

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period March 01, 2015 to March 31, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,957.89
	Homeowner Assessments	20,881.64	
	Prepaid Assessments	8,615.59	
	Transfer from Reserve Account	4,000.00	
	Rule Violation	150.00	
	Late Fee	50.00	
	Delinquent Letter Fee	47.00	
	Total Receipts	<u>33,744.23</u>	
	Operating Expenses Paid	(30,397.56)	
	Transfer to Maintenance Reserve	0.00	
	Bank Charges	0.00	
	Total Disbursements	<u>(30,397.56)</u>	
ENDING BALANCE			<u><u>\$9,304.56</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$176,356.49
	Transferred from Operating Interest	0.00	
		54.96	
	Total Receipts	<u>54.96</u>	
	Invoices Paid:		
	Transfer to Operating	(4,000.00)	
	Total Disbursements	<u>(4,000.00)</u>	
ENDING BALANCE			<u><u>\$172,411.45</u></u>

Balance Sheet
As of March 31, 2015

ASSETS

Current Assets

Operating Accounts

Cash - Checking	9,304.56
Assessments Receivable	23,887.08
Prepaid Insurance	7,249.52

Total Operating Accounts

40,441.16

Reserve Accounts

Maintenance Reserve	172,411.45
A/R due from Operations	26,444.14

Total Reserve Accounts

198,855.59

Total Assets

239,296.75

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	14,322.33
Accounts Payable	26,444.14

Total Operating Liabilities

40,766.47

Reserve Liabilities

Accrued Expenses - RR	427.67
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Total Reserve Liabilities

427.67

Homeowner Equity

Excess of Rev over Exp	(36,139.53)
Retained Earnings	234,242.14

Total Homeowner Equity

198,102.61

Total Liability & Homeowners Equity

239,296.75

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending March 31, 2015

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	25,433	25,433	0	76,299	76,299	0
Transfer to Reserves	6,592	(6,592)	(13,184)	19,775	(19,775)	(39,550)
Late Fees/Fines	0	25	25	0	100	100
Rule Violation	0	1,050	1,050	0	1,050	1,050
Insurance Claim Reimbursement	0	0	0	0	(6,521)	(6,521)
Total Operating Revenue	32,025	19,916	(12,109)	96,074	51,153	(44,921)
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,000	16,671	(15,671)	3,000	39,156	(36,156)
Janitorial	675	739	(64)	2,025	2,217	(192)
Landscape Other	42	0	42	126	0	126
Landscape Contract	1,700	1,862	(162)	5,100	7,446	(2,346)
Window/Gutter Cleaning	250	411	(161)	750	411	339
Fire/Life/Safety Monitor.	833	735	98	2,500	2,205	295
Dryer Vent Cleaning	167	0	167	500	0	500
Pest Control	42	0	42	125	0	125
Total Maintenance Exp.	4,709	20,418	(15,709)	14,126	51,435	(37,309)
Service/Utility Exp.						
Electricity	400	376	24	1,200	1,075	125
Water	1,208	459	749	3,625	2,380	1,245
Sewer	1,167	387	780	3,500	2,426	1,074
Garbage	1,583	1,642	(59)	4,750	4,875	(125)
Irrigation Water	750	0	750	2,250	51	2,199
Metro Sewer	2,167	503	1,664	6,500	6,005	495
Storm Drainage	833	1,490	(657)	2,500	2,980	(480)
Total Service/Utility Exp.	8,108	4,857	3,251	24,325	19,792	4,533
Administrative Exp.						
Office Expenses	250	508	(258)	750	1,489	(739)
Management Fee	1,860	1,844	16	5,581	5,532	49
Legal	333	150	183	1,000	1,050	(50)
Insurance Premium	3,187	3,455	(268)	9,561	10,366	(805)
Master Association Dues	210	0	210	630	0	630

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending March 31, 2015

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>
Licenses & Permits	1	0	1	2	0	2
Audit / Tax Return	120	0	120	360	1,520	(1,160)
Reserve Study	100	0	100	300	0	300
Total Administrative Exp.	6,061	5,957	104	18,184	19,957	(1,773)
Total Operating Expenses	18,878	31,232	(12,354)	56,635	91,184	(34,549)
Operating Gain(Loss)	13,147	(11,316)	(24,463)	39,439	(40,031)	(79,470)
Reserve Revenue						
Major Maintenance Assess	6,592	6,592	0	19,775	19,775	0
Interest Income - Reserve	83	55	(28)	250	167	(83)
Total Reserve Revenue	6,675	6,647	(28)	20,025	19,942	(83)
Reserve Expenses						
Major Maintenance Expense	7,500	0	7,500	22,500	16,050	6,450
Total Reserve Expenses	7,500	0	7,500	22,500	16,050	6,450
Reserve Gain(Loss)	(825)	6,647	7,472	(2,475)	3,892	6,367
Total Gain(Loss)	12,322	(4,669)	(16,991)	36,964	(36,139)	(73,103)

