

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,283.62
	Homeowner Assessments	21,068.23	
	Prepaid Assessments	7,061.66	
	Monthly Service Fee	0.00	
	Delinquent Letter Fee	94.00	
	Late Fee	115.00	
	Legal Expense	12.50	
	Certified Letter Fee	0.00	
	Questionnaire Fee	0.00	
	Total Receipts	<u>28,351.39</u>	
	Operating Expenses Paid	(10,836.66)	
	Transfer to Maintenance Reserve	(12,888.73)	
	Bank Charges	0.00	
	Total Disbursements	<u>(23,725.39)</u>	
ENDING BALANCE			<u>\$7,909.62</u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$219,216.90
	Transferred from Operating Interest	12,888.73	
		76.65	
	Total Receipts	<u>12,965.38</u>	
	Invoices Paid:		
	None	0.00	
	Bank Charges	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$232,182.28</u>

Balance Sheet
As of March 31, 2014

ASSETS		
Current Assets		
Operating Accounts		
Cash - Checking	7,909.62	
Assessments Receivable	22,874.41	
Prepaid Insurance	7,249.24	
Total Operating Accounts		38,033.27
Reserve Accounts		
Maintenance Reserve	232,182.28	
A/R due from Operations	6,258.33	
Total Reserve Accounts		238,440.61
Total Assets		276,473.88

LIABILITY & HOMEOWNERS EQUITY		
Operating Liabilities		
Prepaid Assessments	11,762.22	
Accounts Payable	6,258.33	
Total Operating Liabilities		18,020.55
Homeowner Equity		
Excess of Rev over Exp	17,882.91	
Retained Earnings	240,570.42	
Total Homeowner Equity		258,453.33
Total Liability & Homeowners Equity		276,473.88



DayBreak at Issaquah Ridge Owners Association
Income and Expense Statement
 January 1, 2014 Through December 31, 2014
 For the Month Ending March 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	75,543	75,543	0
Transfer to Reserves	(6,630)	(6,630)	0	(19,891)	(19,891)	0
Late Fees/Fines	63	100	37	188	250	62
Total Operating Revenue	18,614	18,651	37	55,840	55,902	62
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,013	119	894	3,038	3,904	(866)
Janitorial	675	739	(64)	2,025	2,217	(192)
Landscape Other	208	0	208	625	0	625
Landscape Contract	1,217	1,451	(234)	3,650	4,353	(703)
Window/Gutter Cleaning	250	0	250	750	0	750
Fire/Life/Safety Monitor.	833	735	98	2,500	2,205	295
Pest Control	42	0	42	125	0	125
Total Maintenance Exp.	4,238	3,044	1,194	12,713	12,679	34
Service/Utility Exp.						
Electricity	390	385	5	1,169	1,193	(24)
Water	1,201	0	1,201	3,604	2,341	1,263
Sewer	1,170	0	1,170	3,510	2,702	808
Garbage	1,558	1,590	(32)	4,675	4,810	(135)
Irrigation Water	750	0	750	2,250	0	2,250
Metro Sewer	2,403	0	2,403	7,208	5,575	1,633
Storm Drainage	833	1,490	(657)	2,500	2,980	(480)
Total Service/Utility Exp.	8,305	3,465	4,840	24,916	19,601	5,315
Administrative Exp.						
Office Expenses	250	332	(82)	750	1,229	(479)
Management Fee	1,745	1,806	(61)	5,234	5,418	(184)
Legal	208	41	167	625	133	492
Insurance Premium	3,187	5,201	(2,014)	9,561	11,620	(2,059)
Master Association Dues	155	0	155	464	1,889	(1,425)
Licenses & Permits	2	0	2	5	0	5



