

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$8,643.36
Homeowner Assessments		30,922.43	
Prepaid Assessments		(104.54)	
Rule Violation		150.00	
Late Fee		300.00	
Delinquent Letter Fee		282.00	
Certified Letter Fee		150.00	
Moving Fee		400.00	
Insurance Deductible		15,000.00	
Maintenance Reimbursement		6,619.85	
	Total Receipts	<u>53,719.74</u>	
Operating Expenses Paid		(30,168.03)	
Transfer to Maintenance Reserve		0.00	
	Total Disbursements	<u>(30,168.03)</u>	
ENDING BALANCE			<u><u>\$32,195.07</u></u>

MAINTENANCE RESERVE - PACIFIC CONTINENTAL

BEGINNING BALANCE			\$76,386.27
Reserve Transfer		0.00	
Interest		31.55	
	Total Receipts	<u>31.55</u>	
Expenses:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$76,417.82</u></u>

Balance Sheet

As of June 30, 2017

ASSETS

Current Assets

Operating Accounts

Operating - Puget Sound Bank	32,195.07
Assessments Receivable	15,142.98
Prepaid Insurance	24,064.31
Prepaid Expenses	4,920.00

Total Operating Accounts

76,322.36

Reserve Accounts

Maintenance Reserve	76,417.82
A/R due from Operations	15,261.25

Total Reserve Accounts

91,679.07

Total Assets

168,001.43

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	5,039.90
Open Credit Refund	(308.28)
Accounts Payable	38,457.90

Total Operating Liabilities

43,189.52

Reserve Liabilities

Accrued Expenses - RR	4,352.21
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Total Reserve Liabilities

4,352.21

Homeowner Equity

Excess of Rev over Exp	47,070.20
Retained Earnings	132,612.96
Prior Year Income/Expense	(59,223.46)

Total Homeowner Equity

120,459.70

Total Liability & Homeowners Equity

168,001.43

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2017 Through December 31, 2017

For the Month Ending June 30, 2017

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	30,223	30,223	0	181,341	181,341	0
Transfer to Reserves	(4,750)	(4,750)	0	(28,500)	(28,500)	0
Late Fees/Fines	0	75	75	0	275	275
Other Income	0	600	600	0	800	800
Insurance Claim Reimbursement	0	0	0	0	30,000	30,000
Total Operating Revenue	25,473	26,148	675	152,841	183,916	31,075
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,724	(6,828)	8,552	10,345	(14,631)	24,976
Janitorial	822	740	82	4,929	4,600	329
Landscape Other	250	215	35	1,500	215	1,285
Landscape Contract	1,668	1,760	(92)	10,010	10,536	(526)
Window/Gutter Cleaning	240	0	240	1,443	0	1,443
Fire/Life/Safety Monitor.	1,155	735	420	6,928	4,182	2,746
Dryer Vent Cleaning	172	0	172	1,030	0	1,030
Pest Control	160	161	(1)	960	802	158
Insured/Uninsured Claims	833	7,025	(6,192)	5,000	41,045	(36,045)
Total Maintenance Exp.	7,024	3,808	3,216	42,145	46,749	(4,604)
Service/Utility Exp.						
Electricity	367	218	149	2,200	1,981	219
Water	2,128	4,305	(2,177)	12,768	17,508	(4,740)
Sewer	1,940	3,976	(2,036)	11,640	15,778	(4,138)
Garbage	1,756	3,663	(1,907)	10,533	12,704	(2,171)
Irrigation Water	1,593	0	1,593	9,558	0	9,558
Metro Sewer	1,810	4,244	(2,434)	10,860	16,299	(5,439)
Storm Drainage	821	1,626	(805)	4,926	6,443	(1,517)
Total Service/Utility Exp.	10,415	18,032	(7,617)	62,485	70,713	(8,228)
Administrative Exp.						
Office Expenses	375	(6)	381	2,250	1,124	1,126
Management Fee	1,916	1,899	17	11,497	11,476	21
Legal	250	0	250	1,500	116	1,384
Insurance Premium	5,015	4,493	522	30,093	27,054	3,039

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2017 Through December 31, 2017

