

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period June 01, 2015 to June 30, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$25,781.78
	Homeowner Assessments	17,103.49	
	Prepaid Assessments	9,777.68	
	Delinquent Letter Fee	280.50	
	Total Receipts	<u>27,161.67</u>	
	Operating Expenses Paid	(39,679.36)	
	Transfer to Maintenance Reserve	(6,591.67)	
	Bank Charges	0.00	
	Total Disbursements	<u>(46,271.03)</u>	
ENDING BALANCE			<u><u>\$6,672.42</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$164,323.68
	Transferred from Operating Interest	6,591.67	
		48.07	
	Total Receipts	<u>6,639.74</u>	
	Invoices Paid: Achtens Quality Roofing, Inc.	(16,147.25)	
	Total Disbursements	<u>(16,147.25)</u>	
ENDING BALANCE			<u><u>\$154,816.17</u></u>

Balance Sheet
As of June 30, 2015

ASSETS

Current Assets

Operating Accounts

Cash - Checking	6,672.42
Assessments Receivable	25,477.72
Prepaid Insurance	16,735.52

Total Operating Accounts

48,885.66

Reserve Accounts

Maintenance Reserve	154,816.17
A/R due from Operations	33,035.81

Total Reserve Accounts

187,851.98

Total Assets

236,737.64

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	12,177.76
Accounts Payable	33,035.81

Total Operating Liabilities

45,213.57

Reserve Liabilities

Accrued Expenses - RR	427.67
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Total Reserve Liabilities

427.67

Homeowner Equity

Excess of Rev over Exp	(43,145.74)
Retained Earnings	234,242.14

Total Homeowner Equity

191,096.40

Total Liability & Homeowners Equity

236,737.64

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending June 30, 2015

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	25,433	25,433	0	152,598	152,599	1
Transfer to Reserves	(6,592)	(6,592)	0	(39,550)	(39,550)	0
Late Fees/Fines	0	75	75	0	425	425
Rule Violation	0	0	0	0	1,200	1,200
Insurance Claim Reimbursement	0	0	0	0	(6,521)	(6,521)
Total Operating Revenue	18,841	18,916	75	113,048	108,153	(4,895)
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,000	767	233	6,000	35,154	(29,154)
Janitorial	675	739	(64)	4,050	4,506	(456)
Landscape Other	42	0	42	252	0	252
Landscape Contract	1,700	0	1,700	10,200	11,169	(969)
Window/Gutter Cleaning	250	0	250	1,500	411	1,089
Fire/Life/Safety Monitor.	833	3,350	(2,517)	5,000	7,025	(2,025)
Dryer Vent Cleaning	167	0	167	1,000	0	1,000
Pest Control	42	154	(112)	250	452	(202)
Total Maintenance Exp.	4,709	5,010	(301)	28,252	58,717	(30,465)
Service/Utility Exp.						
Electricity	400	290	110	2,400	2,020	380
Water	1,208	2,310	(1,102)	7,250	6,928	322
Sewer	1,167	2,493	(1,326)	7,000	7,207	(207)
Garbage	1,583	1,655	(72)	9,500	9,827	(327)
Irrigation Water	750	3,681	(2,931)	4,500	3,783	717
Metro Sewer	2,167	5,952	(3,785)	13,000	15,931	(2,931)
Storm Drainage	833	0	833	5,000	4,469	531
Total Service/Utility Exp.	8,108	16,381	(8,273)	48,650	50,165	(1,515)
Administrative Exp.						
Office Expenses	250	423	(173)	1,500	2,827	(1,327)
Management Fee	1,860	1,844	16	11,162	11,064	98
Legal	333	429	(96)	2,000	1,589	411
Insurance Premium	3,187	3,264	(77)	19,122	18,293	829
Master Association Dues	210	0	210	1,259	0	1,259

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending June 30, 2015

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)
Audit / Tax Return	120	0	120	720	1,520	(800)
Reserve Study	100	0	100	600	0	600
Total Administrative Exp.	6,061	5,960	101	36,368	35,303	1,065
Total Operating Expenses	18,878	27,351	(8,473)	113,270	144,185	(30,915)
Operating Gain(Loss)	(37)	(8,435)	(8,398)	(222)	(36,032)	(35,810)
Reserve Revenue						
Major Maintenance Assess	6,592	6,592	0	39,550	39,550	0
Interest Income - Reserve	83	48	(35)	500	318	(182)
Total Reserve Revenue	6,675	6,640	(35)	40,050	39,868	(182)
Reserve Expenses						
Major Maintenance Expense	7,500	16,147	(8,647)	45,000	46,980	(1,980)
Total Reserve Expenses	7,500	16,147	(8,647)	45,000	46,980	(1,980)
Reserve Gain(Loss)	(825)	(9,507)	(8,682)	(4,950)	(7,112)	(2,162)
Total Gain(Loss)	(862)	(17,942)	(17,080)	(5,172)	(43,144)	(37,972)

