

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period December 1, 2016 to December 31, 2016

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE		\$15,671.83
Homeowner Assessments	28,489.53	
Prepaid Assessments	705.31	
KMM Handling Fee	280.50	
Monthly Service Fee	62.00	
Late Fee	125.00	
Delinquent Letter Fee	47.00	
Certified Letter Fee	75.00	
Moving Fee	400.00	
Insurance Deductible	4,907.74	
Maintenance Reimbursement	347.10	
	<u>Total Receipts</u>	<u>35,439.18</u>
Operating Expenses Paid	(20,634.20)	
Transfer to Maintenance Reserve		
	<u>Total Disbursements</u>	<u>(20,634.20)</u>
ENDING BALANCE		<u><u>\$30,476.81</u></u>

MAINTENANCE RESERVE - PACIFIC CONTINENTAL

BEGINNING BALANCE		\$71,135.16
Reserve Transfer	6,583.33	
Interest	37.29	
	<u>Total Receipts</u>	<u>6,620.62</u>
Expenses:		
	<u>(4,842.10)</u>	
	<u>Total Disbursements</u>	<u>(4,842.10)</u>
ENDING BALANCE		<u><u>\$72,913.68</u></u>

Balance Sheet

As of December 31, 2016

ASSETS

Current Assets

Operating Accounts

Operating - Puget Sound Bank	30,476.81
Assessments Receivable	23,858.88
Prepaid Insurance	20,619.58
Prepaid Expenses	4,920.00

Total Operating Accounts

79,875.27

Reserve Accounts

Maintenance Reserve	72,913.68
A/R due from Operations	46,163.74

Total Reserve Accounts

119,077.42

Total Assets

198,952.69

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	8,014.23
Accounts Payable	54,281.57

Total Operating Liabilities

62,295.80

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	(47,056.89)
Retained Earnings	171,714.55
Prior Year Income/Expense	7,955.30

Total Homeowner Equity

132,612.96

Total Liability & Homeowners Equity

198,952.69

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending December 31, 2016

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	27,992	27,991	(1)	335,899	335,898	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(79,000)	(79,000)	0
Late Fees/Fines	0	50	50	0	750	750
Other Income	0	400	400	0	2,800	2,800
Insurance Claim Reimbursement	0	0	0	0	5,000	5,000
Total Operating Revenue	21,409	21,858	449	256,899	265,448	8,549
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	2,744	(1,911)	10,000	62,015	(52,015)
Janitorial	758	739	19	9,100	9,396	(296)
Landscape Other	42	110	(68)	500	3,012	(2,512)
Landscape Contract	1,600	0	1,600	19,200	19,436	(236)
Window/Gutter Cleaning	233	0	233	2,800	0	2,800
Fire/Life/Safety Monitor.	833	0	833	10,000	10,747	(747)
Dryer Vent Cleaning	167	221	(54)	2,000	221	1,779
Pest Control	50	320	(270)	600	1,935	(1,335)
Insurance Claim Repairs	0	0	0	0	(33,355)	33,355
Total Maintenance Exp.	4,516	4,134	382	54,200	73,407	(19,207)
Service/Utility Exp.						
Electricity	367	381	(14)	4,400	4,141	259
Water	1,167	0	1,167	14,000	16,157	(2,157)
Sewer	1,250	0	1,250	15,000	19,348	(4,348)
Garbage	2,083	1,660	423	25,000	20,029	4,971
Irrigation Water	950	0	950	11,400	18,153	(6,753)
Metro Sewer	2,292	0	2,292	27,500	16,095	11,405
Storm Drainage	783	0	783	9,400	7,745	1,655
Total Service/Utility Exp.	8,892	2,041	6,851	106,700	101,668	5,032
Administrative Exp.						
Office Expenses	333	711	(378)	4,000	4,941	(941)
Management Fee	1,916	1,939	(23)	22,994	22,912	82
Legal	333	0	333	4,000	1,496	2,504
Insurance Premium	4,943	4,493	450	59,315	56,880	2,435

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending December 31, 2016

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	208	0	208	2,500	1,946	554
Licenses & Permits	1	0	1	10	10	0
Bad Debt Expense	0	92	(92)	0	92	(92)
Audit / Tax Return	140	0	140	1,680	1,680	0
Reserve Study	125	0	125	1,500	0	1,500
Total Administrative Exp.	7,999	7,235	764	95,999	89,957	6,042
Total Operating Expenses	21,407	13,410	7,997	256,899	265,032	(8,133)
Operating Gain(Loss)	2	8,448	8,446	0	416	416
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	79,000	79,000	0
Interest Income - Reserve	83	37	(46)	1,000	499	(501)
Total Reserve Revenue	6,666	6,620	(46)	80,000	79,499	(501)
Reserve Expenses						
Major Maintenance Expense	6,250	4,842	1,408	75,000	126,972	(51,972)
Total Reserve Expenses	6,250	4,842	1,408	75,000	126,972	(51,972)
Reserve Gain(Loss)	416	1,778	1,362	5,000	(47,473)	(52,473)
Total Gain(Loss)	418	10,226	9,808	5,000	(47,057)	(52,057)

