

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$21,843.19
	Homeowner Assessments	21,759.47	
	Prepaid Assessments	5,169.09	
	Monthly Service Fee	41.00	
	Delinquent Letter Fee	84.50	
	Late Fee	75.85	
	Farmers Insurance Claim Reimb	20,113.40	
	Legal Expense	287.50	
	Copy Machine Income	1.70	
	Total Receipts	<u>47,532.51</u>	
	Operating Expenses Paid	(35,970.66)	
	Transfer to Maintenance Reserve	(6,630.40)	
	Bank Charges	0.00	
	Total Disbursements	<u>(42,601.06)</u>	
ENDING BALANCE			<u><u>\$26,774.64</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$244,834.42
	Transferred from Operating Interest	6,630.40	
		85.95	
	Total Receipts	<u>6,716.35</u>	
	Invoices Paid:		
	None	0.00	
	Bank Charges	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$251,550.77</u></u>

**Balance Sheet**

**As of July 31, 2014**

**ASSETS**

**Current Assets**

**Operating Accounts**

Cash - Checking	26,774.64	
Assessments Receivable	22,977.29	
Prepaid Insurance	2,416.60	

**Total Operating Accounts**

**52,168.53**

**Reserve Accounts**

Maintenance Reserve	251,550.77	
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**Total Reserve Accounts**

**251,550.77**

**Total Assets**

**303,719.30**

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	12,303.03	
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**Total Operating Liabilities**

**12,303.03**

**Homeowner Equity**

Excess of Rev over Exp	47,845.85	
Retained Earnings	240,570.42	
Prior Year Income/Expense	3,000.00	

**Total Homeowner Equity**

**291,416.27**

**Total Liability & Homeowners Equity**

**303,719.30**

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending July 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>
<b>Operating Revenue</b>						
Homeowner Fees	25,181	25,181	0	176,266	176,270	4
Transfer to Reserves	(6,630)	(6,630)	0	(46,413)	(46,413)	0
Late Fees/Fines	63	0	(63)	438	381	(57)
Other Income	0	0	0	0	2	2
Insurance Claim Reimbursement	0	5,113	5,113	0	21,907	21,907
<b>Total Operating Revenue</b>	<b>18,614</b>	<b>23,664</b>	<b>5,050</b>	<b>130,291</b>	<b>152,147</b>	<b>21,856</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
General Repair & Maint.	1,013	2,960	(1,947)	7,089	7,883	(794)
Janitorial	675	1,478	(803)	4,725	5,174	(449)
Landscape Other	208	440	(232)	1,458	1,087	371
Landscape Contract	1,217	3,723	(2,506)	8,517	14,180	(5,663)
Window/Gutter Cleaning	250	0	250	1,750	0	1,750
Fire/Life/Safety Monitor.	833	735	98	5,833	7,930	(2,097)
Pest Control	42	0	42	292	0	292
<b>Total Maintenance Exp.</b>	<b>4,238</b>	<b>9,336</b>	<b>(5,098)</b>	<b>29,664</b>	<b>36,254</b>	<b>(6,590)</b>
<b>Service/Utility Exp.</b>						
Electricity	390	314	76	2,727	2,529	198
Water	1,201	0	1,201	8,409	6,874	1,535
Sewer	1,170	0	1,170	8,191	7,753	438
Garbage	1,558	1,590	(32)	10,908	11,172	(264)
Irrigation Water	750	0	750	5,250	3,004	2,246
Metro Sewer	2,403	1,452	951	16,820	15,383	1,437
Storm Drainage	833	1,490	(657)	5,833	5,959	(126)
<b>Total Service/Utility Exp.</b>	<b>8,305</b>	<b>4,846</b>	<b>3,459</b>	<b>58,138</b>	<b>52,674</b>	<b>5,464</b>
<b>Administrative Exp.</b>						
Office Expenses	250	272	(22)	1,750	2,681	(931)
Management Fee	1,745	1,806	(61)	12,213	12,643	(430)
Legal	208	(281)	489	1,458	1,138	320

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending July 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>
Insurance Premium	3,187	5,707	(2,520)	22,310	23,243	(933)
Master Association Dues	155	0	155	1,082	1,889	(807)
Licenses & Permits	2	0	2	12	0	12
Audit / Tax Return	115	0	115	805	1,440	(635)
Reserve Study	242	0	242	1,692	0	1,692
Miscellaneous Expense	167	0	167	1,167	0	1,167
<b>Total Administrative Exp.</b>	<b>6,071</b>	<b>7,504</b>	<b>(1,433)</b>	<b>42,489</b>	<b>43,034</b>	<b>(545)</b>
<b>Total Operating Expenses</b>	<b>18,614</b>	<b>21,686</b>	<b>(3,072)</b>	<b>130,291</b>	<b>131,962</b>	<b>(1,671)</b>
<b>Operating Gain(Loss)</b>	<b>0</b>	<b>1,978</b>	<b>1,978</b>	<b>0</b>	<b>20,185</b>	<b>20,185</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	6,630	6,630	0	46,413	46,413	0
Interest Income - Reserve	228	86	(142)	1,593	540	(1,053)
<b>Total Reserve Revenue</b>	<b>6,858</b>	<b>6,716</b>	<b>(142)</b>	<b>48,006</b>	<b>46,953</b>	<b>(1,053)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	0	0	0	0	19,292	(19,292)
<b>Total Reserve Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,292</b>	<b>(19,292)</b>
<b>Reserve Gain(Loss)</b>	<b>6,858</b>	<b>6,716</b>	<b>(142)</b>	<b>48,006</b>	<b>27,661</b>	<b>(20,345)</b>
<b>Total Gain(Loss)</b>	<b>6,858</b>	<b>8,694</b>	<b>1,836</b>	<b>48,006</b>	<b>47,846</b>	<b>(160)</b>

