

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

OPERATING ACCOUNT - FOUNDATION BANK

| | | | |
|-------------------|---------------------------------|--------------------|--------------------------|
| BEGINNING BALANCE | | | \$8,183.12 |
| | Homeowner Assessments | 18,802.33 | |
| | Prepaid Assessments | 3,634.09 | |
| | AUW Reimbursement | 1,146.66 | |
| | Total Receipts | <u>23,583.08</u> | |
| | Operating Expenses Paid | (22,999.70) | |
| | Transfer to Maintenance Reserve | 0.00 | |
| | Bank Charges | 0.00 | |
| | Total Disbursements | <u>(22,999.70)</u> | |
| ENDING BALANCE | | | <u><u>\$8,766.50</u></u> |

MAINTENANCE RESERVE - FOUNDATION BANK

| | | | |
|-------------------|-------------------------------------|--------------|----------------------------|
| BEGINNING BALANCE | | | \$200,640.00 |
| | Transferred from Operating Interest | 0.00 | |
| | | 63.30 | |
| | Total Receipts | <u>63.30</u> | |
| | Invoices Paid: | | |
| | None | 0.00 | |
| | Total Disbursements | <u>0.00</u> | |
| ENDING BALANCE | | | <u><u>\$200,703.30</u></u> |

DayBreak at Issaquah Ridge Owners Association

Balance Sheet As of December 31, 2014

ACCOUNTING
DEPARTMENT

ASSETS

| | | |
|---------------------------------|------------|-------------------|
| Current Assets | | |
| Operating Accounts | | |
| Cash - Checking | 8,766.50 | |
| Assessments Receivable | 23,396.29 | |
| Prepaid Insurance | 10,874.00 | |
| Total Operating Accounts | | 43,036.79 |
| Reserve Accounts | | |
| Maintenance Reserve | 200,703.30 | |
| A/R due from Operations | 13,260.80 | |
| Total Reserve Accounts | | 213,964.10 |
| Total Assets | | 257,000.89 |

LIABILITY & HOMEOWNERS EQUITY

| | | |
|--|------------|-------------------|
| Operating Liabilities | | |
| Prepaid Assessments | 9,395.21 | |
| Accounts Payable | 13,260.80 | |
| Total Operating Liabilities | | 22,656.01 |
| Reserve Liabilities | | |
| Accrued Expenses - RR | 102.74 | |
| Total Reserve Liabilities | | 102.74 |
| Homeowner Equity | | |
| Excess of Rev over Exp | (9,328.28) | |
| Retained Earnings | 240,570.42 | |
| Prior Year Income/Expense | 3,000.00 | |
| Total Homeowner Equity | | 234,242.14 |
| Total Liability & Homeowners Equity | | 257,000.89 |

