

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period Aug 01, 2014 to Aug 31, 2014

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE		\$26,774.64
Homeowner Assessments	18,928.31	
Prepaid Assessments	3,431.64	
Monthly Service Fee	401.00	
Delinquent Letter Fee	23.50	
Late Fee	25.00	
Legal Expense	25.00	
Transfer from Reserve Account	45,000.00	
	<u>Total Receipts</u>	<u>67,834.45</u>
Operating Expenses Paid	(69,836.09)	
Transfer to Maintenance Reserve	(6,630.40)	
Bank Charges	0.00	
	<u>Total Disbursements</u>	<u>(76,466.49)</u>
ENDING BALANCE		<u><u>\$18,142.60</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE		\$251,550.77
Transferred from Operating	6,630.40	
Transferred to Operating	(45,000.00)	
Interest	85.88	
	<u>Total Receipts</u>	<u>(38,283.72)</u>
Invoices Paid:		
None	0.00	
Bank Charges	0.00	
	<u>Total Disbursements</u>	<u>0.00</u>
ENDING BALANCE		<u><u>\$213,267.05</u></u>

Balance Sheet
As of August 31, 2014

ASSETS

Current Assets

Operating Accounts

Cash - Checking	18,142.60	
Assessments Receivable	23,388.01	
Prepaid Insurance	3,460.57	

Total Operating Accounts

44,991.18

Reserve Accounts

Maintenance Reserve	213,267.05	
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Total Reserve Accounts

213,267.05

Total Assets

258,258.23

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	9,039.24	
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Total Operating Liabilities

9,039.24

Reserve Liabilities

Accrued Expenses - RR	521.30	
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Total Reserve Liabilities

521.30

Homeowner Equity

Excess of Rev over Exp	5,127.27	
Retained Earnings	240,570.42	
Prior Year Income/Expense	3,000.00	

Total Homeowner Equity

248,697.69

Total Liability & Homeowners Equity

258,258.23

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending August 31, 2014

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	25,181	25,181	0	201,447	201,451	4
Transfer to Reserves	(6,630)	(6,630)	0	(53,043)	(53,043)	0
Late Fees/Fines	63	75	12	500	456	(44)
Other Income	0	0	0	0	2	2
Insurance Claim Reimbursement	0	(33,113)	(33,113)	0	(11,207)	(11,207)
Total Operating Revenue	18,614	(14,487)	(33,101)	148,904	137,659	(11,245)
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,013	0	1,013	8,102	7,883	219
Janitorial	675	838	(163)	5,400	6,012	(612)
Landscape Other	208	0	208	1,667	1,087	580
Landscape Contract	1,217	1,862	(645)	9,733	16,042	(6,309)
Window/Gutter Cleaning	250	0	250	2,000	0	2,000
Fire/Life/Safety Monitor.	833	735	98	6,667	8,665	(1,998)
Pest Control	42	462	(420)	333	462	(129)
Total Maintenance Exp.	4,238	3,897	341	33,902	40,151	(6,249)
Service/Utility Exp.						
Electricity	390	267	123	3,117	2,796	321
Water	1,201	9,839	(8,638)	9,611	16,713	(7,102)
Sewer	1,170	2,518	(1,348)	9,361	10,271	(910)
Garbage	1,558	1,590	(32)	12,467	12,762	(295)
Irrigation Water	750	0	750	6,000	3,004	2,996
Metro Sewer	2,403	3,805	(1,402)	19,223	19,188	35
Storm Drainage	833	0	833	6,667	5,959	708
Total Service/Utility Exp.	8,305	18,019	(9,714)	66,446	70,693	(4,247)
Administrative Exp.						
Office Expenses	250	522	(272)	2,000	3,203	(1,203)
Management Fee	1,745	1,806	(61)	13,957	14,449	(492)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending August 31, 2014