DayBreak at Issaquah Ridge Owners Association
Income and Expense Statement
 January 1, 2014 Through December 31, 2014
 For the Month Ending March 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>
Audit / Tax Return	115	0	115	345	0	345
Reserve Study	242	0	242	725	0	725
Miscellaneous Expense	167	0	167	500	0	500
Total Administrative Exp.	6,071	7,380	(1,309)	18,209	20,289	(2,080)
Total Operating Expenses	18,614	13,889	4,725	55,838	52,569	3,269
Operating Gain(Loss)	0	4,762	4,762	2	3,333	3,331
Reserve Revenue						
Major Maintenance Assess	6,630	6,630	0	19,891	19,891	0
Interest Income - Reserve	228	77	(151)	683	219	(464)
Total Reserve Revenue	6,858	6,707	(151)	20,574	20,110	(464)
Reserve Expenses						
Major Maintenance Expense	0	0	0	0	5,559	(5,559)
Total Reserve Expenses	0	0	0	0	5,559	(5,559)
Reserve Gain(Loss)	6,858	6,707	(151)	20,574	14,551	(6,023)
Total Gain(Loss)	6,858	11,469	4,611	20,576	17,884	(2,692)



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

**ACCOUNTING
DEPARTMENT**

Date Range : 3/1/2014 To 3/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002753	03/01/2014	1KMM	Kappes Miller Management	02487	20141203	03/01/2014	1,806.15	0.00	1,806.15	1,806.15
002754	03/17/2014	1ACS	Association Collection Services, LLC	02494	20140203	03/13/2014	82.00	0.00	82.00	
				02495	20140267	03/13/2014	41.00	0.00	41.00	
				Total for Check Number 002754			123.00	0.00	123.00	123.00
002755	03/17/2014	1BUIM	Building Maintenance Services, Inc.	02489	1547	03/13/2014	739.13	0.00	739.13	739.13
002756	03/17/2014	1C&RL	C & R Landscape Services	02500	4627	03/13/2014	1,450.88	0.00	1,450.88	1,450.88
002757	03/17/2014	1CCS	Condominium Construction Services, LLC	02498	20140091	03/13/2014	118.97	0.00	118.97	118.97
002758	03/17/2014	1CITI	City of Issaquah-Utility	02492	88-2492-00	03/13/2014	1,489.78	0.00	1,489.78	1,489.78
002759	03/17/2014	1CLES	CleanScapes	02491	0001235620	03/13/2014	1,590.42	0.00	1,590.42	1,590.42
002760	03/17/2014	1INNS	Innovative Systems Tech, Inc.	02490	9361	03/13/2014	735.00	0.00	735.00	735.00
002761	03/17/2014	1KMM	Kappes Miller Management	02493	20141390	03/13/2014	63.44	0.00	63.44	
				02496	20141300	03/13/2014	-129.21	0.00	-129.21	
				02497	20141301	03/13/2014	25.84	0.00	25.84	
				02499	20141468	03/13/2014	118.77	0.00	118.77	
				Total for Check Number 002761			78.84	0.00	78.84	78.84
002762	03/17/2014	1PSE	Puget Sound Energy	02488	3.7.14-7rv	03/13/2014	384.51	0.00	384.51	384.51
002763	03/26/2014	1DBKR	DayBreak Maintenance Res.	02167		12/01/2013	6,258.33	0.00	6,258.33	
				02454		03/01/2014	6,630.40	0.00	6,630.40	
				Total for Check Number 002763			12,888.73	0.00	12,888.73	12,888.73
002764	03/26/2014	1FARM	Farmers Insurance	02507	mn80618	03/24/2014	1,996.50	0.00	1,996.50	1,996.50
002765	03/26/2014	1KMM	Kappes Miller Management	02502	20141830	03/24/2014	11.82	0.00	11.82	
				02503	20141596	03/24/2014	38.44	0.00	38.44	
				02504	20141642	03/24/2014	109.97	0.00	109.97	
				02505	20141681	03/24/2014	87.12	0.00	87.12	
				02506	20141764	03/24/2014	76.13	0.00	76.13	
				Total for Check Number 002765			323.48	0.00	323.48	323.48
Cash Account 1 Totals							23,725.39	0.00	23,725.39	23,725.39
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							23,725.39	0.00	23,725.39	23,725.39



DayBreak at Issaquah Ridge Owners Association
AP Expense Distribution
For Cash Account : All
From Earliest To 3/31/2014