DayBreak at Issaquah Ridge Owners Association
Income and Expense Statement
January 1, 2014 Through December 31, 2014
For the Month Ending December 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 | 302,171 | 302,174 | 3 |
| Transfer to Reserves | (6,630) | (6,630) | 0 | (79,565) | (79,565) | 0 |
| Late Fees/Fines | 63 | 50 | (13) | 750 | 641 | (109) |
| Other Income | 0 | 0 | 0 | 0 | 2 | 2 |
| Insurance Claim Reimbursement | 0 | 0 | 0 | 0 | (33,877) | (33,877) |
| Total Operating Revenue | 18,614 | 18,601 | (13) | 223,356 | 189,375 | (33,981) |
| Operating Expenses | | | | | | |
| Maintenance Exp. | | | | | | |
| General Repair & Maint. | 1,013 | 0 | 1,013 | 12,153 | 9,933 | 2,220 |
| Janitorial | 675 | 739 | (64) | 8,100 | 9,187 | (1,087) |
| Landscape Other | 208 | 0 | 208 | 2,500 | 4,142 | (1,642) |
| Landscape Contract | 1,217 | 1,862 | (645) | 14,600 | 21,626 | (7,026) |
| Window/Gutter Cleaning | 250 | 0 | 250 | 3,000 | 0 | 3,000 |
| Fire/Life/Safety Monitor. | 833 | 735 | 98 | 10,000 | 11,605 | (1,605) |
| Pest Control | 42 | 144 | (102) | 500 | 1,443 | (943) |
| Total Maintenance Exp. | 4,238 | 3,480 | 758 | 50,853 | 57,936 | (7,083) |
| Service/Utility Exp. | | | | | | |
| Electricity | 390 | 385 | 5 | 4,675 | 4,122 | 553 |
| Water | 1,201 | (10,717) | 11,918 | 14,416 | 14,171 | 245 |
| Sewer | 1,170 | 2,211 | (1,041) | 14,042 | 15,035 | (993) |
| Garbage | 1,558 | 1,590 | (32) | 18,700 | 23,380 | (4,680) |
| Irrigation Water | 750 | 13,007 | (12,257) | 9,000 | 16,011 | (7,011) |
| Metro Sewer | 2,403 | 5,471 | (3,068) | 28,834 | 24,658 | 4,176 |
| Storm Drainage | 833 | 0 | 833 | 10,000 | 8,939 | 1,061 |
| Total Service/Utility Exp. | 8,305 | 11,947 | (3,642) | 99,667 | 106,316 | (6,649) |
| Administrative Exp. | | | | | | |
| Office Expenses | 250 | 973 | (723) | 3,000 | 5,056 | (2,056) |
| Management Fee | 1,745 | 1,844 | (99) | 20,936 | 21,788 | (852) |
| Legal | 208 | 438 | (230) | 2,500 | 5,770 | (3,270) |
| Insurance Premium | 3,187 | 3,455 | (268) | 38,245 | 38,268 | (23) |

DayBreak at Issaquah Ridge Owners Association
Income and Expense Statement
January 1, 2014 Through December 31, 2014
For the Month Ending December 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> |
|----------------------------------|-----------------------|-----------------------|-------------------------|-------------------|-------------------|---------------------|
| Master Association Dues | 155 | 1,946 | (1,791) | 1,855 | 3,836 | (1,981) |
| Licenses & Permits | 2 | 0 | 2 | 20 | 0 | 20 |
| Audit / Tax Return | 115 | 0 | 115 | 1,380 | 1,440 | (60) |
| Reserve Study | 242 | 0 | 242 | 2,900 | 0 | 2,900 |
| Miscellaneous Expense | 167 | 0 | 167 | 2,000 | 0 | 2,000 |
| Total Administrative Exp. | 6,071 | 8,656 | (2,585) | 72,836 | 76,158 | (3,322) |
| Total Operating Expenses | 18,614 | 24,083 | (5,469) | 223,356 | 240,410 | (17,054) |
| Operating Gain(Loss) | 0 | (5,482) | (5,482) | 0 | (51,035) | (51,035) |
| Reserve Revenue | | | | | | |
| Major Maintenance Assess | 6,630 | 6,630 | 0 | 79,565 | 79,565 | 0 |
| Interest Income - Reserve | 228 | 63 | (165) | 2,730 | 904 | (1,826) |
| Total Reserve Revenue | 6,858 | 6,693 | (165) | 82,295 | 80,469 | (1,826) |
| Reserve Expenses | | | | | | |
| Major Maintenance Expense | 0 | 0 | 0 | 0 | 38,764 | (38,764) |
| Total Reserve Expenses | 0 | 0 | 0 | 0 | 38,764 | (38,764) |
| Reserve Gain(Loss) | 6,858 | 6,693 | (165) | 82,295 | 41,705 | (40,590) |
| Total Gain(Loss) | 6,858 | 1,211 | (5,647) | 82,295 | (9,330) | (91,625) |