Date Range : 12/1/2016 To 12/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000037	12/01/2016	1KMM	Kappes Miller Management	03333	20165519	12/01/2016	1,939.29	0.00	1,939.29	1,939.29
000038	12/08/2016	1NYCE	Nyce Gardens	03346	15741	12/07/2016	109.50	0.00	109.50	109.50
000039	12/15/2016	1AUW	Association Underwriters	03354	20160592	12/08/2016	3,409.34	0.00	3,409.34	3,409.34
000040	12/15/2016	1BUIM	Building Maintenance Services, Inc.	03347	BMS-2334	12/10/2016	739.13	0.00	739.13	739.13
000041	12/15/2016	1ISSA	Issaquah South Ridge OA	03351	1016000101	12/01/2016	2,460.00	0.00	2,460.00	2,460.00
000042	12/15/2016	1KMM	Kappes Miller Management	03353	20165697	12/08/2016	118.77	0.00	118.77	118.77
000043	12/15/2016	1RECC	Recology Cleanscapes	03355	2044400	11/30/2016	1,660.15	0.00	1,660.15	1,660.15
000044	12/15/2016	1SOAM	Amy Soto	03352	120816	12/08/2016	6.50	0.00	6.50	6.50
000045	12/15/2016	1TQUA	TC Quality Solutions	03350	16-1345	12/02/2016	2,737.50	0.00	2,737.50	2,737.50
000046	12/15/2016	1WASW	Washington Water Damage &	03348	3346W	11/30/2016	1,558.47	0.00	1,558.47	
				03349	3370W	12/05/2016	1,605.81	0.00	1,605.81	
Total for Check Number 000046							3,164.28	0.00	3,164.28	3,164.28
000047	12/29/2016	1AUW	Association Underwriters	03356	20160648	12/29/2016	62.47	0.00	62.47	
				03357	20160631	12/29/2016	85.15	0.00	85.15	
Total for Check Number 000047							147.62	0.00	147.62	147.62
000048	12/29/2016	1ISSA	Issaquah South Ridge OA	03358	1016000101	12/29/2016	2,460.00	0.00	2,460.00	2,460.00
000049	12/29/2016	1KMM	Kappes Miller Management	03359	20166001	12/29/2016	291.27	0.00	291.27	
				03360	20165917	12/20/2016	280.50	0.00	280.50	
				03361	20165927	12/20/2016	128.08	0.00	128.08	
				03362	20165842	12/20/2016	66.70	0.00	66.70	
				03363	20165809	12/20/2016	88.77	0.00	88.77	
				03364	20165777	12/29/2016	64.75	0.00	64.75	
Total for Check Number 000049							920.07	0.00	920.07	920.07
000050	12/29/2016	1PSE	Puget Sound Energy	03365	11/3 - 12/5	12/29/2016	380.92	0.00	380.92	380.92
000051	12/29/2016	1VENM	Vent Masters, LLC	03366	C11802	12/29/2016	221.19	0.00	221.19	221.19
000052	12/29/2016	1WILL	Willards Pest Control	03367	173253	12/08/2016	159.94	0.00	159.94	159.94
Cash Account 1 Totals							20,634.20	0.00	20,634.20	20,634.20
000068	12/29/2016	1CCS	Condominium Construction Services, LLC	03368	201600378	12/29/2016	4,256.86	0.00	4,256.86	
				03369	201600377	12/21/2016	585.24	0.00	585.24	
Total for Check Number 000068							4,842.10	0.00	4,842.10	4,842.10
Cash Account 3 Totals							4,842.10	0.00	4,842.10	4,842.10
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							25,476.30	0.00	25,476.30	25,476.30