For the Month Ending June 30, 2017

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>
Master Association Dues	208	0	208	1,250	0	1,250
Licenses & Permits	1	10	(9)	5	10	(5)
Bad Debt Expense	0	0	0	0	9,858	(9,858)
Audit / Tax Return	144	0	144	865	1,750	(885)
Reserve Study	125	0	125	750	0	750
Total Administrative Exp.	8,034	6,396	1,638	48,210	51,388	(3,178)
Total Operating Expenses	25,473	28,236	(2,763)	152,840	168,850	(16,010)
Operating Gain(Loss)	0	(2,088)	(2,088)	1	15,066	15,065
Reserve Revenue						
Major Maintenance Assess	4,750	4,750	0	28,500	28,500	0
Interest Income - Reserve	42	32	(10)	250	196	(54)
Total Reserve Revenue	4,792	4,782	(10)	28,750	28,696	(54)
Reserve Expenses						
Major Maintenance Expense	0	0	0	0	(3,309)	3,309
Total Reserve Expenses	0	0	0	0	(3,309)	3,309
Reserve Gain(Loss)	4,792	4,782	(10)	28,750	32,005	3,255
Total Gain(Loss)	4,792	2,694	(2,098)	28,751	47,071	18,320

Date Range : 6/1/2017 To 6/30/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000139	06/01/2017	1KMM	Kappes Miller Management	03515	20172498	06/01/2017	1,899.40	0.00	1,899.40	1,899.40
000140	06/19/2017	1AAAF	AAA Fire Protection, Inc.	03523	2115308	05/26/2017	575.00	0.00	575.00	575.00
000141	06/19/2017	1AUW	Association Underwriters	03529	20170232	06/07/2017	15,064.46	0.00	15,064.46	15,064.46
000142	06/19/2017	1CCS	Condominium Construction Services, LLC	03520	201700212	06/09/2017	969.63	0.00	969.63	
				03521	201700213	06/09/2017	139.47	0.00	139.47	
				03522	201700214	06/09/2017	167.67	0.00	167.67	
Total for Check Number 000142							1,276.77	0.00	1,276.77	1,276.77
000143	06/19/2017	1ETEC	Earth Tech Industries, LLC	03525	21116259	06/01/2017	1,760.00	0.00	1,760.00	
				03526	21116330	05/26/2017	214.51	0.00	214.51	
Total for Check Number 000143							1,974.51	0.00	1,974.51	1,974.51
000144	06/19/2017	1INNS	Innovative Systems Tech, Inc.	03516	14450	06/01/2017	735.00	0.00	735.00	735.00
000145	06/19/2017	1KMM	Kappes Miller Management	03530	20172559	05/31/2017	10.00	0.00	10.00	10.00
000146	06/19/2017	1PSE	Puget Sound Energy	03524	052017	06/07/2017	217.76	0.00	217.76	217.76
000147	06/19/2017	1RECC	Recology Cleanscapes	03528	2200494	05/31/2017	1,831.69	0.00	1,831.69	1,831.69
000148	06/19/2017	1WASW	Washington Water Damage &	03517	3589W-A	06/09/2017	1,905.38	0.00	1,905.38	
				03518	3589W-C	05/17/2017	1,009.86	0.00	1,009.86	
				03519	3859W-B	06/09/2017	2,168.47	0.00	2,168.47	
Total for Check Number 000148							5,083.71	0.00	5,083.71	5,083.71
000149	06/19/2017	1WILL	Willards Pest Control	03527	185486	06/01/2017	160.67	0.00	160.67	160.67
000151	06/30/2017	1ACS	Association Collection Services, LLC	03535	20170294	06/22/2017	463.00	0.00	463.00	463.00
000152	06/30/2017	1BUIM	Building Maintenance Services, Inc.	03532	BMS-2504	06/10/2017	739.80	0.00	739.80	739.80
000153	06/30/2017	1KMM	Kappes Miller Management	03533	20172798	06/22/2017	59.53	0.00	59.53	
				03534	20172871	06/22/2017	21.82	0.00	21.82	
				03536	20172712	06/22/2017	54.91	0.00	54.91	
Total for Check Number 000153							136.26	0.00	136.26	136.26
Cash Account 1 Totals							30,168.03	0.00	30,168.03	30,168.03
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							30,168.03	0.00	30,168.03	30,168.03