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

**ACCOUNTING
DEPARTMENT**

Date Range : 12/1/2014 To 12/31/2014 For Cash Account 1

| Check | Check Date | Vendor | Vendor Name | Vch # | Invoice Number | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|--|------------|--------|--------------------------------------|-------|---------------------|--------------|------------------|-------------|------------------|------------------|
| 002912 | 12/01/2014 | 1KMM | Kappes Miller Management | 02723 | 20146223 | 12/01/2014 | 1,844.08 | 0.00 | 1,844.08 | 1,844.08 |
| 002913 | 12/12/2014 | 1ACS | Association Collection Services, LLC | 02724 | 20141393 | 12/12/2014 | 41.00 | 0.00 | 41.00 | 41.00 |
| 002914 | 12/12/2014 | 1ARMP | Law Offices of Patricia Army, LLC | 02725 | 985 | 12/12/2014 | 37.50 | 0.00 | 37.50 | 37.50 |
| 002915 | 12/12/2014 | 1EATI | Earth Tech Industries, LLC | 02726 | 21110666 | 12/12/2014 | 1,861.50 | 0.00 | 1,861.50 | 1,861.50 |
| 002916 | 12/12/2014 | 1FARM | Farmers Insurance | 02727 | 601052256 | 12/12/2014 | 2,247.13 | 0.00 | 2,247.13 | 2,247.13 |
| 002917 | 12/12/2014 | 1HAIP | Hanis Irvine Prothero, PLLC | 02728 | 67273 | 12/12/2014 | 400.00 | 0.00 | 400.00 | 400.00 |
| 002918 | 12/12/2014 | 1INNS | Innovative Systems Tech, Inc. | 02729 | 10533 | 12/12/2014 | 735.00 | 0.00 | 735.00 | 735.00 |
| 002919 | 12/12/2014 | 1KINC | King County Treasury Division | 02732 | 1742024 | 12/12/2014 | 483.84 | 0.00 | 483.84 | |
| | | | | 02733 | 1741994 | 12/12/2014 | 725.76 | 0.00 | 725.76 | |
| | | | | 02734 | 1742054 | 12/12/2014 | 483.84 | 0.00 | 483.84 | |
| Total for Check Number 002919 | | | | | | | 1,693.44 | 0.00 | 1,693.44 | 1,693.44 |
| 002920 | 12/12/2014 | 1KMM | Kappes Miller Management | 02730 | 20146337 | 12/12/2014 | 120.53 | 0.00 | 120.53 | |
| | | | | 02731 | 20146301 | 12/12/2014 | 139.67 | 0.00 | 139.67 | |
| Total for Check Number 002920 | | | | | | | 260.20 | 0.00 | 260.20 | 260.20 |
| 002921 | 12/12/2014 | 1PSE | Puget Sound Energy | 02735 | 11/5-12/5 (7 inv) | 12/12/2014 | 384.90 | 0.00 | 384.90 | 384.90 |
| 002922 | 12/12/2014 | 1RECC | Recology Cleanscapes | 02736 | 1419891 | 12/12/2014 | 1,590.42 | 0.00 | 1,590.42 | 1,590.42 |
| 002923 | 12/30/2014 | 1BUIM | Building Maintenance Services, Inc. | 02738 | 1730 | 12/22/2014 | 739.13 | 0.00 | 739.13 | 739.13 |
| 002924 | 12/30/2014 | 1ISSA | Issaquah South Ridge OA | 02737 | 1207307 | 12/22/2014 | 1,946.24 | 0.00 | 1,946.24 | 1,946.24 |
| 002925 | 12/30/2014 | 1KMM | Kappes Miller Management | 02739 | 20146722 | 12/22/2014 | 119.38 | 0.00 | 119.38 | |
| | | | | 02740 | 20146648 | 12/22/2014 | 458.77 | 0.00 | 458.77 | |
| | | | | 02741 | 20146563 | 12/22/2014 | 178.85 | 0.00 | 178.85 | |
| | | | | 02742 | 20146473 | 12/22/2014 | 40.32 | 0.00 | 40.32 | |
| Total for Check Number 002925 | | | | | | | 797.32 | 0.00 | 797.32 | 797.32 |
| 002926 | 12/30/2014 | 1SAMM | Sammamish Plateau | 02743 | 10/14-12/10 (8 inv) | 12/22/2014 | 8,277.85 | 0.00 | 8,277.85 | 8,277.85 |
| 002927 | 12/30/2014 | 1WILL | Willards Pest Control | 02744 | 126503 | 12/22/2014 | 143.99 | 0.00 | 143.99 | 143.99 |
| Cash Account 1 Totals | | | | | | | 22,999.70 | 0.00 | 22,999.70 | 22,999.70 |
| Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc | | | | | | | 22,999.70 | 0.00 | 22,999.70 | 22,999.70 |

DayBreak at Issaquah Ridge Owners Association
AP Expense Distribution
For Cash Account : All
From 12/1/2014 To 12/31/2014