Date Range : 3/1/2015 To 3/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002967	03/01/2015	1KMM	Kappes Miller Management	02817	20151215	03/01/2015	1,844.08	0.00	1,844.08	1,844.08
002968	03/13/2015	1ARMP	Law Offices of Patricia Army, LLC	02819	1305	03/10/2015	25.00	0.00	25.00	25.00
002969	03/13/2015	1CCS	Condominium Construction Services, LLC	02820	20150107SP	03/10/2015	206.58	0.00	206.58	206.58
002970	03/13/2015	1CITI	City of Issaquah-Utility	02821	1/15-2/28 Storm Wate	03/10/2015	1,489.78	0.00	1,489.78	1,489.78
002971	03/13/2015	1DOGP	Dogpoopbags.com, LLC	02822	5787	03/10/2015	123.25	0.00	123.25	123.25
002972	03/13/2015	1EATI	Earth Tech Industries, LLC	02825	21111005	03/10/2015	1,861.50	0.00	1,861.50	1,861.50
002973	03/13/2015	1FARG	Famers Insurance Group	02823	P&C 601052256	03/10/2015	2,247.13	0.00	2,247.13	2,247.13
002974	03/13/2015	1HAIP	Hanis Irvine Prothero, PLLC	02824	71865	03/10/2015	150.00	0.00	150.00	150.00
002975	03/13/2015	1INNS	Innovative Systems Tech, Inc.	02826	10947	03/10/2015	735.00	0.00	735.00	735.00
002976	03/13/2015	1KMM	Kappes Miller Management	02827	20151313	03/10/2015	77.53	0.00	77.53	
				02828	20151375	03/10/2015	120.53	0.00	120.53	
				02833	20151468	03/13/2015	7.38	0.00	7.38	
Total for Check Number 002976							205.44	0.00	205.44	205.44
002977	03/13/2015	1PACE	Pacific Engineering	02830	150080	03/10/2015	1,554.72	0.00	1,554.72	1,554.72
002978	03/13/2015	1RECC	Recology Cleanscapes	02829	1502509	03/10/2015	1,642.28	0.00	1,642.28	1,642.28
002979	03/13/2015	1TCQS	TC Quality Services, Inc	02831	14-5243CM	03/10/2015	410.63	0.00	410.63	410.63
002980	03/13/2015	1WILL	Willards Pest Control	02832	129344	03/10/2015	143.99	0.00	143.99	
				02844	129344	03/31/2015	-143.99	0.00	-143.99	
Total for Check Number 002980							0.00	0.00	0.00	0.00
002981	03/26/2015	1BUIM	Building Maintenance Services, Inc.	02836	1796	03/25/2015	739.13	0.00	739.13	739.13
002982	03/26/2015	1KMM	Kappes Miller Management	02837	20151525	03/25/2015	38.63	0.00	38.63	
				02838	20151697	03/25/2015	132.80	0.00	132.80	
				02839	20151619	03/25/2015	31.60	0.00	31.60	
Total for Check Number 002982							203.03	0.00	203.03	203.03
002983	03/26/2015	1ONZG	Miguel Diaz- Gonzales	02834		03/24/2015	65.51	0.00	65.51	
				02835		03/24/2015	259.42	0.00	259.42	
Total for Check Number 002983							324.93	0.00	324.93	324.93
002984	03/26/2015	1PSE	Puget Sound Energy	02840	2/5-3/6 (7 inv)	03/25/2015	375.51	0.00	375.51	375.51
002985	03/26/2015	1RWAN	RW Anderson Services	02841	8305	03/25/2015	14,646.92	0.00	14,646.92	
				02842	8337	03/25/2015	263.17	0.00	263.17	
Total for Check Number 002985							14,910.09	0.00	14,910.09	14,910.09
002986	03/26/2015	1SAMM	Sammamish Plateau	02843	12/10-2/11 Util	03/26/2015	1,349.48	0.00	1,349.48	1,349.48
Cash Account 1 Totals							30,397.56	0.00	30,397.56	30,397.56
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							30,397.56	0.00	30,397.56	30,397.56