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						
02454	1DBKR - DayBreak Maintenance Res.	reserve transfer		002753	\$6,630.40	\$6,630.40
5220-0000 General Repair & Maint.						
02498	1CCS - Condominium Construction Servk	bdg A/ repairs	20140091	002757	\$118.97	\$118.97
5240-0000 Janitorial						
02489	1BUIM - Building Maintenance Services, Ir	3/14 janitorial	1547	002755	\$739.13	\$739.13
5320-0000 Landscape Contract						
02500	1C&RL - C & R Landscape Services	3/14 landscaping	4627	002756	\$1,450.88	\$1,450.88
5360-0000 Fire/Life/Safety Monitor.						
02490	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9361	002760	\$735.00	\$735.00
5510-0000 Electricity						
02488	1PSE - Puget Sound Energy	2/5-3/5 electric 7 inv	3.7.14-7inv	002762	\$384.51	\$384.51
5540-0000 Garbage						
02491	1CLES - CleanScapes	2/14 garbage	0001235620	002759	\$1,590.42	\$1,590.42
5570-0000 Storm Drainage						
02492	1CITI - City of Issaquah-Utility	1/1-2/28 storm water	88-2492-00	002758	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
02493	1KMM - Kappes Miller Management	archive box storage/tax	20141380	002761	63.44	
02496	1KMM - Kappes Miller Management	delinq.letter fee,tax/credit memo	20141300	002761	(129.21)	
02497	1KMM - Kappes Miller Management	delinq.letter fee/tax	20141301	002761	25.84	
02499	1KMM - Kappes Miller Management	cert.letter fee/delinq.letter fee/tax	20141468	002761	118.77	
02502	1KMM - Kappes Miller Management	new owner letter f304/tax	20141830	002765	11.82	
02503	1KMM - Kappes Miller Management	2/14 bank analysis charges	20141566	002765	38.44	
02504	1KMM - Kappes Miller Management	com.mail-fire alarm & sprinkler system test/tax	20141642	002765	109.97	
02505	1KMM - Kappes Miller Management	copies/envelopes/tax	20141681	002765	87.12	
02506	1KMM - Kappes Miller Management	postage	20141764	002765	\$76.13	\$402.32
5711-0000 Management Fee						
02487	1KMM - Kappes Miller Management	Management Fee - March 2014	20141203	002753	\$1,806.15	\$1,806.15
5730-0000 Legal						



DayBreak at Issaquah Ridge Owners Association
AP Expense Distribution
For Cash Account : All
From Earliest To 3/31/2014

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>
02494	1ACS - Association Collection Services, L	monthly acct.maint.fee b101, c203	20140203	002754	82.00	
02495	1ACS - Association Collection Services, L	bankruptcy update a303	20140267	002754	\$41.00	\$123.00
5740-0000 Insurance Premium						
02507	1FARM - Farmers Insurance	insurance	mn80618	002764	\$1,996.50	\$1,996.50
					Distribution Total	\$17,467.06

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	6,630.40	
5220-0000	General Repair & Maint.	118.97	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,450.88	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5510-0000	Electricity	384.51	
5540-0000	Garbage	1,590.42	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	402.32	
5711-0000	Management Fee	1,806.15	
5730-0000	Legal	123.00	
5740-0000	Insurance Premium	1,996.50	
0110-0000	Checking		23,725.39
2405-0000	A/P Operations	6,258.33	
		<u>23,725.39</u>	<u>23,725.39</u>



DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 3/31/14
AP Voucher Report

ACCOUNTING
DEPARTMENT

Vendor / Voucher	Invoice Date	Invoice Number	Invoice Due Date	Invoice Amount	Discount Date	Discount Amount	Check Number	Check Date	PO Number/Posted / On Hold	Paid To Date/Recurring/Freq/Stop
1DBKR: DayBreak Maintenance Res.										
02166	11/1/2013		11/30/2013	6,258.33		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	Distribution(s)	1310-0000	reserve transfer					6,258.33		
	Vendor Open Amount			6,258.33						

Company Recap

Total Posted Invoices	6,258.33
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	6,258.33
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	6,258.33
Total Invoice Amounts	6,258.33
Total Distributions	6,258.33
Difference	0.00