

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period January 1, 2017 to January 31, 2017

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$30,476.81
Homeowner Assessments		35,427.66	
York Risk Services Group Reimbursement		1,335.35	
Prepaid Assessments		(656.78)	
Bad Debt Expense		(9,858.47)	
Monthly Service Fee		1,158.06	
Late Fee		515.00	
Delinquent Letter Fee		92.50	
Legal Expense		3,621.97	
Moving Fee		200.00	
Insurance Deductible		55.00	
	Total Receipts	<u>31,890.29</u>	
Operating Expenses Paid		(50,221.54)	
Transfer to Maintenance Reserve		0.00	
	Total Disbursements	<u>(50,221.54)</u>	
ENDING BALANCE			<u><u>\$12,145.56</u></u>

MAINTENANCE RESERVE - PACIFIC CONTINENTAL

BEGINNING BALANCE			\$72,913.68
Reserve Transfer		0.00	
Interest		36.27	
	Total Receipts	<u>36.27</u>	
Expenses:			
Earth Tech industries		(4,415.04)	
Void AP		11,447.14	
	Total Disbursements	<u>7,032.10</u>	
ENDING BALANCE			<u><u>\$79,982.05</u></u>

Balance Sheet
As of January 31, 2017

ASSETS

Current Assets

Operating Accounts

Operating - Puget Sound Bank	12,145.56
Assessments Receivable	14,525.40
Prepaid Insurance	20,895.02
Prepaid Expenses	4,920.00

Total Operating Accounts

52,485.98

Reserve Accounts

Maintenance Reserve	79,982.05
A/R due from Operations	(8,488.75)

Total Reserve Accounts

71,493.30

Total Assets

123,979.28

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	7,426.78
Accounts Payable	33,338.17

Total Operating Liabilities

40,764.95

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	4,283.90
Retained Earnings	132,612.96
Prior Year Income/Expense	(57,726.46)

Total Homeowner Equity

79,170.40

Total Liability & Homeowners Equity

123,979.28

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2017 Through December 31, 2017

For the Month Ending January 31, 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	30,223	30,223	0
Transfer to Reserves	(4,750)	(4,750)	0	(4,750)	(4,750)	0
Late Fees/Fines	0	75	75	0	75	75
Other Income	0	200	200	0	200	200
Total Operating Revenue	25,473	25,748	275	25,473	25,748	275
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,724	(625)	2,349	1,724	(625)	2,349
Janitorial	822	739	83	822	739	83
Landscape Other	250	0	250	250	0	250
Landscape Contract	1,668	1,752	(84)	1,668	1,752	(84)
Window/Gutter Cleaning	240	0	240	240	0	240
Fire/Life/Safety Monitor.	1,155	0	1,155	1,155	0	1,155
Dryer Vent Cleaning	172	0	172	172	0	172
Pest Control	160	160	0	160	160	0
Insured/Uninsured Claims	833	(1,335)	2,168	833	(1,335)	2,168
Total Maintenance Exp.	7,024	691	6,333	7,024	691	6,333
Service/Utility Exp.						
Electricity	367	420	(53)	367	420	(53)
Water	2,128	4,630	(2,502)	2,128	4,630	(2,502)
Sewer	1,940	3,879	(1,939)	1,940	3,879	(1,939)
Garbage	1,756	1,660	96	1,756	1,660	96
Irrigation Water	1,593	0	1,593	1,593	0	1,593
Metro Sewer	1,810	3,954	(2,144)	1,810	3,954	(2,144)
Storm Drainage	821	1,564	(743)	821	1,564	(743)
Total Service/Utility Exp.	10,415	16,107	(5,692)	10,415	16,107	(5,692)
Administrative Exp.						
Office Expenses	375	193	182	375	193	182
Management Fee	1,916	1,939	(23)	1,916	1,939	(23)
Legal	250	0	250	250	0	250
Insurance Premium	5,015	4,493	522	5,015	4,493	522

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2017 Through December 31, 2017