<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						
02751	1DBKR - DayBreak Maintenance Res.	reserve transfer			\$6,591.67	\$6,591.67
2403-0000 Prepaid Assessments						
02834	1ONZG - Miguel Diaz- Gonzales	Open Credit Refund		002983	65.51	
02835	1ONZG - Miguel Diaz- Gonzales	Open Credit Refund		002983	\$259.42	\$324.93
5220-0000 General Repair & Maint.						
02820	1CCS - Condominium Construction Servi	Dehumidifer Moisture Inspection	20150107SP	002969	206.58	
02830	1PACE - Pacific Engineering	Attic & Roof Review	150080	002977	1,554.72	
02841	1RWAN - RW Anderson Services	Mast Bath Repairs D103	8305	002985	14,646.92	
02842	1RWAN - RW Anderson Services	C203/C204 Remove Lock Boxes	8337	002985	\$263.17	\$16,671.39
5240-0000 Janitorial						
02836	1BUIM - Building Maintenance Services, I	Janitorial Services	1796	002981	\$739.13	\$739.13
5320-0000 Landscape Contract						
02825	1EATI - Earth Tech Industries, LLC	Landscaping	21111005	002972	\$1,861.50	\$1,861.50
5350-0000 Window/Gutter Cleaning						
02831	1TCQS - TC Quality Services, Inc	Bld-F Gutter Repair/Downspout Clean	14-5243CM	002979	\$410.63	\$410.63
5360-0000 Fire/Life/Safety Monitor.						
02826	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10947	002975	\$735.00	\$735.00
5420-0000 Pest Control						
02832	1WILL - Willards Pest Control	Pest Control	129344	002980	143.99	
02844	1WILL - Willards Pest Control	Credit Voucher #02832	129344	002980	(\$143.99)	\$0.00
5510-0000 Electricity						
02840	1PSE - Puget Sound Energy	Electricity 2/5-3/6 (7 inv)	2/5-3/6 (7 inv)	002984	\$375.51	\$375.51
5520-0000 Water						
02843	1SAMM - Sammamish Plateau	Utilities 12/10-2/11	12/10-2/11 Util	002986	\$459.30	\$459.30
5530-0000 Sewer						
02843	1SAMM - Sammamish Plateau	Utilities 12/10-2/11	12/10-2/11 Util	002986	\$387.02	\$387.02
5540-0000 Garbage						
02829	1RECC - Recology Cleanscapes	Garbage	1502509	002978	\$1,642.28	\$1,642.28

<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>
5560-0000 Metro Sewer						
02843	1SAMM - Sammamish Plateau	Utilities 12/10-2/11	12/10-2/11 Util	002986	\$503.16	\$503.16
5570-0000 Storm Drainage						
02821	1CITI - City of Issaquah-Utility	1/1-2/28 Storm Water	1/15-2/28 Storm Wate	002970	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
02822	1DOGP - Dogpoopbags.com, LLC	Dog Poop Bags	5787	002971	123.25	
02827	1KMM - Kappes Miller Management	DLF	20151313	002976	77.53	
02828	1KMM - Kappes Miller Management	Archive Box Storage	20151375	002976	120.53	
02833	1KMM - Kappes Miller Management	Retrieving/Sending Archive Boxes	20151468	002976	7.38	
02837	1KMM - Kappes Miller Management	2/15 Bank Analysis Charge	20151525	002982	38.63	
02838	1KMM - Kappes Miller Management	Postage	20151697	002982	132.80	
02839	1KMM - Kappes Miller Management	Copies & Envelopes	20151619	002982	\$31.60	\$531.72
5711-0000 Management Fee						
02817	1KMM - Kappes Miller Management	Management Fee - March 2015	20151215	002967	\$1,844.08	\$1,844.08
5730-0000 Legal						
02819	1ARMP - Law Offices of Patricia Army, LL	C-203	1305	002968	25.00	
02824	1HAIP - Hanis Irvine Prothero, PLLC	General Matters	71865	002974	\$150.00	\$175.00
5740-0000 Insurance Premium						
02823	1FARG - Famers Insurance Group	Insurance	P&C 601052256	002973	\$2,247.13	\$2,247.13
					Distribution Total	\$36,989.23

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	6,591.67	
2403-0000	Prepaid Assessments	324.93	
5220-0000	General Repair & Maint.	16,671.39	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,861.50	
5350-0000	Window/Gutter Cleaning	410.63	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5510-0000	Electricity	375.51	
5520-0000	Water	459.30	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5530-0000	Sewer	387.02	
5540-0000	Garbage	1,642.28	
5560-0000	Metro Sewer	503.16	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	531.72	
5711-0000	Management Fee	1,844.08	
5730-0000	Legal	175.00	
5740-0000	Insurance Premium	2,247.13	
0110-0000	Checking		30,397.56
2405-0000	A/P Operations		6,591.67
		<u>36,989.23</u>	<u>36,989.23</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 3/31/15
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.										
02462	11/1/2014		11/30/2014	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		
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
	<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					No Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
	Vendor Open Amount									<u><u>26,444.14</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 3/31/15
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					19,852.47	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					19,852.47	
				New Unposted Invoices					6,591.67	
				Total Unposted Payments					0.00	
				Total Unposted Discounts Taken					0.00	
				Net Unposted Payments					0.00	
				Open Unposted AP					6,591.67	
				Total Open AP					26,444.14	
				Total Invoice Amounts					26,444.14	
				Total Distributions					26,444.14	
				Difference					0.00	