<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						
03529	1AUW - Association Underwriters	Crime Ins 30% Downpayment	20170232	000141	\$15,064.46	\$15,064.46
1310-0000 Maintenance Reserve						
03395	1DBKR - DayBreak Maintenance Res.	Reserve Transfer			\$4,750.00	\$4,750.00
2404-0000 Open Credit Refund						
03531	1BROE - Robert Broeckelmann and Dong	Open Credit Refund			\$308.28	\$308.28
5220-0000 General Repair & Maint.						
03541	1ETEC - Earth Tech Industries, LLC	Irrigation wak through	21116510	000159	\$107.25	\$107.25
5240-0000 Janitorial						
03532	1BUIM - Building Maintenance Services, Ii	Janitorial	BMS-2504	000152	\$739.80	\$739.80
5320-0000 Landscape Contract						
03525	1ETEC - Earth Tech Industries, LLC	Landscaping	21116259	000143	\$1,760.00	\$1,760.00
5360-0000 Fire/Life/Safety Monitor.						
03516	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	14450	000144	\$735.00	\$735.00
5420-0000 Pest Control						
03527	1WILL - Willards Pest Control	Pest Control	185486	000149	\$160.67	\$160.67
5490-0000 Insured/Uninsured Claims						
03517	1WASW - Washington Water Damage &	G101 Water Damage	3589W-A	000148	1,905.38	
03519	1WASW - Washington Water Damage &	G201	3859W-B	000148	2,168.47	
03520	1CCS - Condominium Construction Servi	Investigate leak G201	201700212	000142	969.63	
03521	1CCS - Condominium Construction Servi	G301 Water Heater Failure	201700213	000142	139.47	
03522	1CCS - Condominium Construction Servi	G101 Water Leak Investingation	201700214	000142	167.67	
03538	1WASW - Washington Water Damage &	Water Damage	3589W	000164	\$90.00	\$5,440.62
5510-0000 Electricity						
03524	1PSE - Puget Sound Energy	Electricity 5/4-6/6 (7 inv)	052017	000146	\$217.76	\$217.76
5520-0000 Water						
03539	1SAMM - Sammamish Plateau	Utilities 4/12-6/14 (8 inv)	4/17-6/17	000163	\$4,305.32	\$4,305.32
5530-0000 Sewer						
03539	1SAMM - Sammamish Plateau	Utilities 4/12-6/14 (8 inv)	4/17-6/17	000163	\$3,976.20	\$3,976.20

<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>
5540-0000 Garbage						
03547	1RECC - Recology Cleanscapes	Garbage	2230206	000162	\$1,831.69	\$1,831.69
5560-0000 Metro Sewer						
03539	1SAMM - Sammamish Plateau	Utilities 4/12-6/14 (8 inv)	4/17-6/17	000163	\$4,244.48	\$4,244.48
5570-0000 Storm Drainage						
03542	1CITI - City of Issaquah-Utility	Storm Water 5/1-6/30	88-2492-00	000158	\$1,626.27	\$1,626.27
5710-0000 Office Expenses						
03533	1KMM - Kappes Miller Management	Copies/Envelopes	20172798	000153	59.53	
03534	1KMM - Kappes Miller Management	Postage	20172871	000153	21.82	
03536	1KMM - Kappes Miller Management	Bank Analysis Fee	20172712	000153	\$54.91	\$136.26
5711-0000 Management Fee						
03515	1KMM - Kappes Miller Management	Management Fee - June 2017	20172498	000139	\$1,899.40	\$1,899.40
5730-0000 Legal						
03535	1ACS - Association Collection Services, L	Liens/Initial Collection	20170294	000151	\$463.00	\$463.00
					Distribution Total	<u><u>\$47,766.46</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	15,064.46	
1310-0000	Maintenance Reserve	4,750.00	
2404-0000	Open Credit Refund	308.28	
5220-0000	General Repair & Maint.	107.25	
5240-0000	Janitorial	739.80	
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	5,440.62	
5510-0000	Electricity	217.76	
5520-0000	Water	4,305.32	
5530-0000	Sewer	3,976.20	
5540-0000	Garbage	1,831.69	
5560-0000	Metro Sewer	4,244.48	
5570-0000	Storm Drainage	1,626.27	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5710-0000	Office Expenses	136.26	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	463.00	
0110-0000	Checking		30,168.03
2405-0000	A/P Operations		17,598.43
		<u>47,766.46</u>	<u>47,766.46</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 6/30/17
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>										
03051	6/1/2016		6/1/2016	6,583.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					6,583.33		
03056	11/1/2016		11/1/2016	6,583.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					6,583.33		
03057	12/1/2016		12/1/2016	6,583.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					6,583.33		
<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		
<u>1DBKR: DayBreak Maintenance Res.</u>										
03390	1/1/2017		1/31/2017	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		
03391	2/1/2017		2/28/2017	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		
03392	3/1/2017		3/31/2017	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		