For the Month Ending January 31, 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>
Master Association Dues	208	0	208	208	0	208
Licenses & Permits	1	0	1	1	0	1
Bad Debt Expense	0	9,858	(9,858)	0	9,858	(9,858)
Audit / Tax Return	144	0	144	144	0	144
Reserve Study	125	0	125	125	0	125
Total Administrative Exp.	8,034	16,483	(8,449)	8,034	16,483	(8,449)
Total Operating Expenses	25,473	33,281	(7,808)	25,473	33,281	(7,808)
Operating Gain(Loss)	0	(7,533)	(7,533)	0	(7,533)	(7,533)
Reserve Revenue						
Major Maintenance Assess	4,750	4,750	0	4,750	4,750	0
Interest Income - Reserve	42	36	(6)	42	36	(6)
Total Reserve Revenue	4,792	4,786	(6)	4,792	4,786	(6)
Reserve Expenses						
Major Maintenance Expense	0	(7,032)	7,032	0	(7,032)	7,032
Total Reserve Expenses	0	(7,032)	7,032	0	(7,032)	7,032
Reserve Gain(Loss)	4,792	11,818	7,026	4,792	11,818	7,026
Total Gain(Loss)	4,792	4,285	(507)	4,792	4,285	(507)

Date Range : 1/1/2017 To 1/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000053	01/03/2017	1KMM	Kappes Miller Management	03370	20170044	01/01/2017	1,939.29	0.00	1,939.29	1,939.29
000054	01/09/2017	1AUW	Association Underwriters	03371	20170022	01/09/2017	3,409.34	0.00	3,409.34	
				03372	20170041	01/09/2017	1,250.73	0.00	1,250.73	
				03373	20160609	12/08/2016	1,250.73	0.00	1,250.73	
				Total for Check Number 000054			5,910.80	0.00	5,910.80	5,910.80
000055	01/13/2017	1BUIM	Building Maintenance Services, Inc.	03385	BMS-2360	01/06/2017	193.74	0.00	193.74	193.74
000056	01/13/2017	1CCS	Condominium Construction Services, LLC	03375	201700001	01/05/2017	412.26	0.00	412.26	
				03376	201600377	01/01/2017	507.87	0.00	507.87	
				03377	201600385	01/01/2017	2,429.71	0.00	2,429.71	
				03378	201700004	01/06/2017	233.45	0.00	233.45	
				Total for Check Number 000056			3,583.29	0.00	3,583.29	3,583.29
000057	01/13/2017	1CHAR	Charter Construction Inc.	03374	164132-1	01/01/2017	15,000.00	0.00	15,000.00	15,000.00
000058	01/13/2017	1CITI	City of Issaquah-Utility	03384	123116	01/01/2017	1,563.84	0.00	1,563.84	1,563.84
000059	01/13/2017	1EATI	Earth Tech Industries, LLC	03381	21115507	01/01/2017	1,752.00	0.00	1,752.00	1,752.00
000060	01/13/2017	1KMM	Kappes Miller Management	03379	20170214	01/09/2017	51.69	0.00	51.69	51.69
000061	01/13/2017	1RECC	Recology Cleanscapes	03380	2063314	01/01/2017	1,660.15	0.00	1,660.15	1,660.15
000062	01/13/2017	1SAMM	Sammamish Plateau	03383	12142016	01/01/2017	12,463.85	0.00	12,463.85	12,463.85
000063	01/13/2017	1WILL	Willards Pest Control	03382	173253	01/05/2016	159.94	0.00	159.94	159.94
000064	01/26/2017	1AUW	Association Underwriters	03409	20170079	01/20/2017	52.06	0.00	52.06	
				03410	20170062	01/20/2017	56.77	0.00	56.77	
				Total for Check Number 000064			108.83	0.00	108.83	108.83
000065	01/26/2017	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	
				03423	201600378	01/31/2017	-4,256.86	0.00	-4,256.86	
				03424	201600377	01/31/2017	-585.24	0.00	-585.24	
				Total for Check Number 000065			0.00	0.00	0.00	0.00
000066	01/26/2017	1KMM	Kappes Miller Management	03407	20170490	01/20/2017	48.61	0.00	48.61	
				03408	20170417	01/20/2017	20.05	0.00	20.05	
				03411	20170330	01/20/2017	51.79	0.00	51.79	
				03412	20170266	01/20/2017	128.75	0.00	128.75	
				Total for Check Number 000066			249.20	0.00	249.20	249.20
000067	01/30/2017	1BUIM	Building Maintenance Services, Inc.	03413	BMS-2366	01/11/2017	739.13	0.00	739.13	739.13
000068	01/30/2017	1PSE	Puget Sound Energy	03414	200015166396	01/06/2017	93.13	0.00	93.13	
				03415	200015166818	01/06/2017	51.61	0.00	51.61	
				03416	200015165760	01/06/2017	71.01	0.00	71.01	
				03417	200015166594	01/06/2017	73.80	0.00	73.80	
				03418	200015166180	01/06/2017	28.37	0.00	28.37	
				03419	200015165992	01/06/2017	44.30	0.00	44.30	
				03420	200015165570	01/06/2017	57.77	0.00	57.77	