Date Range : 6/1/2015 To 6/30/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003012	06/01/2015	1KMM	Kappes Miller Management	02879	20152866	06/01/2015	1,844.08	0.00	1,844.08	1,844.08
003014	06/11/2015	1BUIM	Building Maintenance Services, Inc.	02880	1858	06/11/2015	410.63	0.00	410.63	410.63
003015	06/11/2015	1FARG	Famers Insurance Group	02881	P&C 601052256	06/11/2015	2,056.00	0.00	2,056.00	2,056.00
003016	06/11/2015	1GREA	Great American	02882	3961844	06/11/2015	356.00	0.00	356.00	356.00
003017	06/11/2015	1HAIP	Hanis Irvine Prothero, PLLC	02883	77106	06/11/2015	429.00	0.00	429.00	429.00
003018	06/11/2015	1INNS	Innovative Systems Tech, Inc.	02884	11189	06/11/2015	2,615.00	0.00	2,615.00	
				02885	11382	06/11/2015	735.00	0.00	735.00	
Total for Check Number 003018							3,350.00	0.00	3,350.00	3,350.00
003019	06/11/2015	1KINC	King County Treasury Division	02888	1741995	06/11/2015	725.76	0.00	725.76	
				02889	1742025	06/11/2015	483.84	0.00	483.84	
				02890	1742055	06/11/2015	483.84	0.00	483.84	
Total for Check Number 003019							1,693.44	0.00	1,693.44	1,693.44
003020	06/11/2015	1KMM	Kappes Miller Management	02886	20152950	06/11/2015	133.22	0.00	133.22	
				02887	20153009	06/11/2015	51.69	0.00	51.69	
Total for Check Number 003020							184.91	0.00	184.91	184.91
003021	06/11/2015	1RECC	Recology Cleanscapes	02892	1575495	06/11/2015	1,655.06	0.00	1,655.06	1,655.06
003022	06/11/2015	1WILL	Willards Pest Control	02891	134689	06/11/2015	153.96	0.00	153.96	153.96
003023	06/25/2015	1GAIN	Galluzzo Insurance Agency	02902	6.26 DWN PMT	06/25/2015	13,110.48	0.00	13,110.48	13,110.48
003024	06/25/2015	1BUIM	Building Maintenance Services, Inc.	02894	1866	06/24/2015	739.13	0.00	739.13	739.13
003025	06/25/2015	1KMM	Kappes Miller Management	02895	20153266	06/24/2015	95.37	0.00	95.37	
				02896	20153183	06/24/2015	91.42	0.00	91.42	
				02897	20153149	06/24/2015	280.50	0.00	280.50	
				02898	20153077	06/24/2015	31.58	0.00	31.58	
				02899	20153138	06/24/2015	164.81	0.00	164.81	
Total for Check Number 003025							663.68	0.00	663.68	663.68
003026	06/25/2015	1PSE	Puget Sound Energy	02900	5/6-6/4 (7 inv)	06/24/2015	289.83	0.00	289.83	289.83
003027	06/25/2015	1SAMM	Sammamish Plateau	02901	4/11-6/12 (8 inv)	06/24/2015	12,743.16	0.00	12,743.16	12,743.16
003029	06/30/2015	1DBKR	DayBreak Maintenance Res.	02754		06/01/2015	6,591.67	0.00	6,591.67	6,591.67
Cash Account 1 Totals							46,271.03	0.00	46,271.03	46,271.03
000059	06/15/2015	1ACQR	Achtens Quality Roofing, Inc.	02893	6.15 DWN PMT	06/15/2015	16,147.25	0.00	16,147.25	16,147.25
Cash Account 3 Totals							16,147.25	0.00	16,147.25	16,147.25
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							62,418.28	0.00	62,418.28	62,418.28

