

OPERATING ACCOUNT - HERITAGE BANK

BEGINNING BALANCE			\$11,833.25
Homeowner Assessments		27,097.56	
Prepaid Assessments		6,466.18	
Moving Fee		400.00	
Monthly Service Fee		41.00	
Maintenance Reimbursement		37.00	
	Total Receipts	<u>34,041.74</u>	
Operating Expenses Paid		(24,665.12)	
Transfer to Maintenance Reserve		(11,075.00)	
	Total Disbursements	<u>(26,539.58)</u>	
ENDING BALANCE			<u><u>\$19,335.41</u></u>

MAINTENANCE RESERVE - COLUMBIA BANK

BEGINNING BALANCE			\$167,788.53
Reserve Transfer		11,075.00	
Interest		77.04	
	Total Receipts	<u>11,152.04</u>	
Expenses:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$178,940.57</u></u>

Balance Sheet

As of July 31, 2018

ASSETS

Current Assets

Operating Accounts

Operating	19,335.41
Assessments Receivable	27,841.28
Prepaid Insurance	14,276.90

Total Operating Accounts

61,453.59

Reserve Accounts

Maintenance Reserve	178,940.57
A/R due from Operations	4,750.00

Total Reserve Accounts

183,690.57

Total Assets

245,144.16

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	10,135.54
Accounts Payable	4,873.83

Total Operating Liabilities

15,009.37

Reserve Liabilities

Total Reserve Liabilities

0.00

Homeowner Equity

Excess of Rev over Exp	102,494.60
Retained Earnings	156,203.76
Prior Year Income/Expense	(28,563.57)

Total Homeowner Equity

230,134.79

Total Liability & Homeowners Equity

245,144.16

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending July 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	229,811	229,599	(212)
Transfer to Reserves	(6,325)	(6,325)	0	(44,275)	(44,275)	0
Late Fees/Fines	0	(25)	(25)	0	51	51
Other Income	0	600	600	0	2,000	2,000
Insurance Claim Reimbursement	0	15,000	15,000	0	15,000	15,000
Total Operating Revenue	26,505	42,080	15,575	185,536	202,375	16,839
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,354	0	1,354	9,479	5,749	3,730
Janitorial	762	743	19	5,335	4,455	880
Landscape Other	292	0	292	2,042	3,622	(1,580)
Landscape Contract	1,810	1,760	50	12,668	12,320	348
Fire/Life/Safety Monitor.	625	735	(110)	4,375	4,564	(189)
Dryer Vent Cleaning	208	1,766	(1,558)	1,458	1,766	(308)
Pest Control	164	161	3	1,151	1,285	(134)
Window/Gutter Cleaning	292	0	292	2,042	1,925	117
Insured/Uninsured Claims	833	0	833	5,833	1,035	4,798
Total Maintenance Exp.	6,340	5,165	1,175	44,383	36,721	7,662
Service/Utility Exp.						
Electricity	303	139	164	2,121	1,301	820
Water	3,228	0	3,228	22,597	13,412	9,185
Sewer	2,593	0	2,593	18,150	19,591	(1,441)
Garbage	2,178	0	2,178	15,245	11,236	4,009
Metro Sewer	2,629	0	2,629	18,403	3,814	14,589
Storm Drainage	1,059	0	1,059	7,413	5,050	2,363
Total Service/Utility Exp.	11,990	139	11,851	83,929	54,404	29,525
Administrative Exp.						
Office Expenses	208	182	26	1,458	1,585	(127)
Management Fee	1,976	1,956	20	13,833	13,695	138
Legal	125	0	125	875	132	743
Insurance Premium	4,962	4,185	777	34,731	29,292	5,439
Master Association Dues	208	0	208	1,458	2,720	(1,262)
Licenses & Permits	1	0	1	6	10	(4)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2018 Through December 31, 2018

For the Month Ending July 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>
Bad Debt Expense	417	0	417	2,917	0	2,917
Audit / Tax Return	153	0	153	1,072	1,750	(678)
Reserve Study	125	0	125	875	0	875
Total Administrative Exp.	8,175	6,323	1,852	57,225	49,184	8,041
Total Operating Expenses	26,505	11,627	14,878	185,537	140,309	45,228
Operating Gain(Loss)	0	30,453	30,453	(1)	62,066	62,067
Reserve Revenue						
Major Maintenance Assess	0	6,325	6,325	0	44,275	44,275
Interest Income - Reserve	42	77	35	292	418	126
Total Reserve Revenue	42	6,402	6,360	292	44,693	44,401
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	6,402	6,360	292	40,429	40,137
Total Gain(Loss)	42	36,855	36,813	291	102,495	102,204