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>
Legal	208	1,996	(1,788)	1,667	3,134	(1,467)
Insurance Premium	3,187	1,208	1,979	25,497	24,451	1,046
Master Association Dues	155	0	155	1,237	1,889	(652)
Licenses & Permits	2	0	2	13	0	13
Audit / Tax Return	115	0	115	920	1,440	(520)
Reserve Study	242	0	242	1,933	0	1,933
Miscellaneous Expense	167	0	167	1,333	0	1,333
Total Administrative Exp.	6,071	5,532	539	48,557	48,566	(9)
Total Operating Expenses	18,614	27,448	(8,834)	148,905	159,410	(10,505)
Operating Gain(Loss)	0	(41,935)	(41,935)	(1)	(21,751)	(21,750)
Reserve Revenue						
Major Maintenance Assess	6,630	6,630	0	53,043	53,043	0
Interest Income - Reserve	228	86	(142)	1,820	626	(1,194)
Total Reserve Revenue	6,858	6,716	(142)	54,863	53,669	(1,194)
Reserve Expenses						
Major Maintenance Expense	0	7,500	(7,500)	0	26,792	(26,792)
Total Reserve Expenses	0	7,500	(7,500)	0	26,792	(26,792)
Reserve Gain(Loss)	6,858	(784)	(7,642)	54,863	26,877	(27,986)
Total Gain(Loss)	6,858	(42,719)	(49,577)	54,862	5,126	(49,736)

Date Range : 8/1/2014 To 8/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002833	08/01/2014	1KMM	Kappes Miller Management	02610	20144163	08/01/2014	1,806.15	0.00	1,806.15	1,806.15
002834	08/06/2014	1FARM	Farmers Insurance	02611	F001750410-001-00001	08/06/2014	2,252.13	0.00	2,252.13	2,252.13
002835	08/14/2014	1ACS	Association Collection Services, LLC	02615	20140881	08/13/2014	442.00	0.00	442.00	442.00
002836	08/14/2014	1ARMP	Law Offices of Patricia Army, LLC	02616	551	08/13/2014	50.00	0.00	50.00	50.00
002837	08/14/2014	1BUIM	Building Maintenance Services, Inc.	02631	1650	08/14/2014	837.68	0.00	837.68	837.68
002838	08/14/2014	1CLES	Recology CleanScapes	02628	1333360	08/13/2014	1,590.42	0.00	1,590.42	1,590.42
002839	08/14/2014	1DBKR	DayBreak Maintenance Res.	02459		08/01/2014	6,630.40	0.00	6,630.40	6,630.40
002840	08/14/2014	1HAIP	Hanis Irvine Prothero, PLLC	02617	62181	08/13/2014	795.00	0.00	795.00	795.00
002841	08/14/2014	1INNS	Innovative Systems Tech, Inc.	02618	10011	08/13/2014	735.00	0.00	735.00	735.00
002842	08/14/2014	1KIGA	Eloy & Kimberly Garcia	02612		08/12/2014	7.60	0.00	7.60	
				02613		08/12/2014	256.85	0.00	256.85	
				02614		08/12/2014	256.85	0.00	256.85	
				Total for Check Number 002842			521.30	0.00	521.30	521.30
002843	08/14/2014	1KINC	King County Treasury Division	02620	65564	08/13/2014	483.84	0.00	483.84	483.84
002844	08/14/2014	1KMM	Kappes Miller Management	02619	20144253	08/13/2014	101.50	0.00	101.50	101.50
002845	08/14/2014	1PSE	Puget Sound Energy	02621	200015165760	08/13/2014	20.89	0.00	20.89	
				02622	200015165992	08/13/2014	20.47	0.00	20.47	
				02623	200015165570	08/13/2014	45.17	0.00	45.17	
				02624	200015166818	08/13/2014	36.60	0.00	36.60	
				02625	200015166396	08/13/2014	77.93	0.00	77.93	
				02626	200015166594	08/13/2014	45.49	0.00	45.49	
				02627	200015166180	08/13/2014	20.79	0.00	20.79	
				Total for Check Number 002845			267.34	0.00	267.34	267.34
002846	08/14/2014	1SPLY	ServPro of Lynnwood	02629	4127418	08/13/2014	6,124.07	0.00	6,124.07	
				02630	4127417	08/13/2014	6,516.26	0.00	6,516.26	
				Total for Check Number 002846			12,640.33	0.00	12,640.33	12,640.33
002847	08/18/2014	1RWAN	RW Anderson Services	02632	6724	08/18/2014	13,000.00	0.00	13,000.00	13,000.00
002848	08/29/2014	1ACS	Association Collection Services, LLC	02633	20140973	08/26/2014	35.00	0.00	35.00	35.00
002849	08/29/2014	1EATI	Earth Tech Industries, LLC	02634	21110311	08/26/2014	1,861.50	0.00	1,861.50	1,861.50
002850	08/29/2014	1KMAF	Kappes Miller Association Funding & Mortgage Group	02640	20140013	08/26/2014	800.00	0.00	800.00	800.00
002851	08/29/2014	1KMM	Kappes Miller Management	02635	20144408	08/26/2014	10.59	0.00	10.59	
				02636	20144476	08/26/2014	87.98	0.00	87.98	
				02637	20144482	08/26/2014	108.88	0.00	108.88	
				02638	20144511	08/26/2014	176.67	0.00	176.67	
				02639	20144593	08/26/2014	120.56	0.00	120.56	
				Total for Check Number 002851			504.68	0.00	504.68	504.68
002852	08/29/2014	1SAMM	Sammamish Plateau	02641	6/11-8/13 8 inv	08/26/2014	15,677.61	0.00	15,677.61	15,677.61
002853	08/29/2014	1SPLY	ServPro of Lynnwood	02642	D-203	08/26/2014	7,473.07	0.00	7,473.07	7,473.07
002854	08/29/2014	1TCQS	TC Quality Services, Inc	02644	14-5008CM	08/28/2014	7,500.00	0.00	7,500.00	7,500.00
002855	08/29/2014	1WILL	Willards Pest Control	02643	119108	08/26/2014	461.54	0.00	461.54	461.54

