

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period April 1, 2017 to April 30, 2017

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$15,363.26
Homeowner Assessments		29,621.75	
Prepaid Assessments		1,405.35	
Reimbursement Duplicate Payment		2,460.00	
Monthly Service Fee		41.00	
Late Fee		25.00	
Legal Expense		37.50	
Maintenance Reimbursement		3,692.84	
	Total Receipts	<u>37,283.44</u>	
Operating Expenses Paid		(25,692.25)	
Transfer to Maintenance Reserve		0.00	
	Total Disbursements	<u>(25,692.25)</u>	
ENDING BALANCE			<u><u>\$26,954.45</u></u>

MAINTENANCE RESERVE - PACIFIC CONTINENTAL

BEGINNING BALANCE			\$76,322.15
Reserve Transfer		0.00	
Interest		31.52	
	Total Receipts	<u>31.52</u>	
Expenses:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$76,353.67</u></u>

Balance Sheet
As of April 30, 2017

ASSETS

Current Assets

Operating Accounts

Operating - Puget Sound Bank	26,954.45
Assessments Receivable	15,671.54
Prepaid Insurance	14,576.17
Prepaid Expenses	4,920.00

Total Operating Accounts

62,122.16

Reserve Accounts

Maintenance Reserve	76,353.67
A/R due from Operations	5,761.25

Total Reserve Accounts

82,114.92

Total Assets

144,237.08

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	7,297.47
Accounts Payable	21,489.87

Total Operating Liabilities

28,787.34

Reserve Liabilities

Accrued Expenses - RR	4,043.93
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Total Reserve Liabilities

4,043.93

Homeowner Equity

Excess of Rev over Exp	38,016.31
Retained Earnings	132,612.96
Prior Year Income/Expense	(59,223.46)

Total Homeowner Equity

111,405.81

Total Liability & Homeowners Equity

144,237.08

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2017 Through December 31, 2017

For the Month Ending April 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	120,894	120,894	0
Transfer to Reserves	(4,750)	(4,750)	0	(19,000)	(19,000)	0
Late Fees/Fines	0	25	25	0	100	100
Other Income	0	0	0	0	200	200
Insurance Claim Reimbursement	0	0	0	0	15,000	15,000
Total Operating Revenue	25,473	25,498	25	101,894	117,194	15,300
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,724	(1,884)	3,608	6,897	(8,419)	15,316
Janitorial	822	739	83	3,286	3,121	165
Landscape Other	250	0	250	1,000	0	1,000
Landscape Contract	1,668	1,760	(92)	6,673	7,016	(343)
Window/Gutter Cleaning	240	0	240	962	0	962
Fire/Life/Safety Monitor.	1,155	735	420	4,619	2,940	1,679
Dryer Vent Cleaning	172	0	172	687	0	687
Pest Control	160	0	160	640	480	160
Insured/Uninsured Claims	833	4,226	(3,393)	3,333	10,685	(7,352)
Total Maintenance Exp.	7,024	5,576	1,448	28,097	15,823	12,274
Service/Utility Exp.						
Electricity	367	300	67	1,467	1,537	(70)
Water	2,128	4,450	(2,322)	8,512	13,202	(4,690)
Sewer	1,940	3,976	(2,036)	7,760	11,802	(4,042)
Garbage	1,756	1,832	(76)	7,022	7,209	(187)
Irrigation Water	1,593	0	1,593	6,372	0	6,372
Metro Sewer	1,810	4,366	(2,556)	7,240	12,054	(4,814)
Storm Drainage	821	0	821	3,284	3,190	94
Total Service/Utility Exp.	10,415	14,924	(4,509)	41,657	48,994	(7,337)
Administrative Exp.						
Office Expenses	375	240	135	1,500	1,081	419
Management Fee	1,916	1,899	17	7,665	7,677	(12)
Legal	250	79	171	1,000	116	884
Insurance Premium	5,015	4,514	501	20,062	18,068	1,994
Master Association Dues	208	0	208	833	0	833

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2017 Through December 31, 2017

For the Month Ending April 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>
Licenses & Permits	1	0	1	3	0	3
Bad Debt Expense	0	0	0	0	9,858	(9,858)
Audit / Tax Return	144	0	144	577	0	577
Reserve Study	125	0	125	500	0	500
Total Administrative Exp.	8,034	6,732	1,302	32,140	36,800	(4,660)
Total Operating Expenses	25,473	27,232	(1,759)	101,894	101,617	277
Operating Gain(Loss)	0	(1,734)	(1,734)	0	15,577	15,577
Reserve Revenue						
Major Maintenance Assess	4,750	4,750	0	19,000	19,000	0
Interest Income - Reserve	42	32	(10)	167	131	(36)
Total Reserve Revenue	4,792	4,782	(10)	19,167	19,131	(36)
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)	19,167	22,440	3,273
Total Gain(Loss)	4,792	3,048	(1,744)	19,167	38,017	18,850