Date Range : 7/1/2018 To 7/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000358	07/01/2018	1KMM	Kappes Miller Management	03846	20182984	07/01/2018	1,956.38	0.00	1,956.38	1,956.38
000359	07/12/2018	1AUW	Association Underwriters	03848	20180181	07/10/2018	4,106.95	0.00	4,106.95	4,106.95
000360	07/12/2018	1BUIM	Building Maintenance Services, Inc.	03849	BMS-2908	07/10/2018	742.50	0.00	742.50	742.50
000361	07/12/2018	1CITI	City of Issaquah-Utility	03850	88-2492-00	06/30/2018	1,683.41	0.00	1,683.41	1,683.41
000362	07/12/2018	1CLES	Recology CleanScapes	03855	0002546042	06/30/2018	1,868.12	0.00	1,868.12	1,868.12
000363	07/12/2018	1DBKR	DayBreak Maintenance Res.	03714		07/01/2018	6,325.00	0.00	6,325.00	6,325.00
000364	07/12/2018	1ETIL	Earth Tech Industries, LLC	03851	21118226	07/01/2018	1,760.00	0.00	1,760.00	1,760.00
000365	07/12/2018	1INNS	Innovative Systems Tech, Inc.	03852	17655	07/01/2018	735.00	0.00	735.00	735.00
000366	07/12/2018	1KMM	Kappes Miller Management	03853	20183098	07/10/2018	25.96	0.00	25.96	
				03854	20183009	06/29/2018	115.00	0.00	115.00	
Total for Check Number 000366							140.96	0.00	140.96	140.96
000367	07/24/2018	1AUW	Association Underwriters	03857	20180212	07/23/2018	273.52	0.00	273.52	273.52
000368	07/24/2018	1DBKR	DayBreak Maintenance Res.	03400		11/01/2017	4,750.00	0.00	4,750.00	4,750.00
000369	07/24/2018	1KMM	Kappes Miller Management	03858	20183307	07/23/2018	63.66	0.00	63.66	
				03859	20183234	07/23/2018	21.73	0.00	21.73	
				03860	20183150	07/23/2018	47.31	0.00	47.31	
Total for Check Number 000369							132.70	0.00	132.70	132.70
000370	07/24/2018	1MIRV	Miracle Vent Cleaning, LLC	03861	4685	07/12/2018	1,765.50	0.00	1,765.50	1,765.50
000371	07/24/2018	1PSE	Puget Sound Energy	03856	2018.07.06	07/06/2018	138.87	0.00	138.87	138.87
000372	07/24/2018	1WILL	Willards Pest Control	03862	218604	07/12/2018	160.67	0.00	160.67	160.67
Cash Account 1 Totals							26,539.58	0.00	26,539.58	26,539.58
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							26,539.58	0.00	26,539.58	26,539.58

<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>
0250-0000 Prepaid Insurance						
03848	1AUW - Association Underwriters	Master Policy to 06.12.19 Pymt 1 of 8	20180181	000359	4,106.95	
03857	1AUW - Association Underwriters	07/18 Master Ins Finance Charge	20180212	000367	\$273.52	\$4,380.47
1310-0000 Maintenance Reserve						
03714	1DBKR - DayBreak Maintenance Res.	2018 Replacement Reserve		000363	\$6,325.00	\$6,325.00
5240-0000 Janitorial						
03849	1BUIM - Building Maintenance Services, I	07/18 Janitorial Service	BMS-2908	000360	\$742.50	\$742.50
5320-0000 Landscape Contract						
03851	1ETIL - Earth Tech Industries, LLC	07/18 Landscape Service	21118226	000364	\$1,760.00	\$1,760.00
5360-0000 Fire/Life/Safety Monitor.						
03852	1INNS - Innovative Systems Tech, Inc.	07/18 Alarm Monitor	17655	000365	\$735.00	\$735.00
5370-0000 Dryer Vent Cleaning						
03861	1MIRV - Miracle Vent Cleaning, LLC	Dryer Vent Clean & Hose Repair	4685	000370	\$1,765.50	\$1,765.50
5420-0000 Pest Control						
03862	1WILL - Willards Pest Control	07/12/18 Pest Control	218604	000372	\$160.67	\$160.67
5510-0000 Electricity						
03856	1PSE - Puget Sound Energy	06/05 - 07/05 Electric	2018.07.06	000371	\$138.87	\$138.87
5710-0000 Office Expenses						
03858	1KMM - Kappes Miller Management	07/18 Copies and Envelopes	20183307	000369	63.66	
03859	1KMM - Kappes Miller Management	07/18 Postage Charges	20183234	000369	21.73	
03860	1KMM - Kappes Miller Management	06/18 Bank Analysis Charge	20183150	000369	47.31	
03853	1KMM - Kappes Miller Management	Unit E104 DLF	20183098	000366	\$25.96	\$158.66
5711-0000 Management Fee						
03846	1KMM - Kappes Miller Management	Management Fee - July 2018	20182984	000358	\$1,956.38	\$1,956.38
					Distribution Total	\$18,123.05

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,380.47	
1310-0000	Maintenance Reserve	6,325.00	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5240-0000	Janitorial	742.50	
5320-0000	Landscape Contract	1,760.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5370-0000	Dryer Vent Cleaning	1,765.50	
5420-0000	Pest Control	160.67	
5510-0000	Electricity	138.87	
5710-0000	Office Expenses	158.66	
5711-0000	Management Fee	1,956.38	
0110-0000	Checking		26,539.58
2405-0000	A/P Operations	8,416.53	
		<u>26,539.58</u>	<u>26,539.58</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 7/31/18
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>
1DBKR: DayBreak Maintenance Res.										
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			4,750.00						
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						

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					4,873.83	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					4,873.83	
				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					4,873.83	
				Total Invoice Amounts					4,873.83	
				Total Distributions					4,873.83	
				Difference					0.00	