Date Range : 7/1/2014 To 7/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002812	07/01/2014	1KMM	Kappes Miller Management	02583	20143614	07/01/2014	1,806.15	0.00	1,806.15	1,806.15
002813	07/14/2014	1ACS	Association Collection Services, LLC	02589	20140764	07/11/2014	41.00	0.00	41.00	41.00
002814	07/14/2014	1BUIM	Building Maintenance Services, Inc.	02585	1609	07/07/2014	739.13	0.00	739.13	739.13
002815	07/14/2014	1CITI	City of Issaquah-Utility	02586	88-2492-00	07/07/2014	1,489.78	0.00	1,489.78	1,489.78
002816	07/14/2014	1DBKR	DayBreak Maintenance Res.	02458		07/01/2014	6,630.40	0.00	6,630.40	6,630.40
002817	07/14/2014	1ETEC	Earth Tech Industries, LLC	02588	21110031	07/07/2014	1,861.50	0.00	1,861.50	1,861.50
002818	07/14/2014	1FARM	Farmers Insurance	02587	f001750410-001-00001	07/07/2014	2,247.16	0.00	2,247.16	2,247.16
002819	07/14/2014	1HAIP	Hanis Irvine Prothero, PLLC	02593	60558	07/11/2014	120.00	0.00	120.00	120.00
002820	07/14/2014	1INNS	Innovative Systems Tech, Inc.	02597	6850	07/11/2014	735.00	0.00	735.00	735.00
002821	07/14/2014	1KINC	King County Treasury Division	02594	64964	07/11/2014	483.84	0.00	483.84	
				02595	64963	07/11/2014	483.84	0.00	483.84	
				02596	64965	07/11/2014	483.84	0.00	483.84	
<b>Total for Check Number 002821</b>							1,451.52	0.00	1,451.52	1,451.52
002822	07/14/2014	1KMM	Kappes Miller Management	02590	20143789	07/11/2014	67.09	0.00	67.09	
				02591	20143711	07/11/2014	101.50	0.00	101.50	
<b>Total for Check Number 002822</b>							168.59	0.00	168.59	168.59
002823	07/14/2014	1RECC	Recology Cleanscapes	02592	1330555	07/11/2014	1,590.42	0.00	1,590.42	1,590.42
002824	07/14/2014	1RWAN	RW Anderson Services	02584	6179	07/07/2014	131.40	0.00	131.40	131.40
002825	07/16/2014	1RWAN	RW Anderson Services	02600	d102,d22,d302	07/16/2014	15,000.00	0.00	15,000.00	15,000.00
002826	07/30/2014	1ARMP	Law Offices of Patricia Army, LLC	02606	439	07/28/2014	25.00	0.00	25.00	
				02607	440	07/28/2014	25.00	0.00	25.00	
<b>Total for Check Number 002826</b>							50.00	0.00	50.00	50.00
002827	07/30/2014	1BUIM	Building Maintenance Services, Inc.	02598	1634	07/14/2014	810.40	0.00	810.40	810.40
002828	07/30/2014	1ETEC	Earth Tech Industries, LLC	02602	21110133	07/18/2014	440.42	0.00	440.42	
				02608	21110170	07/28/2014	1,861.50	0.00	1,861.50	
<b>Total for Check Number 002828</b>							2,301.92	0.00	2,301.92	2,301.92
002829	07/30/2014	1GAIN	Galluzzo Insurance Agency	02609	f00175041000100001	07/29/2014	2,252.13	0.00	2,252.13	2,252.13
002830	07/30/2014	1INGS	Integrity Group Services	02601	14056	07/17/2014	2,757.50	0.00	2,757.50	2,757.50
002831	07/30/2014	1KMM	Kappes Miller Management	02603	20143873	07/28/2014	8.37	0.00	8.37	
				02604	20143984	07/28/2014	69.18	0.00	69.18	
				02605	20144066	07/28/2014	25.50	0.00	25.50	
<b>Total for Check Number 002831</b>							103.05	0.00	103.05	103.05
002832	07/30/2014	1PSE	Puget Sound Energy	02599	7/8/14-7inv	07/14/2014	314.01	0.00	314.01	314.01
<b>Cash Account 1 Totals</b>							<b>42,601.06</b>	<b>0.00</b>	<b>42,601.06</b>	<b>42,601.06</b>
<b>Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc</b>							<b>42,601.06</b>	<b>0.00</b>	<b>42,601.06</b>	<b>42,601.06</b>

