

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period Jan 01, 2016 to Jan 31, 2016

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,541.42
	Homeowner Assessments	17,524.62	
	Prepaid Assessments	8,541.34	
	Monthly Service Fee	200.00	
	Late Fee	175.00	
	Rule Violation	150.00	
	Delinquent Letter Fee	70.50	
	Certified Letter Fee	37.50	
	Total Receipts	<u>26,698.96</u>	
	Operating Expenses Paid	(17,679.51)	
	Transfer to Maintenance Reserve	(6,583.33)	
	Bank Charges	0.00	
	Total Disbursements	<u>(24,262.84)</u>	
ENDING BALANCE			<u><u>\$5,977.54</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$128,852.02
	Reserve Transfer	6,583.33	
	Interest	36.96	
	Total Receipts	<u>6,620.29</u>	
	Expenses:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$135,472.31</u></u>

Balance Sheet
As of January 31, 2016

ASSETS

Current Assets

Operating Accounts

Cash - Checking	5,977.54
Assessments Receivable	27,457.64
Prepaid Insurance	23,589.78

Total Operating Accounts

57,024.96

Reserve Accounts

Maintenance Reserve	135,472.31
A/R due from Operations	32,997.08

Total Reserve Accounts

168,469.39

Total Assets

225,494.35

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	10,963.10
Accounts Payable	32,997.08

Total Operating Liabilities

43,960.18

Reserve Liabilities

Accrued Expenses - RR	306.92
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Total Reserve Liabilities

306.92

Homeowner Equity

Excess of Rev over Exp	9,540.87
Retained Earnings	171,714.55
Prior Year Income/Expense	(28.17)

Total Homeowner Equity

181,227.25

Total Liability & Homeowners Equity

225,494.35

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending January 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)	27,992	27,991	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(6,583)	(6,583)	0
Late Fees/Fines	0	25	25	0	25	25
Total Operating Revenue	21,409	21,433	24	21,409	21,433	24
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	596	237	833	596	237
Janitorial	758	739	19	758	739	19
Landscape Other	42	0	42	42	0	42
Landscape Contract	1,600	1,752	(152)	1,600	1,752	(152)
Window/Gutter Cleaning	233	0	233	233	0	233
Fire/Life/Safety Monitor.	833	1,031	(198)	833	1,031	(198)
Dryer Vent Cleaning	167	0	167	167	0	167
Pest Control	50	0	50	50	0	50
Total Maintenance Exp.	4,516	4,118	398	4,516	4,118	398
Service/Utility Exp.						
Electricity	367	504	(137)	367	504	(137)
Water	1,167	0	1,167	1,167	0	1,167
Sewer	1,250	0	1,250	1,250	0	1,250
Garbage	2,083	1,655	428	2,083	1,655	428
Irrigation Water	950	0	950	950	0	950
Metro Sewer	2,292	1,452	840	2,292	1,452	840
Storm Drainage	783	1,490	(707)	783	1,490	(707)
Total Service/Utility Exp.	8,892	5,101	3,791	8,892	5,101	3,791
Administrative Exp.						
Office Expenses	333	468	(135)	333	468	(135)
Management Fee	1,916	1,899	17	1,916	1,899	17
Legal	333	0	333	333	0	333
Insurance Premium	4,943	4,981	(38)	4,943	4,981	(38)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending January 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	1,946	(1,738)	208	1,946	(1,738)
Licenses & Permits	1	0	1	1	0	1
Audit / Tax Return	140	0	140	140	0	140
Reserve Study	125	0	125	125	0	125
Total Administrative Exp.	7,999	9,294	(1,295)	7,999	9,294	(1,295)
Total Operating Expenses	21,407	18,513	2,894	21,407	18,513	2,894
Operating Gain(Loss)	2	2,920	2,918	2	2,920	2,918
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	6,583	6,583	0
Interest Income - Reserve	83	37	(46)	83	37	(46)
Total Reserve Revenue	6,666	6,620	(46)	6,666	6,620	(46)
Reserve Expenses						
Major Maintenance Expense	6,250	0	6,250	6,250	0	6,250
Total Reserve Expenses	6,250	0	6,250	6,250	0	6,250
Reserve Gain(Loss)	416	6,620	6,204	416	6,620	6,204
Total Gain(Loss)	418	9,540	9,122	418	9,540	9,122

