

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period May 01, 2015 to May 31, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE		\$12,290.32
Homeowner Assessments	19,810.44	
Prepaid Assessments	4,970.55	
RW Anderson Services Refund	4,768.60	
Late Fee	28.05	
Delinquent Letter Fee	23.50	
	<u>29,601.14</u>	
Total Receipts		
Operating Expenses Paid	(9,518.01)	
Transfer to Maintenance Reserve	(6,591.67)	
Bank Charges	0.00	
	<u>(16,109.68)</u>	
Total Disbursements		
ENDING BALANCE		<u><u>\$25,781.78</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE		\$172,462.41
Transferred from Operating Interest	6,591.67	
	52.10	
	<u>6,643.77</u>	
Total Receipts		
Invoices Paid:		
RW Anderson Services	(14,782.50)	
	<u>(14,782.50)</u>	
Total Disbursements		
ENDING BALANCE		<u><u>\$164,323.68</u></u>

Balance Sheet
As of May 31, 2015

ASSETS

Current Assets

Operating Accounts

Cash - Checking	25,781.78
Assessments Receivable	24,659.30
Prepaid Insurance	4,833.20

Total Operating Accounts

55,274.28

Reserve Accounts

Maintenance Reserve	164,323.68
A/R due from Operations	33,035.81

Total Reserve Accounts

197,359.49

Total Assets

252,633.77

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	10,131.83
Accounts Payable	33,035.81

Total Operating Liabilities

43,167.64

Reserve Liabilities

Accrued Expenses - RR	427.67
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Total Reserve Liabilities

427.67

Homeowner Equity

Excess of Rev over Exp	(25,203.68)
Retained Earnings	234,242.14

Total Homeowner Equity

209,038.46

Total Liability & Homeowners Equity

252,633.77

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending May 31, 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	127,165	127,166	1
Transfer to Reserves	(6,592)	(6,592)	0	(32,958)	(32,958)	0
Late Fees/Fines	0	50	50	0	350	350
Rule Violation	0	350	350	0	1,200	1,200
Insurance Claim Reimbursement	0	0	0	0	(6,521)	(6,521)
Total Operating Revenue	18,841	19,241	400	94,207	89,237	(4,970)
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,000	(4,769)	5,769	5,000	34,387	(29,387)
Janitorial	675	810	(135)	3,375	3,767	(392)
Landscape Other	42	0	42	210	0	210
Landscape Contract	1,700	1,862	(162)	8,500	11,169	(2,669)
Window/Gutter Cleaning	250	0	250	1,250	411	839
Fire/Life/Safety Monitor.	833	735	98	4,167	3,675	492
Dryer Vent Cleaning	167	0	167	833	0	833
Pest Control	42	154	(112)	208	298	(90)
Total Maintenance Exp.	4,709	(1,208)	5,917	23,543	53,707	(30,164)
Service/Utility Exp.						
Electricity	400	306	94	2,000	1,730	270
Water	1,208	0	1,208	6,042	4,618	1,424
Sewer	1,167	0	1,167	5,833	4,714	1,119
Garbage	1,583	1,655	(72)	7,917	8,172	(255)
Irrigation Water	750	0	750	3,750	102	3,648
Metro Sewer	2,167	0	2,167	10,833	9,979	854
Storm Drainage	833	1,490	(657)	4,167	4,469	(302)
Total Service/Utility Exp.	8,108	3,451	4,657	40,542	33,784	6,758
Administrative Exp.						
Office Expenses	250	465	(215)	1,250	2,405	(1,155)
Management Fee	1,860	1,844	16	9,302	9,220	82
Legal	333	110	223	1,667	1,160	507

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending May 31, 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>
Insurance Premium	3,187	1,208	1,979	15,935	15,029	906
Master Association Dues	210	0	210	1,050	0	1,050
Licenses & Permits	1	0	1	4	10	(6)
Audit / Tax Return	120	0	120	600	1,520	(920)
Reserve Study	100	0	100	500	0	500
Total Administrative Exp.	6,061	3,627	2,434	30,308	29,344	964
Total Operating Expenses	18,878	5,870	13,008	94,393	116,835	(22,442)
Operating Gain(Loss)	(37)	13,371	13,408	(186)	(27,598)	(27,412)
Reserve Revenue						
Major Maintenance Assess	6,592	6,592	0	32,958	32,958	0
Interest Income - Reserve	83	52	(31)	417	270	(147)
Total Reserve Revenue	6,675	6,644	(31)	33,375	33,228	(147)
Reserve Expenses						
Major Maintenance Expense	7,500	14,783	(7,283)	37,500	30,833	6,667
Total Reserve Expenses	7,500	14,783	(7,283)	37,500	30,833	6,667
Reserve Gain(Loss)	(825)	(8,139)	(7,314)	(4,125)	2,395	6,520
Total Gain(Loss)	(862)	5,232	6,094	(4,311)	(25,203)	(20,892)