<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>
<b>1310-0000 Maintenance Reserve</b>						
02458	1DBKR - DayBreak Maintenance Res.	reserve transfer		002816	\$6,630.40	\$6,630.40
<b>4690-0000 Insurance Claim Reimbursement</b>						
02600	1RWAN - RW Anderson Services	siding replacement/down payment	d102,d22,d302	002825	\$15,000.00	\$15,000.00
<b>5220-0000 General Repair &amp; Maint.</b>						
02584	1RWAN - RW Anderson Services	inspect for mold	6179	002824	131.40	
02598	1BUIM - Building Maintenance Services, I	7/14 janitorial service/remove table,tv stand/du	1634	002827	71.28	
02601	1INGS - Integrity Group Services	roof inspection	14056	002830	\$2,757.50	\$2,960.18
<b>5240-0000 Janitorial</b>						
02585	1BUIM - Building Maintenance Services, I	6/14 janitorial	1609	002814	739.13	
02598	1BUIM - Building Maintenance Services, I	7/14 janitorial service/remove table,tv stand/du	1634	002827	\$739.12	\$1,478.25
<b>5310-0000 Landscape Other</b>						
02602	1ETEC - Earth Tech Industries, LLC	irrigation system repairs	21110133	002828	\$440.42	\$440.42
<b>5320-0000 Landscape Contract</b>						
02588	1ETEC - Earth Tech Industries, LLC	7/14 landscaping	21110031	002817	1,861.50	
02608	1ETEC - Earth Tech Industries, LLC	landscaping	21110170	002828	\$1,861.50	\$3,723.00
<b>5360-0000 Fire/Life/Safety Monitor.</b>						
02597	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	6850	002820	\$735.00	\$735.00
<b>5510-0000 Electricity</b>						
02599	1PSE - Puget Sound Energy	6/6-7/7 electric 7 inv	7/8/14-7inv	002832	\$314.01	\$314.01
<b>5540-0000 Garbage</b>						
02592	1RECC - Recology Cleanscapes	6/14 garbage	1330555	002823	\$1,590.42	\$1,590.42
<b>5560-0000 Metro Sewer</b>						
02594	1KINC - King County Treasury Division	1/14-6/30 sewage treatment	64964	002821	483.84	
02595	1KINC - King County Treasury Division	1/1-6/30 sewage treatment	64963	002821	483.84	
02596	1KINC - King County Treasury Division	1/1-6/30 sewage treatment	64965	002821	\$483.84	\$1,451.52
<b>5570-0000 Storm Drainage</b>						
02586	1CITI - City of Issaquah-Utility	5/1-6/30 stormwater	88-2492-00	002815	\$1,489.78	\$1,489.78
<b>5710-0000 Office Expenses</b>						

<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>
02590	1KMM - Kappes Miller Management	cert.letter fee/delinq.letter fee/tax	20143789	002822	67.09	
02591	1KMM - Kappes Miller Management	archive box storage/tax	20143711	002822	101.50	
02603	1KMM - Kappes Miller Management	6/14 bank analysis charges	20143873	002831	8.37	
02604	1KMM - Kappes Miller Management	copies/envelopes/tax	20143984	002831	69.18	
02605	1KMM - Kappes Miller Management	postage	20144066	002831	\$25.50	\$271.64
<b>5711-0000 Management Fee</b>						
02583	1KMM - Kappes Miller Management	Management Fee - July 2014	20143614	002812	\$1,806.15	\$1,806.15
<b>5730-0000 Legal</b>						
02589	1ACS - Association Collection Services, I	monthly acct.maint.fee c203	20140764	002813	41.00	
02593	1HAIP - Hanis Irvine Prothero, PLLC	legal	60558	002819	120.00	
02606	1ARMP - Law Offices of Patricia Army, LL	legal # C203	439	002826	25.00	
02607	1ARMP - Law Offices of Patricia Army, LL	legal # C203	440	002826	\$25.00	\$211.00
<b>5740-0000 Insurance Premium</b>						
02587	1FARM - Farmers Insurance	insurance	f001750410-001-00001	002818	2,247.16	
02609	1GAIN - Galluzzo Insurance Agency	insurance	f00175041000100001	002829	\$2,252.13	\$4,499.29
					<b>Distribution Total</b>	<u><u>\$42,601.06</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	15,000.00	
5220-0000	General Repair & Maint.	2,960.18	
5240-0000	Janitorial	1,478.25	
5310-0000	Landscape Other	440.42	
5320-0000	Landscape Contract	3,723.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5510-0000	Electricity	314.01	
5540-0000	Garbage	1,590.42	
5560-0000	Metro Sewer	1,451.52	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	271.64	
5711-0000	Management Fee	1,806.15	
5730-0000	Legal	211.00	

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<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5740-0000	Insurance Premium	4,499.29	
0110-0000	Checking		42,601.06
		<u>42,601.06</u>	<u>42,601.06</u>