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

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003137	01/01/2016	1KMM	Kappes Miller Management	03045	20160027	01/01/2016	1,899.40	0.00	1,899.40	1,899.40
003139	01/07/2016	1BUIM	Building Maintenance Services, Inc.	03058	2010	01/07/2016	169.83	0.00	169.83	169.83
003140	01/13/2016	1ARMP	Law Offices of Patricia Army, LLC	03059	2301	01/13/2016	210.00	0.00	210.00	210.00
003141	01/13/2016	1CITI	City of Issaquah-Utility	03061	11/1-12/31	01/13/2016	1,489.78	0.00	1,489.78	1,489.78
003142	01/13/2016	1CPFI	Columbia Pacific Finance, LLC	03072	1038-197640	01/13/2016	3,886.47	0.00	3,886.47	3,886.47
003143	01/13/2016	1DBKR	DayBreak Maintenance Res.	03046		01/01/2016	6,583.33	0.00	6,583.33	6,583.33
003144	01/13/2016	1EATI	Earth Tech Industries, LLC	03062	21112541	01/13/2016	1,752.00	0.00	1,752.00	1,752.00
003145	01/13/2016	1FIRH	The Fire House	03063	136959	01/13/2016	295.65	0.00	295.65	295.65
003146	01/13/2016	1INNS	Innovative Systems Tech, Inc.	03064	1029	01/13/2016	735.00	0.00	735.00	735.00
003147	01/13/2016	1ISSA	Issaquah South Ridge OA	03060	1207307	01/13/2016	1,946.24	0.00	1,946.24	1,946.24
003148	01/13/2016	1KINC	King County Treasury Division	03065	1778370	01/13/2016	483.84	0.00	483.84	
				03066	1778401	01/13/2016	483.84	0.00	483.84	
				03067	17768460	01/13/2016	483.84	0.00	483.84	
Total for Check Number 003148							1,451.52	0.00	1,451.52	1,451.52
003149	01/13/2016	1KMM	Kappes Miller Management	03068	20160125	01/13/2016	120.53	0.00	120.53	
				03069	20160178	01/13/2016	118.77	0.00	118.77	
Total for Check Number 003149							239.30	0.00	239.30	239.30
003150	01/13/2016	1PSE	Puget Sound Energy	03070	12/6-1/6 (7 inv)	01/13/2016	504.13	0.00	504.13	504.13
003151	01/13/2016	1RECC	Recology Cleanscapes	03071	1772513	01/13/2016	1,655.06	0.00	1,655.06	1,655.06
003152	01/27/2016	1BUIM	Building Maintenance Services, Inc.	03073	2020	01/25/2016	739.13	0.00	739.13	739.13
003153	01/27/2016	1GRTR	Greg Treat	03074	1/20/16	01/25/2016	425.96	0.00	425.96	425.96
003154	01/27/2016	1KMM	Kappes Miller Management	03075	20160241	01/25/2016	28.17	0.00	28.17	
				03076	20160323	01/25/2016	137.74	0.00	137.74	
				03077	20160383	01/25/2016	28.24	0.00	28.24	
				03078	20160461	01/25/2016	45.99	0.00	45.99	
Total for Check Number 003154							240.14	0.00	240.14	240.14
003155	01/27/2016	1SOTA	Amy Soto	03079	1/27/16	01/27/2016	39.90	0.00	39.90	39.90
Cash Account 1 Totals							24,262.84	0.00	24,262.84	24,262.84
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							24,262.84	0.00	24,262.84	24,262.84