<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						
02902	1GAIN - Galluzzo Insurance Agency	DWN PMT Master INS Policy 6/15-6/16	6.26 DWN PMT	003023	\$13,110.48	\$13,110.48
1310-0000 Maintenance Reserve						
02754	1DBKR - DayBreak Maintenance Res.	reserve transfer			\$6,591.67	\$6,591.67
5220-0000 General Repair & Maint.						
02880	1BUIM - Building Maintenance Services, I	Install 4 pet station posts/relocate 1 post	1858	003014	410.63	
02882	1GREA - Great American	4 Mini Paw Pal Kits	3961844	003016	\$356.00	\$766.63
5240-0000 Janitorial						
02894	1BUIM - Building Maintenance Services, I	June Janitorial Services	1866	003024	\$739.13	\$739.13
5360-0000 Fire/Life/Safety Monitor.						
02884	1INNS - Innovative Systems Tech, Inc.	Annual Fire Alarm & Sprinkler Confidence Test	11189	003018	2,615.00	
02885	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring/Comm	11382	003018	\$735.00	\$3,350.00
5420-0000 Pest Control						
02891	1WILL - Willards Pest Control	Pest Control	134689	003022	\$153.96	\$153.96
5510-0000 Electricity						
02900	1PSE - Puget Sound Energy	Electricity 5/6-6/4 (7 inv)	5/6-6/4 (7 inv)	003026	\$289.83	\$289.83
5520-0000 Water						
02901	1SAMM - Sammamish Plateau	Utilities 4/11-6/12	4/11-6/12 (8 inv)	003027	\$2,310.07	\$2,310.07
5530-0000 Sewer						
02901	1SAMM - Sammamish Plateau	Utilities 4/11-6/12	4/11-6/12 (8 inv)	003027	\$2,493.29	\$2,493.29
5540-0000 Garbage						
02892	1RECC - Recology Cleanscapes	Garbage	1575495	003021	\$1,655.06	\$1,655.06
5550-0000 Irrigation Water						
02901	1SAMM - Sammamish Plateau	Utilities 4/11-6/12	4/11-6/12 (8 inv)	003027	\$3,680.76	\$3,680.76
5560-0000 Metro Sewer						
02888	1KINC - King County Treasury Division	Sewage Treatment 12/1/14-5/31/15	1741995	003019	725.76	
02889	1KINC - King County Treasury Division	Sewage Treatment 12/1/14-5/31/15	1742025	003019	483.84	
02890	1KINC - King County Treasury Division	Sewage Treatment 12/1/14-5/31/15	1742055	003019	483.84	
02901	1SAMM - Sammamish Plateau	Utilities 4/11-6/12	4/11-6/12 (8 inv)	003027	\$4,259.04	\$5,952.48

<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						
02886	1KMM - Kappes Miller Management	Archive Box Storage	20152950	003020	133.22	
02887	1KMM - Kappes Miller Management	DLF	20153009	003020	51.69	
02895	1KMM - Kappes Miller Management	Postage	20153266	003025	95.37	
02896	1KMM - Kappes Miller Management	Copies & Envelopes	20153183	003025	91.42	
02897	1KMM - Kappes Miller Management	Transfer Fee D103/Billing & Questionnaire Fee	20153149	003025	280.50	
02898	1KMM - Kappes Miller Management	5/15 Bank Analysis Charge	20153077	003025	31.58	
02899	1KMM - Kappes Miller Management	Comm Mailing - Mandatory Dryer Vent Clean	20153138	003025	\$164.81	\$848.59
5711-0000 Management Fee						
02879	1KMM - Kappes Miller Management	Management Fee - June 2015	20152866	003012	\$1,844.08	\$1,844.08
5730-0000 Legal						
02883	1HAIP - Hanis Irvine Prothero, PLLC	General Matters	77106	003017	\$429.00	\$429.00
5740-0000 Insurance Premium						
02881	1FARG - Famers Insurance Group	Insurance	P&C 601052256	003015	\$2,056.00	\$2,056.00
7110-0000 Major Maintenance Expense						
02893	1ACQR - Achtens Quality Roofing, Inc.	DWN PMT Bid-A/C Roof Project	6.15 DWN PMT	000059	\$16,147.25	\$16,147.25
Distribution Total						\$62,418.28

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	13,110.48	
1310-0000	Maintenance Reserve	6,591.67	
5220-0000	General Repair & Maint.	766.63	
5240-0000	Janitorial	739.13	
5360-0000	Fire/Life/Safety Monitor.	3,350.00	
5420-0000	Pest Control	153.96	
5510-0000	Electricity	289.83	
5520-0000	Water	2,310.07	
5530-0000	Sewer	2,493.29	
5540-0000	Garbage	1,655.06	
5550-0000	Irrigation Water	3,680.76	
5560-0000	Metro Sewer	5,952.48	
5710-0000	Office Expenses	848.59	

DayBreak at Issaquah Ridge Owners Association
AP Expense Distribution
For Cash Account : All
From 6/1/2015 To 6/30/2015

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5711-0000	Management Fee	1,844.08	
5730-0000	Legal	429.00	
5740-0000	Insurance Premium	2,056.00	
7110-0000	Major Maintenance Expense	16,147.25	
0110-0000	Checking		39,679.36
1310-0000	Replacement		16,147.25
2405-0000	A/P Operations		6,591.67
		<u>62,418.28</u>	<u>62,418.28</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 6/30/15
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.										
02462	11/1/2014		11/30/2014	6,630.40		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,630.40		
02463	12/1/2014		12/31/2014	6,630.40		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,630.40		
02750	2/1/2015		2/28/2015	6,591.67		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
02751	3/1/2015		3/31/2015	6,591.67		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
02752	4/1/2015		4/30/2015	6,591.67		0.00				0.00
				reserve transfer					Yes No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
	Vendor Open Amount			<u><u>33,035.81</u></u>						

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 6/30/15
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			33,035.81			
				Total Posted Payments			0.00			
				Total Posted Discounts Taken			0.00			
				Net Posted Payments			0.00			
				Open Posted AP			33,035.81			
				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			33,035.81			
				Total Invoice Amounts			33,035.81			
				Total Distributions			33,035.81			
				Difference			0.00			