Date Range : 1/1/2017 To 1/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
Total for Check Number 000068							419.99	0.00	419.99	419.99
000069	01/30/2017	1WILL	Willards Pest Control	03421	174946	01/10/2017	159.94	0.00	159.94	159.94
000070	01/30/2017	MA010	MATHIAS, CHRISTOPHER	03389		01/23/2017	9.00	0.00	9.00	9.00
000072	01/31/2017	1CCS	Condominium Construction Services, LLC	03426	201600378	01/01/2017	4,256.86	0.00	4,256.86	4,256.86
Cash Account 1 Totals							50,221.54	0.00	50,221.54	50,221.54

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

Date Range : 1/1/2017 To 1/31/2017 For Cash Account 3

<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>
000066	01/23/2017	1EATI	Earth Tech Industries, LLC	03387	21115290	01/23/2017	-6,605.04	0.00	-6,605.04	-6,605.04
000068	01/26/2017	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
000069	01/23/2017	1EATI	Earth Tech Industries, LLC	03388	4659	01/01/2017	4,415.04	0.00	4,415.04	4,415.04
Cash Account 3 Totals							-7,032.10	0.00	-7,032.10	-7,032.10
Property/Company Totals for				DayBreak at Issaquah Ridge Owners Assoc			43,189.44	0.00	43,189.44	43,189.44

<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						
03371	1AUW - Association Underwriters	Ins 6/16-6/17 Pmt 7of8	20170022	000054	3,409.34	
03372	1AUW - Association Underwriters	INS 9/16-9/17 Pmt 4of8	20170041	000054	1,250.73	
03409	1AUW - Association Underwriters	Finance Charge	20170079	000064	52.06	
03410	1AUW - Association Underwriters	Master Insurance Finace Charge	20170062	000064	\$56.77	\$4,768.90
1310-0000 Maintenance Reserve						
03390	1DBKR - DayBreak Maintenance Res.	Reserve Transfer			\$4,750.00	\$4,750.00
2435-0000 Accrued Expenses - RR						
03389	MA010 - MATHIAS, CHRISTOPHER	Open Credit Refund		000070	\$9.00	\$9.00
3511-0000 Prior Year Income/Expense						
03374	1CHAR - Charter Construction Inc.	Construction Services	164132-1		50,119.76	
03375	1CCS - Condominium Construction Servi	A205 Leak into A105	201700001	000056	412.26	
03376	1CCS - Condominium Construction Servi	D101 Restoration	201600377	000056	507.87	
03377	1CCS - Condominium Construction Servi	C202 Bath Vanity Leak	201600385	000056	2,429.71	
03426	1CCS - Condominium Construction Servi	D302-202 Leak Restoration	201600378	000072	\$4,256.86	\$57,726.46
5220-0000 General Repair & Maint.						
03378	1CCS - Condominium Construction Servi	Stairway Cap Replacements	201700004	000056	233.45	
03385	1BUIM - Building Maintenance Services, Ii	Change Light bulb Bldg G	BMS-2360	000055	\$193.74	\$427.19
5240-0000 Janitorial						
03413	1BUIM - Building Maintenance Services, Ii	01/16 Janitorial	BMS-2366	000067	\$739.13	\$739.13
5320-0000 Landscape Contract						
03381	1EATI - Earth Tech Industries, LLC	Landscaping	21115507	000059	\$1,752.00	\$1,752.00
5420-0000 Pest Control						
03421	1WILL - Willards Pest Control	01/10/17 Pest Control	174946	000069	\$159.94	\$159.94
5510-0000 Electricity						
03414	1PSE - Puget Sound Energy	12/05-01/05 electric	200015166396	000068	93.13	
03415	1PSE - Puget Sound Energy	12/05-01/05 Electric	200015166818	000068	51.61	
03416	1PSE - Puget Sound Energy	12/05-01/05 Electric	200015165760	000068	71.01	
03417	1PSE - Puget Sound Energy	12/05-01/05 Electric	200015166594	000068	73.80	
03418	1PSE - Puget Sound Energy	12/05-01/05 Electric	200015166180	000068	28.37	