ACCOUNTING
DEPARTMENT

| <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 | | | | | | |
| 02463 | 1DBKR - DayBreak Maintenance Res. | reserve transfer | | | \$6,630.40 | \$6,630.40 |
| 4690-0000 Insurance Claim Reimbursement | | | | | | |
| 02745 | 1RWAN - RW Anderson Services | B103 | 7353 | | \$6,220.67 | \$6,220.67 |
| 5240-0000 Janitorial | | | | | | |
| 02738 | 1BUIM - Building Maintenance Services, I | 12/14 Janitorial | 1730 | 002923 | \$739.13 | \$739.13 |
| 5320-0000 Landscape Contract | | | | | | |
| 02726 | 1EATI - Earth Tech Industries, LLC | Monthly Maint | 21110666 | 002915 | \$1,861.50 | \$1,861.50 |
| 5360-0000 Fire/Life/Safety Monitor. | | | | | | |
| 02729 | 1INNS - Innovative Systems Tech, Inc. | Fire Alarm Monitoring | 10533 | 002918 | \$735.00 | \$735.00 |
| 5420-0000 Pest Control | | | | | | |
| 02744 | 1WILL - Willards Pest Control | 12/11 Pest Control | 126503 | 002927 | \$143.99 | \$143.99 |
| 5510-0000 Electricity | | | | | | |
| 02735 | 1PSE - Puget Sound Energy | Electricity 11/5-12/5 (7 inv) | 11/5-12/5 (7 inv) | 002921 | \$384.90 | \$384.90 |
| 5520-0000 Water | | | | | | |
| 02743 | 1SAMM - Sammamish Plateau | utilities 10/14-12/10 (8 inv) | 10/14-12/10 (8 inv) | 002926 | \$2,289.71 | \$2,289.71 |
| 5530-0000 Sewer | | | | | | |
| 02743 | 1SAMM - Sammamish Plateau | utilities 10/14-12/10 (8 inv) | 10/14-12/10 (8 inv) | 002926 | \$2,210.88 | \$2,210.88 |
| 5540-0000 Garbage | | | | | | |
| 02736 | 1RECC - Recology Cleanscapes | Garbage | 1419891 | 002922 | \$1,590.42 | \$1,590.42 |
| 5560-0000 Metro Sewer | | | | | | |
| 02732 | 1KINC - King County Treasury Division | 6/1-11/30 sewage treatment capacity charge | 1742024 | 002919 | 483.84 | |
| 02733 | 1KINC - King County Treasury Division | 6/1-11/30 sewage treatment capacity charge | 1741994 | 002919 | 725.76 | |
| 02734 | 1KINC - King County Treasury Division | 6/1-11/30 sewage treatment capacity charge | 1742054 | 002919 | 483.84 | |
| 02743 | 1SAMM - Sammamish Plateau | utilities 10/14-12/10 (8 inv) | 10/14-12/10 (8 inv) | 002926 | \$3,777.26 | \$5,470.70 |
| 5710-0000 Office Expenses | | | | | | |
| 02730 | 1KMM - Kappes Miller Management | Archive Box Storage | 20146337 | 002920 | 120.53 | |
| 02731 | 1KMM - Kappes Miller Management | Community Mailing - Spec Meeting/Amend Chz | 20146301 | 002920 | 139.67 | |
| 02739 | 1KMM - Kappes Miller Management | Comm Mailing - 2015 Annual Meeting | 20146722 | 002925 | 119.38 | |

DayBreak at Issaquah Ridge Owners Association
AP Expense Distribution
For Cash Account : All
From 12/1/2014 To 12/31/2014