Date Range : 4/1/2017 To 4/30/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000101	04/03/2017	1KMM	Kappes Miller Management	03468	20171540	04/01/2017	1,899.40	0.00	1,899.40	1,899.40
000102	04/14/2017	1ACS	Association Collection Services, LLC	03472	20170136	04/07/2017	41.00	0.00	41.00	41.00
000103	04/14/2017	1ARMP	Law Offices of Patricia Army, LLC	03469	3311	03/31/2017	37.50	0.00	37.50	37.50
000104	04/14/2017	1AUW	Association Underwriters	03471	20170182	04/07/2017	1,250.73	0.00	1,250.73	1,250.73
000105	04/14/2017	1BUIM	Building Maintenance Services, Inc.	03477	BMS-2442	04/10/2017	739.13	0.00	739.13	739.13
000106	04/14/2017	1ETEC	Earth Tech Industries, LLC	03475	21115970	04/01/2017	1,760.00	0.00	1,760.00	1,760.00
000107	04/14/2017	1INNS	Innovative Systems Tech, Inc.	03476	14099	04/01/2017	735.00	0.00	735.00	735.00
000108	04/14/2017	1KMM	Kappes Miller Management	03470	20171709	04/07/2017	93.35	0.00	93.35	93.35
000109	04/14/2017	1PSE	Puget Sound Energy	03473	032017	04/06/2017	299.55	0.00	299.55	299.55
000110	04/14/2017	1RECC	Recology Cleanscapes	03474	2140862	03/31/2017	1,831.69	0.00	1,831.69	1,831.69
000111	04/27/2017	1AUW	Association Underwriters	03485	20170196	04/20/2017	20.82	0.00	20.82	20.82
000112	04/27/2017	1CCS	Condominium Construction Services, LLC	03478	20170146	04/24/2017	1,250.66	0.00	1,250.66	
				03487	201700141	04/20/2017	32.26	0.00	32.26	
				03488	201700108	04/21/2017	1,928.05	0.00	1,928.05	
					Total for Check Number 000112		3,210.97	0.00	3,210.97	3,210.97
000113	04/27/2017	1FISC	Fischer Plumbing	03479	S171687	04/27/2017	195.50	0.00	195.50	
				03480	S171626	04/12/2017	181.50	0.00	181.50	
				03481	S171626-1	04/12/2017	445.50	0.00	445.50	
					Total for Check Number 000113		822.50	0.00	822.50	822.50
000114	04/27/2017	1KMM	Kappes Miller Management	03484	20171873	04/20/2017	18.14	0.00	18.14	
				03486	20171790	04/20/2017	56.97	0.00	56.97	
					Total for Check Number 000114		75.11	0.00	75.11	75.11
000115	04/27/2017	1SAMM	Sammamish Plateau	03482	042017	04/12/2017	12,791.62	0.00	12,791.62	12,791.62
000116	04/27/2017	1SOAM	Amy Soto	03483	04132017	04/13/2017	83.88	0.00	83.88	83.88
			Cash Account 1 Totals				25,692.25	0.00	25,692.25	25,692.25
			Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc				25,692.25	0.00	25,692.25	25,692.25

<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						
03471 1AUW - Association Underwriters		Earth/DIC Ins 9/16-9/17 pmt 7 of 8	20170182	000104	\$1,250.73	\$1,250.73
1310-0000 Maintenance Reserve						
03393 1DBKR - DayBreak Maintenance Res.		Reserve Transfer			\$4,750.00	\$4,750.00
5220-0000 General Repair & Maint.						
03478 1CCS - Condominium Construction Servi		G201 Ceiling Painting	20170146	000112	1,250.66	
03479 1FISC - Fischer Plumbing		Plumbing	S171687	000113	195.50	
03480 1FISC - Fischer Plumbing		A103	S171626	000113	181.50	
03481 1FISC - Fischer Plumbing		A103 cut out pipe	S171626-1	000113	445.50	
03487 1CCS - Condominium Construction Servi		A103 Secondary Leak	201700141	000112	\$32.26	\$2,105.42
5240-0000 Janitorial						
03477 1BUIM - Building Maintenance Services, I		Janitorial Svc	BMS-2442	000105	\$739.13	\$739.13
5320-0000 Landscape Contract						
03475 1ETEC - Earth Tech Industries, LLC		Landscaping	21115970	000106	\$1,760.00	\$1,760.00
5360-0000 Fire/Life/Safety Monitor.						
03476 1INNS - Innovative Systems Tech, Inc.		Fire Alarm Monitoring	14099	000107	\$735.00	\$735.00
5490-0000 Insured/Uninsured Claims						
03488 1CCS - Condominium Construction Servi		G103 Dishwasher Failure	201700108	000112	1,928.05	
03491 1FISP - Fishcher Plumbing		G301 - Water leak	S171687	000118	\$192.50	\$2,120.55
5510-0000 Electricity						
03473 1PSE - Puget Sound Energy		Electricity 3/7-4/5	032017	000109	\$299.55	\$299.55
5520-0000 Water						
03482 1SAMM - Sammamish Plateau		Utilities 2/8-4/12 (8 inv)	042017	000115	\$4,449.90	\$4,449.90
5530-0000 Sewer						
03482 1SAMM - Sammamish Plateau		Utilities 2/8-4/12 (8 inv)	042017	000115	\$3,976.20	\$3,976.20
5540-0000 Garbage						
03474 1RECC - Recology Cleanscapes		Garbage	2140862	000110	\$1,831.69	\$1,831.69
5560-0000 Metro Sewer						
03482 1SAMM - Sammamish Plateau		Utilities 2/8-4/12 (8 inv)	042017	000115	\$4,365.52	\$4,365.52