<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						
03354	1AUW - Association Underwriters	Ins 6/16-6/17 PMT 6/8	20160592	000039	3,409.34	
03356	1AUW - Association Underwriters	DIC Finance Charge	20160648	000047	62.47	
03357	1AUW - Association Underwriters	Master Insurance Finance Charge	20160631	000047	85.15	
03373	1AUW - Association Underwriters	Ins 9/16-9/17 Pmt 3of8	20160609	000054	\$1,250.73	\$4,807.69
0260-0000 Prepaid Expenses						
03351	1ISSA - Issaquah South Ridge OA	2017 Annual Assessment	1016000101	000041	2,460.00	
03358	1ISSA - Issaquah South Ridge OA	Assesment	1016000101	000048	\$2,460.00	\$4,920.00
1310-0000 Maintenance Reserve						
03057	1DBKR - DayBreak Maintenance Res.	Reserve Transfer			\$6,583.33	\$6,583.33
5220-0000 General Repair & Maint.						
03349	1WASW - Washington Water Damage &	Restoration/Remodel	3370W	000046	1,605.81	
03350	1TQUA - TC Quality Solutions	gutters/roof clean	16-1345	000045	2,737.50	
03352	1SOAM - Amy Soto	Garge Lettering - Riemb Amy Soto	120816	000044	\$6.50	\$4,349.81
5240-0000 Janitorial						
03347	1BUIM - Building Maintenance Services, I	12/16 Janitorial	BMS-2334	000040	\$739.13	\$739.13
5310-0000 Landscape Other						
03346	1NYCE - Nyce Gardens	irrigation	15741	000038	\$109.50	\$109.50
5370-0000 Dryer Vent Cleaning						
03366	1VENM - Vent Masters, LLC	Dryer Vent Cleaning	C11802	000051	\$221.19	\$221.19
5420-0000 Pest Control						
03367	1WILL - Willards Pest Control	Pest Control	173253	000052	\$159.94	\$159.94
5510-0000 Electricity						
03365	1PSE - Puget Sound Energy	Electricity	11/3 - 12/5	000050	\$380.92	\$380.92
5710-0000 Office Expenses						
03353	1KMM - Kappes Miller Management	CLF, DLF	20165697	000042	118.77	
03359	1KMM - Kappes Miller Management	Copies, Envelopes	20166001	000049	291.27	
03360	1KMM - Kappes Miller Management	Qest, Transf, Bill Fee	20165917	000049	280.50	
03361	1KMM - Kappes Miller Management	Postage	20165927	000049	128.08	

<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>
03362	1KMM - Kappes Miller Management	Bank Analysis	20165842	000049	66.70	
03363	1KMM - Kappes Miller Management	Community Mailing	20165809	000049	88.77	
03364	1KMM - Kappes Miller Management	Community Mailing ACH	20165777	000049	\$64.75	\$1,038.84
5711-0000 Management Fee						
03333	1KMM - Kappes Miller Management	Management Fee - December 2016	20165519	000037	\$1,939.29	\$1,939.29
7110-0000 Major Maintenance Expense						
03368	1CCS - Condominium Construction Servi	D302 - 202 Leak restoration	201600378	000068	4,256.86	
03369	1CCS - Condominium Construction Servi	D101 Restoration	201600377	000068	\$585.24	\$4,842.10
Distribution Total						<u><u>\$30,091.74</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,807.69	
0260-0000	Prepaid Expenses	4,920.00	
1310-0000	Maintenance Reserve	6,583.33	
5220-0000	General Repair & Maint.	4,349.81	
5240-0000	Janitorial	739.13	
5310-0000	Landscape Other	109.50	
5370-0000	Dryer Vent Cleaning	221.19	
5420-0000	Pest Control	159.94	
5510-0000	Electricity	380.92	
5710-0000	Office Expenses	1,038.84	
5711-0000	Management Fee	1,939.29	
7110-0000	Major Maintenance Expense	4,842.10	
0110-0000	Checking		20,634.20
1310-0000	Replacement		4,842.10
2405-0000	A/P Operations		4,615.44
		<u><u>30,091.74</u></u>	<u><u>30,091.74</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 12/31/16
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.										
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
				Other Payment(s)			003158	2/10/2016		6,591.67
				Other Payment(s)			003158	2/25/2016		-6,591.67
	<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 Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
02757	9/1/2015		9/30/2015	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		
03051	6/1/2016		6/1/2016	6,583.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<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>	<i>1310-0000</i>	<i>Reserve Transfer</i>					6,583.33		

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 12/31/16
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. (Continued....)</u>										
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>1AUW: Association Underwriters</u>										
03373	12/8/2016	20160609	12/9/2016	1,250.73		0.00				0.00
				Ins 9/16-9/17 Pmt 3of8					Yes No	No
<i>Distribution(s)</i>		0250-0000	<i>Prepaid Insurance</i>					1,250.73		
<u>1WILL: Willards Pest Control</u>										
03382	1/5/2016	173253	1/6/2016	159.94		0.00				0.00
				Pest Control					Yes No	No
<i>Distribution(s)</i>		5420-0000	<i>Pest Control</i>					159.94		

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 12/31/16
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						54,281.57
				Total Posted Payments						0.00
				Total Posted Discounts Taken						0.00
				Net Posted Payments						0.00
				Open Posted AP						54,281.57
				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						54,281.57
				Total Invoice Amounts						54,281.57
				Total Distributions						54,281.57
				Difference						0.00