**DayBreak at Issaquah Ridge Owners Association
AP Check Register**

Date Range : 8/1/2014 To 8/31/2014 For Cash Account 1

<u>Check</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Vendor Name</u>	<u>Vch #</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Gross Amount</u>	<u>Discount</u>	<u>Net Amount</u>	<u>Check Amount</u>
Cash Account 1 Totals							<u>76,466.49</u>	<u>0.00</u>	<u>76,466.49</u>	<u>76,466.49</u>
Property/Company Totals for		DayBreak at Issaquah Ridge Owners Assoc					<u>76,466.49</u>	<u>0.00</u>	<u>76,466.49</u>	<u>76,466.49</u>

<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						
02611	1FARM - Farmers Insurance	Insurance	F001750410-001-000C	002834	\$2,252.13	\$2,252.13
1310-0000 Maintenance Reserve						
02459	1DBKR - DayBreak Maintenance Res.	reserve transfer		002839	\$6,630.40	\$6,630.40
2403-0000 Prepaid Assessments						
02614	1KIGA - Eloy & Kimberly Garcia	Open Credit Refund		002842	256.85	
02612	1KIGA - Eloy & Kimberly Garcia	Open Credit Refund			7.60	
02613	1KIGA - Eloy & Kimberly Garcia	Open Credit Refund		002842	\$256.85	\$521.30
4690-0000 Insurance Claim Reimbursement						
02629	1SPLY - ServPro of Lynnwood	Water Damage D102	4127418	002846	6,124.07	
02630	1SPLY - ServPro of Lynnwood	Water Damage D202	4127417	002846	6,516.26	
02632	1RWAN - RW Anderson Services	Water Loss d102,d202,d302	6724	002847	13,000.00	
02642	1SPLY - ServPro of Lynnwood	Water Damage D-203	D-203	002853	\$7,473.07	\$33,113.40
5220-0000 General Repair & Maint.						
02644	1TCQS - TC Quality Services, Inc	Down Payment Cleaning Project	14-5008CM	002854	7,500.00	
02646	1TCQS - TC Quality Services, Inc	Down Payment Cleaning Project	119108		(\$7,500.00)	\$0.00
5240-0000 Janitorial						
02631	1BUIM - Building Maintenance Services, Ii	Monthly Janitorial	1650	002837	\$837.68	\$837.68
5320-0000 Landscape Contract						
02634	1EATI - Earth Tech Industries, LLC	landscaping	21110311	002849	\$1,861.50	\$1,861.50
5360-0000 Fire/Life/Safety Monitor.						
02618	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10011	002841	\$735.00	\$735.00
5420-0000 Pest Control						
02643	1WILL - Willards Pest Control	8/11 Pest Control	119108	002855	\$461.54	\$461.54
5510-0000 Electricity						
02621	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015165760	002845	20.89	
02622	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015165992	002845	20.47	
02623	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015165570	002845	45.17	
02624	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015166818	002845	36.60	