<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						
03072	1CPFI - Columbia Pacific Finance, LLC	Insurance	1038-197640	003142	\$3,886.47	\$3,886.47
1310-0000 Maintenance Reserve						
03046	1DBKR - DayBreak Maintenance Res.	Reserve Transfer		003143	\$6,583.33	\$6,583.33
3511-0000 Prior Year Income/Expense						
03075	1KMM - Kappes Miller Management	12/16 Bank Analysis Charge	20160241	003154	\$28.17	\$28.17
5220-0000 General Repair & Maint.						
03058	1BUIM - Building Maintenance Services, I	Water Leak D204	2010	003139	169.83	
03074	1GRTR - Greg Treat	Common Stack Pipe Snaked	1/20/16	003153	\$425.96	\$595.79
5240-0000 Janitorial						
03073	1BUIM - Building Maintenance Services, I	Monthly Janitorial	2020	003152	\$739.13	\$739.13
5320-0000 Landscape Contract						
03062	1EATI - Earth Tech Industries, LLC	Landscaping	21112541	003144	\$1,752.00	\$1,752.00
5360-0000 Fire/Life/Safety Monitor.						
03063	1FIRH - The Fire House	Fire Exting Maint	136959	003145	295.65	
03064	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	1029	003146	\$735.00	\$1,030.65
5510-0000 Electricity						
03070	1PSE - Puget Sound Energy	Electricity 12/6-1/6 (7 inv)	12/6-1/6 (7 inv)	003150	\$504.13	\$504.13
5540-0000 Garbage						
03071	1RECC - Recology Cleanscapes	Garbage	1772513	003151	\$1,655.06	\$1,655.06
5560-0000 Metro Sewer						
03065	1KINC - King County Treasury Division	Sewer Capacity Charge 7/15-12/15	1778370	003148	483.84	
03066	1KINC - King County Treasury Division	Sewer Capacity Charge 7/15-12/15	1778401	003148	483.84	
03067	1KINC - King County Treasury Division	Sewer Capacity Charge 7/15-12/15	17768460	003148	\$483.84	\$1,451.52
5570-0000 Storm Drainage						
03061	1CITI - City of Issaquah-Utility	Stormwater 11/1-12/31	11/1-12/31	003141	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
03068	1KMM - Kappes Miller Management	Archive Box Storage	20160125	003149	120.53	
03069	1KMM - Kappes Miller Management	CLF/DLF	20160178	003149	118.77	

<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>
03076	1KMM - Kappes Miller Management	2016 Coupon Books	20160323	003154	137.74	
03077	1KMM - Kappes Miller Management	Postage	20160383	003154	28.24	
03078	1KMM - Kappes Miller Management	Copies & Envelopes	20160461	003154	45.99	
03079	1SOTA - Amy Soto	Amy Soto Reimb - Website Domain	1/27/16	003155	\$39.90	\$491.17
5711-0000 Management Fee						
03045	1KMM - Kappes Miller Management	Management Fee - January 2016	20160027	003137	\$1,899.40	\$1,899.40
5730-0000 Legal						
03059	1ARMP - Law Offices of Patricia Army, LL	C-203	2301	003140	\$210.00	\$210.00
5750-0000 Master Association Dues						
03060	1ISSA - Issaquah South Ridge OA	Annual Assessment	1207307	003147	\$1,946.24	\$1,946.24
					Distribution Total	\$24,262.84

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	3,886.47	
1310-0000	Maintenance Reserve	6,583.33	
3511-0000	Prior Year Income/Expense	28.17	
5220-0000	General Repair & Maint.	595.79	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,752.00	
5360-0000	Fire/Life/Safety Monitor.	1,030.65	
5510-0000	Electricity	504.13	
5540-0000	Garbage	1,655.06	
5560-0000	Metro Sewer	1,451.52	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	491.17	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	210.00	
5750-0000	Master Association Dues	1,946.24	
0110-0000	Checking		24,262.84
		<u>24,262.84</u>	<u>24,262.84</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 1/31/16
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 No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					<i>6,630.40</i>		
02750	2/1/2015		2/28/2015	6,591.67		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					<i>6,591.67</i>		
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>					<i>6,591.67</i>		
02752	4/1/2015		4/30/2015	6,591.67		0.00				0.00
				reserve transfer					Yes No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					<i>6,591.67</i>		
02757	9/1/2015		9/30/2015	6,591.67		0.00				0.00
				reserve transfer					Yes No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					<i>6,591.67</i>		
	Vendor Open Amount			<u><u>32,997.08</u></u>						

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					32,997.08	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					32,997.08	
				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					32,997.08	
				Total Invoice Amounts					32,997.08	
				Total Distributions					32,997.08	
				Difference					0.00	