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<u>1DBKR: DayBreak Maintenance Res. (Continued....)</u>										
03393	4/1/2017		4/30/2017	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		
03394	5/1/2017		5/31/2017	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		
03395	6/1/2017		6/30/2017	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		
03403	12/31/2016		1/30/2017	-32,997.08		0.00				-6,591.67
				Reserve Transfers					Yes Yes	No
				Other Payment(s)			000001	12/31/2016		-6,630.40
				Other Payment(s)			000002	12/31/2016		-6,591.67
				Other Payment(s)			000003	12/31/2016		-6,591.67
				Other Payment(s)			000004	12/31/2016		-6,591.67
				Other Payment(s)			000005	12/31/2016		-6,591.67
				Other Payment(s)			000001	12/31/2016		6,630.40
				Other Payment(s)			000002	12/31/2016		6,591.67
				Other Payment(s)			000003	12/31/2016		6,591.67
				Other Payment(s)			000004	12/31/2016		6,591.67
	<i>Distribution(s)</i>	1310-0000	<i>Maintenance Reserve</i>					-32,997.08		
<u>1BROE: Robert Broeckelmann and D</u>										
03531	6/28/2017		7/28/2017	308.28		0.00				0.00
				Open Credit Refund					Yes No	No
	<i>Distribution(s)</i>	2404-0000	<i>Open Credit Refund</i>					308.28		

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<u>1WASW: Washington Water Damage &</u>										
03538	6/2/2017	3589W	7/2/2017	90.00		0.00				0.00
				Water Damage					Yes No	No
	<i>Distribution(s)</i>	5490-0000	<i>Insured/Uninsured Claims</i>					90.00		
<u>1SAMM: Sammamish Plateau</u>										
03539	6/14/2017	4/17-6/17	7/14/2017	12,526.00		0.00				0.00
				Utilities 4/12-6/14 (8 inv)					Yes No	No
	<i>Distribution(s)</i>	5520-0000	<i>Water</i>					4,305.32		
		5530-0000	<i>Sewer</i>					3,976.20		
		5560-0000	<i>Metro Sewer</i>					4,244.48		
								<u>12,526.00</u>		
<u>1ETEC: Earth Tech Industries, LL</u>										
03541	6/23/2017	21116510	7/23/2017	107.25		0.00				0.00
				Irrigation wak through					Yes No	No
	<i>Distribution(s)</i>	5220-0000	<i>General Repair & Maint.</i>					107.25		
<u>1CITI: City of Issaquah-Utility</u>										
03542	6/30/2017	88-2492-00	7/30/2017	1,626.27		0.00				0.00
				Storm Water 5/1-6/30					Yes No	No
	<i>Distribution(s)</i>	5570-0000	<i>Storm Drainage</i>					1,626.27		
<u>1RECC: Recology Cleanscapes</u>										
03547	6/30/2017	2230206	7/30/2017	1,831.69		0.00				0.00
				Garbage					Yes No	No
	<i>Distribution(s)</i>	5540-0000	<i>Garbage</i>					1,831.69		

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<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						31,866.23
				Total Posted Payments						-6,591.67
				Total Posted Discounts Taken						0.00
				Net Posted Payments						-6,591.67
				Open Posted AP						38,457.90
				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						38,457.90
				Total Invoice Amounts						31,866.23
				Total Distributions						31,866.23
				Difference						0.00