Date Range : 5/1/2015 To 5/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003000	05/01/2015	1KMM	Kappes Miller Management	02863	20152362	05/01/2015	1,844.08	0.00	1,844.08	1,844.08
003001	05/14/2015	1ACS	Association Collection Services, LLC	02864	20150455	05/13/2015	41.00	0.00	41.00	41.00
003002	05/14/2015	1BUIM	Building Maintenance Services, Inc.	02873	1839	05/14/2015	810.40	0.00	810.40	810.40
003003	05/14/2015	1CITI	City of Issaquah-Utility	02865	3/15-4/30	05/13/2015	1,489.78	0.00	1,489.78	1,489.78
003004	05/14/2015	1INNS	Innovative Systems Tech, Inc.	02866	11232	05/13/2015	735.00	0.00	735.00	735.00
003005	05/14/2015	1KMM	Kappes Miller Management	02867	20152450	05/13/2015	206.75	0.00	206.75	
				02868	20152504	05/13/2015	133.22	0.00	133.22	
Total for Check Number 003005							339.97	0.00	339.97	339.97
003006	05/14/2015	1PACE	Pacific Engineering	02869	150210	05/13/2015	110.00	0.00	110.00	110.00
003007	05/14/2015	1PSE	Puget Sound Energy	02870	4/7-5/5 (7 inv)	05/13/2015	305.62	0.00	305.62	305.62
003008	05/14/2015	1RECC	Recology Cleanscapes	02871	1571974	05/13/2015	1,655.06	0.00	1,655.06	1,655.06
003009	05/14/2015	1WILL	Willards Pest Control	02872	132616	05/13/2015	153.96	0.00	153.96	153.96
003010	05/28/2015	1EATI	Earth Tech Industries, LLC	02878	21111400	05/22/2015	1,861.50	0.00	1,861.50	1,861.50
003011	05/28/2015	1KMM	Kappes Miller Management	02875	20152748	05/22/2015	66.08	0.00	66.08	
				02876	20152668	05/22/2015	43.75	0.00	43.75	
				02877	20152581	05/22/2015	61.81	0.00	61.81	
Total for Check Number 003011							171.64	0.00	171.64	171.64
003013	05/31/2015	1DBKR	DayBreak Maintenance Res.	02753		05/01/2015	6,591.67	0.00	6,591.67	6,591.67
Cash Account 1 Totals							16,109.68	0.00	16,109.68	16,109.68
000058	05/20/2015	1RWAN	RW Anderson Services	02874	Estimate 9150	05/20/2015	14,782.50	0.00	14,782.50	14,782.50
Cash Account 3 Totals							14,782.50	0.00	14,782.50	14,782.50
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							30,892.18	0.00	30,892.18	30,892.18

<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>
1310-0000 Maintenance Reserve						
02753	1DBKR - DayBreak Maintenance Res.	reserve transfer			\$6,591.67	\$6,591.67
5240-0000 Janitorial						
02873	1BUIM - Building Maintenance Services, I	Monthly Janitorial	1839	003002	\$810.40	\$810.40
5320-0000 Landscape Contract						
02878	1EATI - Earth Tech Industries, LLC	Monthly Maintenance	21111400	003010	\$1,861.50	\$1,861.50
5360-0000 Fire/Life/Safety Monitor.						
02866	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	11232	003004	\$735.00	\$735.00
5420-0000 Pest Control						
02872	1WILL - Willards Pest Control	Pest Control	132616	003009	\$153.96	\$153.96
5510-0000 Electricity						
02870	1PSE - Puget Sound Energy	Electricity 4/7-5/5 (7 inv)	4/7-5/5 (7 inv)	003007	\$305.62	\$305.62
5540-0000 Garbage						
02871	1RECC - Recology Cleanscapes	Garbage	1571974	003008	\$1,655.06	\$1,655.06
5570-0000 Storm Drainage						
02865	1CITI - City of Issaquah-Utility	Stormwater 3/1-4/30	3/15-4/30	003003	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
02867	1KMM - Kappes Miller Management	DLF	20152450	003005	206.75	
02868	1KMM - Kappes Miller Management	Archive Box Storage	20152504	003005	133.22	
02875	1KMM - Kappes Miller Management	Postage	20152748	003011	66.08	
02876	1KMM - Kappes Miller Management	Copies & Envelopes	20152668	003011	43.75	
02877	1KMM - Kappes Miller Management	4/15 Bank Analysis Charge	20152581	003011	\$61.81	\$511.61
5711-0000 Management Fee						
02863	1KMM - Kappes Miller Management	Management Fee - May 2015	20152362	003000	\$1,844.08	\$1,844.08
5730-0000 Legal						
02864	1ACS - Association Collection Services, I	Monthly Account Maint Fee	20150455	003001	41.00	
02869	1PACE - Pacific Engineering	Professional Services	150210	003006	\$110.00	\$151.00
7110-0000 Major Maintenance Expense						
02874	1RWAN - RW Anderson Services	Water Loss b101.b102.b202.b201.b301	Estimate 9150	000058	\$14,782.50	\$14,782.50

<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>
					Distribution Total	<u><u>\$30,892.18</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	6,591.67	
5240-0000	Janitorial	810.40	
5320-0000	Landscape Contract	1,861.50	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	153.96	
5510-0000	Electricity	305.62	
5540-0000	Garbage	1,655.06	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	511.61	
5711-0000	Management Fee	1,844.08	
5730-0000	Legal	151.00	
7110-0000	Major Maintenance Expense	14,782.50	
0110-0000	Checking		9,518.01
1310-0000	Replacement		14,782.50
2405-0000	A/P Operations		6,591.67
		<u><u>30,892.18</u></u>	<u><u>30,892.18</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 5/31/15
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 5/31/15
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	