<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>
02625	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015166396	002845	77.93	
02626	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015166594	002845	45.49	
02627	1PSE - Puget Sound Energy	Electricity 7/8-8/5	200015166180	002845	\$20.79	\$267.34
5520-0000 Water						
02641	1SAMM - Sammamish Plateau	6/11-8/13 (8) inv	6/11-8/13 8 inv	002852	\$9,838.79	\$9,838.79
5530-0000 Sewer						
02641	1SAMM - Sammamish Plateau	6/11-8/13 (8) inv	6/11-8/13 8 inv	002852	\$2,517.83	\$2,517.83
5540-0000 Garbage						
02628	1CLES - Recology CleanScapes	7/1-7/31	1333360	002838	\$1,590.42	\$1,590.42
5560-0000 Metro Sewer						
02620	1KINC - King County Treasury Division	2/1-7/31	65564	002843	483.84	
02641	1SAMM - Sammamish Plateau	6/11-8/13 (8) inv	6/11-8/13 8 inv	002852	\$3,320.99	\$3,804.83
5710-0000 Office Expenses						
02619	1KMM - Kappes Miller Management	Archive Box Storage	20144253	002844	101.50	
02635	1KMM - Kappes Miller Management	Bank Analysis Charge 7/1-7/31	20144408	002851	10.59	
02636	1KMM - Kappes Miller Management	Community Mailing	20144476	002851	87.98	
02637	1KMM - Kappes Miller Management	Community Mailing - Pressure Wash Notice	20144482	002851	108.88	
02638	1KMM - Kappes Miller Management	Copies & Envelopes	20144511	002851	176.67	
02639	1KMM - Kappes Miller Management	Postage	20144593	002851	\$120.56	\$606.18
5711-0000 Management Fee						
02610	1KMM - Kappes Miller Management	Management Fee - August 2014	20144163	002833	\$1,806.15	\$1,806.15
5730-0000 Legal						
02615	1ACS - Association Collection Services, I	C203	20140881	002835	442.00	
02616	1ARMP - Law Offices of Patricia Army, LL	C-203	551	002836	50.00	
02617	1HAIP - Hanis Irvine Prothero, PLLC	General Matters	62181	002840	795.00	
02633	1ACS - Association Collection Services, I	C203	20140973	002848	35.00	
02640	1KMAF - Kappes Miller Association Fundii	FHA Approval	20140013	002850	\$800.00	\$2,122.00
7110-0000 Major Maintenance Expense						
02646	1TCQS - TC Quality Services, Inc	Down Payment Cleaning Project	119108		\$7,500.00	\$7,500.00

<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>\$76,466.49</u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	2,252.13	
1310-0000	Maintenance Reserve	6,630.40	
2403-0000	Prepaid Assessments	521.30	
4690-0000	Insurance Claim Reimbursement	33,113.40	
5240-0000	Janitorial	837.68	
5320-0000	Landscape Contract	1,861.50	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	461.54	
5510-0000	Electricity	267.34	
5520-0000	Water	9,838.79	
5530-0000	Sewer	2,517.83	
5540-0000	Garbage	1,590.42	
5560-0000	Metro Sewer	3,804.83	
5710-0000	Office Expenses	606.18	
5711-0000	Management Fee	1,806.15	
5730-0000	Legal	2,122.00	
7110-0000	Major Maintenance Expense	7,500.00	
0110-0000	Checking		76,466.49
		<u>76,466.49</u>	<u>76,466.49</u>