<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>
03419	1PSE - Puget Sound Energy	12/05-01/05 Electric	200015165992	000068	44.30	
03420	1PSE - Puget Sound Energy	12/05-01/05 Electric	200015165570	000068	\$57.77	\$419.99
5520-0000 Water						
03383	1SAMM - Sammamish Plateau	Utilities 10/12-12/14 (9 inv)	12142016	000062	\$4,630.38	\$4,630.38
5530-0000 Sewer						
03383	1SAMM - Sammamish Plateau	Utilities 10/12-12/14 (9 inv)	12142016	000062	\$3,879.00	\$3,879.00
5540-0000 Garbage						
03380	1RECC - Recology Cleanscapes	Garbage	2063314	000061	\$1,660.15	\$1,660.15
5560-0000 Metro Sewer						
03383	1SAMM - Sammamish Plateau	Utilities 10/12-12/14 (9 inv)	12142016	000062	\$3,954.47	\$3,954.47
5570-0000 Storm Drainage						
03384	1CITI - City of Issaquah-Utility	Storm Water 11/1-12/31	123116	000058	\$1,563.84	\$1,563.84
5710-0000 Office Expenses						
03379	1KMM - Kappes Miller Management	DLF	20170214	000060	51.69	
03407	1KMM - Kappes Miller Management	Copies/Envelopes	20170490	000066	48.61	
03408	1KMM - Kappes Miller Management	Postage	20170417	000066	20.05	
03411	1KMM - Kappes Miller Management	Bank Analysis Fee	20170330	000066	51.79	
03412	1KMM - Kappes Miller Management	2017 Cupon Books	20170266	000066	\$128.75	\$300.89
5711-0000 Management Fee						
03370	1KMM - Kappes Miller Management	Management Fee - January 2017	20170044	000053	\$1,939.29	\$1,939.29
7110-0000 Major Maintenance Expense						
03387	1EATI - Earth Tech Industries, LLC	Credit Voucher #03332	21115290	000066	(6,605.04)	
03388	1EATI - Earth Tech Industries, LLC	Prune Trees/Remove Dead Maple & Pine	4659	000069	4,415.04	
03423	1CCS - Condominium Construction Servi	Credit Voucher #03368	201600378	000065	(4,256.86)	
03424	1CCS - Condominium Construction Servi	Credit Voucher #03369	201600377	000065	(\$585.24)	(\$7,032.10)
Distribution Total						<u><u>\$81,648.53</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,768.90	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	4,750.00	
2435-0000	Accrued Expenses - RR	9.00	
3511-0000	Prior Year Income/Expense	57,726.46	
5220-0000	General Repair & Maint.	427.19	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,752.00	
5420-0000	Pest Control	159.94	
5510-0000	Electricity	419.99	
5520-0000	Water	4,630.38	
5530-0000	Sewer	3,879.00	
5540-0000	Garbage	1,660.15	
5560-0000	Metro Sewer	3,954.47	
5570-0000	Storm Drainage	1,563.84	
5710-0000	Office Expenses	300.89	
5711-0000	Management Fee	1,939.29	
7110-0000	Major Maintenance Expense		7,032.10
0110-0000	Checking		50,221.54
1310-0000	Replacement	7,032.10	
2405-0000	A/P Operations		38,459.09
		<u>95,712.73</u>	<u>95,712.73</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 1/31/17
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				15,000.00
				Construction Services					Yes Yes	No
		Other Payment(s)					000057	1/13/2017		15,000.00
	<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 1/31/17
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....)										
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
<i>Distribution(s)</i>		<i>1310-0000 Maintenance Reserve</i>							-32,997.08	

Company Recap

Total Posted Invoices	41,746.50
Total Posted Payments	8,408.33
Total Posted Discounts Taken	0.00
Net Posted Payments	8,408.33
Open Posted AP	33,338.17
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	33,338.17
Total Invoice Amounts	41,746.50
Total Distributions	41,746.50
Difference	0.00