**ACCOUNTING
DEPARTMENT**

| <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> |
|--|---|--------------------------------|--------------------|------------------|---------------------------|---------------------------|
| 02740 | 1KMM - Kappes Miller Management | Copies & Envelopes | 20146648 | 002925 | 458.77 | |
| 02741 | 1KMM - Kappes Miller Management | Postage | 20146563 | 002925 | 178.85 | |
| 02742 | 1KMM - Kappes Miller Management | 11/14 Bank Analysis Charge | 20146473 | 002925 | \$40.32 | \$1,057.52 |
| 5711-0000 Management Fee | | | | | | |
| 02723 | 1KMM - Kappes Miller Management | Management Fee - December 2014 | 20146223 | 002912 | \$1,844.08 | \$1,844.08 |
| 5730-0000 Legal | | | | | | |
| 02724 | 1ACS - Association Collection Services, I | Monthly Account Maint Fee | 20141393 | 002913 | 41.00 | |
| 02725 | 1ARMP - Law Offices of Patricia Army, LL | General | 985 | 002914 | 37.50 | |
| 02728 | 1HAIP - Hanis Irvine Prothero, PLLC | legal | 67273 | 002917 | \$400.00 | \$478.50 |
| 5740-0000 Insurance Premium | | | | | | |
| 02727 | 1FARM - Farmers Insurance | insurance | 601052256 | 002916 | \$2,247.13 | \$2,247.13 |
| 5750-0000 Master Association Dues | | | | | | |
| 02737 | 1ISSA - Issaquah South Ridge OA | Annual Assessment | 1207307 | 002924 | \$1,946.24 | \$1,946.24 |
| | | | | | Distribution Total | <u><u>\$35,850.77</u></u> |

Account Summary

| <u>Account</u> | <u>Account Description</u> | <u>Debit</u> | <u>Credit</u> |
|----------------|-------------------------------|--------------|---------------|
| 1310-0000 | Maintenance Reserve | 6,630.40 | |
| 4690-0000 | Insurance Claim Reimbursement | 6,220.67 | |
| 5240-0000 | Janitorial | 739.13 | |
| 5320-0000 | Landscape Contract | 1,861.50 | |
| 5360-0000 | Fire/Life/Safety Monitor. | 735.00 | |
| 5420-0000 | Pest Control | 143.99 | |
| 5510-0000 | Electricity | 384.90 | |
| 5520-0000 | Water | 2,289.71 | |
| 5530-0000 | Sewer | 2,210.88 | |
| 5540-0000 | Garbage | 1,590.42 | |
| 5560-0000 | Metro Sewer | 5,470.70 | |
| 5710-0000 | Office Expenses | 1,057.52 | |
| 5711-0000 | Management Fee | 1,844.08 | |
| 5730-0000 | Legal | 478.50 | |
| 5740-0000 | Insurance Premium | 2,247.13 | |
| 5750-0000 | Master Association Dues | 1,946.24 | |



DayBreak at Issaquah Ridge Owners Association
AP Expense Distribution
For Cash Account : All
From 12/1/2014 To 12/31/2014

**ACCOUNTING
DEPARTMENT**

| <u>Account</u> | <u>Account Description</u> | <u>Debit</u> | <u>Credit</u> |
|----------------|----------------------------|------------------|------------------|
| 0110-0000 | Checking | | 22,999.70 |
| 2405-0000 | A/P Operations | | 12,851.07 |
| | | <u>35,850.77</u> | <u>35,850.77</u> |



DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 12/31/14
AP Voucher Report

**ACCOUNTING
DEPARTMENT**

| <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 |
| | Distribution(s) | 1310-0000 | reserve transfer | | | | 6,630.40 | | | |
| 02463 | 12/1/2014 | | 12/31/2014 | 6,630.40 | | 0.00 | | | | 0.00 |
| | | | | reserve transfer | | | | | No Yes | Recurred |
| | Distribution(s) | 1310-0000 | reserve transfer | | | | 6,630.40 | | | |
| | Vendor Open Amount | | | <u>13,260.80</u> | | | | | | |

Company Recap

| | |
|--------------------------------|-----------|
| Total Posted Invoices | 6,630.40 |
| Total Posted Payments | 0.00 |
| Total Posted Discounts Taken | 0.00 |
| Net Posted Payments | 0.00 |
| Open Posted AP | 6,630.40 |
| | |
| New Unposted Invoices | 6,630.40 |
| Total Unposted Payments | 0.00 |
| Total Unposted Discounts Taken | 0.00 |
| Net Unposted Payments | 0.00 |
| Open Unposted AP | 6,630.40 |
| | |
| Total Open AP | 13,260.80 |
| | |
| Total Invoice Amounts | 13,260.80 |
| Total Distributions | 13,260.80 |
| Difference | 0.00 |