00	742.50	742.50
000344	06/08/2018	1CLES	Recology CleanScapes	03834	2515967	05/31/2018	1,881.65	0.00	1,881.65	1,881.65
000345	06/08/2018	1DBKR	DayBreak Maintenance Res.	03713		06/01/2018	6,325.00	0.00	6,325.00	6,325.00
000346	06/08/2018	1ETIL	Earth Tech Industries, LLC	03831	21118097	06/01/2018	1,760.00	0.00	1,760.00	1,760.00
000347	06/08/2018	1KANA	Naren Kadali	03828		06/05/2018	443.21	0.00	443.21	443.21
000348	06/08/2018	1KMM	Kappes Miller Management	03832	20182596	06/07/2018	25.96	0.00	25.96	
				03833	20182460	05/31/2018	15.59	0.00	15.59	
					Total for Check Number 000348		41.55	0.00	41.55	41.55
000349	06/08/2018	1SROH	Robin Sheaffer	03827		05/31/2018	331.58	0.00	331.58	331.58
000350	06/08/2018	1VECA	VECA Electric Co. Inc.	03835	85389	06/04/2018	1,068.03	0.00	1,068.03	1,068.03
000351	06/08/2018	1WILL	Willards Pest Control	03836	215776	06/06/2018	160.67	0.00	160.67	160.67
000352	06/29/2018	1DBKR	DayBreak Maintenance Res.	03399		10/01/2017	4,750.00	0.00	4,750.00	4,750.00
000353	06/29/2018	1FISP	Fischer Plumbing	03838	S182252	05/18/2018	396.99	0.00	396.99	
				03847	S182252	06/29/2018	-396.99	0.00	-396.99	
					Total for Check Number 000353		0.00	0.00	0.00	0.00
000354	06/29/2018	1KMM	Kappes Miller Management	03839	20182803	06/21/2018	144.50	0.00	144.50	
				03840	20182665	06/21/2018	22.46	0.00	22.46	
				03841	20182738	06/21/2018	55.41	0.00	55.41	
				03842	20182808	06/22/2018	52.49	0.00	52.49	
					Total for Check Number 000354		274.86	0.00	274.86	274.86
000355	06/29/2018	1PSE	Puget Sound Energy	03844	20180606	06/06/2018	152.05	0.00	152.05	152.05
000356	06/29/2018	1SAMM	Sammamish Plateau	03845	20180613	06/13/2018	12,337.90	0.00	12,337.90	12,337.90
000357	06/29/2018	1SOUC	Sound Cleaning Resources Inc.	03843	16452	06/19/2018	2,198.91	0.00	2,198.91	2,198.91
Cash Account 1 Totals							48,505.27	0.00	48,505.27	48,505.27
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							48,505.27	0.00	48,505.27	48,505.27

<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						
03829 1AUW	- Association Underwriters	Master Policy, DIC,Earthq, GL, Crime 30% Do	20180106	000341	\$14,080.98	\$14,080.98
1310-0000 Maintenance Reserve						
03713 1DBKR	- DayBreak Maintenance Res.	2018 Replacement Reserve		000345	\$6,325.00	\$6,325.00
2435-0000 Accrued Expenses - RR						
03828 1KANA	- Naren Kadali	Open Credit Refund		000347	\$443.21	\$443.21
5220-0000 General Repair & Maint.						
03835 1VECA	- VECA Electric Co. Inc.	Carport Light Trblshoot	85389	000350	1,068.03	
03843 1SOUC	- Sound Cleaning Resources Inc.	Carport Pressure Wash	16452	000357	\$2,198.91	\$3,266.94
5240-0000 Janitorial						
03830 1BUIM	- Building Maintenance Services, I	06/18 Janitorial Service	BMS-2884	000343	\$742.50	\$742.50
5320-0000 Landscape Contract						
03831 1ETIL	- Earth Tech Industries, LLC	06/18 Landscape Service	21118097	000346	\$1,760.00	\$1,760.00
5420-0000 Pest Control						
03836 1WILL	- Willards Pest Control	06/06/18 Pest Control	215776	000351	\$160.67	\$160.67
5490-0000 Insured/Uninsured Claims						
03847 1FISP	- Fischer Plumbing	Credit Voucher #03838	S182252	000353	(\$396.99)	(\$396.99)
5510-0000 Electricity						
03844 1PSE	- Puget Sound Energy	05/04 - 06/05 Electric	20180606	000355	\$152.05	\$152.05
5520-0000 Water						
03845 1SAMM	- Sammamish Plateau	04/11 - 06/13 Water, Sewer	20180613	000356	\$4,421.51	\$4,421.51
5530-0000 Sewer						
03845 1SAMM	- Sammamish Plateau	04/11 - 06/13 Water, Sewer	20180613	000356	\$7,916.39	\$7,916.39
5540-0000 Garbage						
03855 1CLES	- Recology CleanScapes	06/18 Trash Service	0002546042	000362	\$1,868.12	\$1,868.12
5570-0000 Storm Drainage						
03850 1CITI	- City of Issaquah-Utility	05/01 - 06/30 Storm Water	88-2492-00	000361	\$1,683.41	\$1,683.41
5710-0000 Office Expenses						
03832 1KMM	- Kappes Miller Management	Unit F302 DLF	20182596	000348	25.96	