<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						
03470	1KMM - Kappes Miller Management	CLF DLF	20171709	000108	93.35	
03483	1SOAM - Amy Soto	Reimb Website	04132017	000116	83.88	
03484	1KMM - Kappes Miller Management	Postage	20171873	000114	18.14	
03486	1KMM - Kappes Miller Management	Bank Analysis Fee	20171790	000114	56.97	
03490	1KMM - Kappes Miller Management	Copies/Envelopes	20171947	000119	\$49.02	\$301.36
5711-0000 Management Fee						
03468	1KMM - Kappes Miller Management	Management Fee - April 2017	20171540	000101	\$1,899.40	\$1,899.40
5730-0000 Legal						
03472	1ACS - Association Collection Services, L	Monthly Acct Maint	20170136	000102	\$41.00	\$41.00
5740-0000 Insurance Premium						
03485	1AUW - Association Underwriters	DIC Finance Charge	20170196	000111	\$20.82	\$20.82
					Distribution Total	<u><u>\$30,646.27</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,250.73	
1310-0000	Maintenance Reserve	4,750.00	
5220-0000	General Repair & Maint.	2,105.42	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,760.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5490-0000	Insured/Uninsured Claims	2,120.55	
5510-0000	Electricity	299.55	
5520-0000	Water	4,449.90	
5530-0000	Sewer	3,976.20	
5540-0000	Garbage	1,831.69	
5560-0000	Metro Sewer	4,365.52	
5710-0000	Office Expenses	301.36	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	41.00	
5740-0000	Insurance Premium	20.82	
0110-0000	Checking		25,692.25
2405-0000	A/P Operations		4,954.02

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		<u>30,646.27</u>	<u>30,646.27</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 4/30/17
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>1CHAR: Charter Construction Inc.</u>										
03374	1/1/2017	164132-1	1/31/2017	50,119.76		0.00				41,339.82
				Construction Services					Yes Yes	No
		Other Payment(s)					000057	1/13/2017		15,000.00
		Other Payment(s)					000082	2/17/2017		17,559.88
		Other Payment(s)					000094	3/22/2017		8,779.94
	<i>Distribution(s)</i>	3511-0000	<i>Prior Year Income/Expense</i>					50,119.76		
<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		

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 4/30/17
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>
1DBKR: DayBreak Maintenance Res. (Continued....)										
03391	2/1/2017		2/28/2017	4,750.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	Distribution(s)	1310-0000	Reserve Transfer					4,750.00		
03392	3/1/2017		3/31/2017	4,750.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	Distribution(s)	1310-0000	Reserve Transfer					4,750.00		
03393	4/1/2017		4/30/2017	4,750.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	Distribution(s)	1310-0000	Reserve Transfer					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
	Distribution(s)	1310-0000	Maintenance Reserve					-32,997.08		
1KMM: Kappes Miller Management										
03490	4/20/2017	20171947	4/21/2017	49.02		0.00				0.00
				Copies/Envelopes					Yes No	No
	Distribution(s)	5710-0000	Office Expenses					49.02		

DayBreak at Issaquah Ridge Owners Association
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From Earliest to 4/30/17
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>
1FISP: Fishcher Plumbing										
03491	4/14/2017	S171687	5/14/2017	192.50		0.00				0.00
				G301 - Water leak					Yes No	No
<i>Distribution(s)</i>		5490-0000	<i>Insured/Uninsured Claims</i>					192.50		

Company Recap

Total Posted Invoices	56,238.02
Total Posted Payments	34,748.15
Total Posted Discounts Taken	0.00
Net Posted Payments	34,748.15
Open Posted AP	21,489.87
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	21,489.87
Total Invoice Amounts	56,238.02
Total Distributions	56,238.02
Difference	0.00