<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>
03839	1KMM - Kappes Miller Management	Unit A302 Transfer Fee	20182803	000354	144.50	
03840	1KMM - Kappes Miller Management	06/18 Postage Charges	20182665	000354	22.46	
03841	1KMM - Kappes Miller Management	06/18 Copies and Envelopes	20182738	000354	55.41	
03842	1KMM - Kappes Miller Management	05/18 Bank Analysis Charge	20182808	000354	52.49	
03854	1KMM - Kappes Miller Management	06/27/18 Minutes	20183009	000366	\$115.00	\$415.82
5711-0000 Management Fee						
03826	1KMM - Kappes Miller Management	Management Fee - June 2018	20182431	000342	\$1,956.38	\$1,956.38
					Distribution Total	<u><u>\$44,795.99</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	14,080.98	
1310-0000	Maintenance Reserve	6,325.00	
2435-0000	Accrued Expenses - RR	443.21	
5220-0000	General Repair & Maint.	3,266.94	
5240-0000	Janitorial	742.50	
5320-0000	Landscape Contract	1,760.00	
5420-0000	Pest Control	160.67	
5490-0000	Insured/Uninsured Claims		396.99
5510-0000	Electricity	152.05	
5520-0000	Water	4,421.51	
5530-0000	Sewer	7,916.39	
5540-0000	Garbage	1,868.12	
5570-0000	Storm Drainage	1,683.41	
5710-0000	Office Expenses	415.82	
5711-0000	Management Fee	1,956.38	
0110-0000	Checking		48,505.27
2405-0000	A/P Operations	3,709.28	
		<u><u>48,902.26</u></u>	<u><u>48,902.26</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 6/30/18
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>
1CITI: City of Issaquah-Utility										
03850	6/30/2018	88-2492-00	7/30/2018	1,683.41		0.00				0.00
				05/01 - 06/30 Storm Water					Yes No	No
	<i>Distribution(s)</i>	5570-0000	<i>Storm Drainage</i>					1,683.41		
	Vendor Open Amount			1,683.41						
1CLES: Recology CleanScapes										
03855	6/30/2018	0002546042	7/30/2018	1,868.12		0.00				0.00
				06/18 Trash Service					Yes No	No
	<i>Distribution(s)</i>	5540-0000	<i>Garbage</i>					1,868.12		
	Vendor Open Amount			1,868.12						
1DBKR: DayBreak Maintenance Res.										
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			9,500.00						
1DOGP: Dogpoopbags.com, LLC										
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			123.83						

DayBreak at Issaquah Ridge Owners Association
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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										
03854	6/29/2018	20183009	6/30/2018	115.00		0.00				0.00
				06/27/18 Minutes					Yes No	No
Distribution(s)		5710-0000	Office Expenses					115.00		
Vendor Open Amount				<u>115.00</u>						

Company Recap

Total Posted Invoices	13,290.36
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	13,290.36
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	13,290.36
Total Invoice Amounts	13,290.36
Total Distributions	13,290.36
Difference	0.00