

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,952.05
	Homeowner Assessments	18,182.23	
	Prepaid Assessments	4,506.54	
	Monthly Service Fee	0.00	
	Delinquent Letter Fee	47.00	
	Late Fee	50.00	
	Legal Expense	0.00	
	Certified Letter Fee	0.00	
	Insurance Claim Reimbursement	16,793.12	
	Total Receipts	<u>39,578.89</u>	
	Operating Expenses Paid	(9,655.65)	
	Transfer to Maintenance Reserve	(6,630.40)	
	Bank Charges	0.00	
	Total Disbursements	<u>(16,286.05)</u>	
ENDING BALANCE			<u>\$28,244.89</u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$225,158.45
	Transferred from Operating Interest	6,630.40	
		78.18	
	Total Receipts	<u>6,708.58</u>	
	Invoices Paid:		
	None	0.00	
	Bank Charges	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$231,867.03</u>

Balance Sheet

As of May 31, 2014

ASSETS

Current Assets

Operating Accounts

Cash - Checking	28,244.89	
Assessments Receivable	24,296.27	
Prepaid Insurance	4,832.92	

Total Operating Accounts

57,374.08

Reserve Accounts

Maintenance Reserve	231,867.03	
A/R due from Operations	6,258.33	

Total Reserve Accounts

238,125.36

Total Assets

295,499.44

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	11,841.08	
Accounts Payable	6,258.33	

Total Operating Liabilities

18,099.41

Homeowner Equity

Excess of Rev over Exp	36,829.61	
Retained Earnings	240,570.42	

Total Homeowner Equity

277,400.03

Total Liability & Homeowners Equity

295,499.44

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending May 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	125,905	125,905	0
Transfer to Reserves	(6,630)	(6,630)	0	(33,152)	(33,152)	0
Late Fees/Fines	63	75	12	313	350	37
Insurance Claim Reimbursement	0	16,793	16,793	0	16,793	16,793
Total Operating Revenue	18,614	35,419	16,805	93,066	109,896	16,830
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,013	198	815	5,064	4,102	962
Janitorial	675	739	(64)	3,375	3,696	(321)
Landscape Other	208	0	208	1,042	0	1,042
Landscape Contract	1,217	1,862	(645)	6,083	8,596	(2,513)
Window/Gutter Cleaning	250	0	250	1,250	0	1,250
Fire/Life/Safety Monitor.	833	735	98	4,167	6,460	(2,293)
Pest Control	42	0	42	208	0	208
Total Maintenance Exp.	4,238	3,534	704	21,189	22,854	(1,665)
Service/Utility Exp.						
Electricity	390	347	43	1,948	1,890	58
Water	1,201	0	1,201	6,007	4,597	1,410
Sewer	1,170	0	1,170	5,851	5,126	725
Garbage	1,558	1,590	(32)	7,792	7,991	(199)
Irrigation Water	750	0	750	3,750	0	3,750
Metro Sewer	2,403	0	2,403	12,014	8,768	3,246
Storm Drainage	833	1,490	(657)	4,167	4,469	(302)
Total Service/Utility Exp.	8,305	3,427	4,878	41,529	32,841	8,688
Administrative Exp.						
Office Expenses	250	262	(12)	1,250	1,684	(434)
Management Fee	1,745	1,806	(61)	8,723	9,031	(308)
Legal	208	401	(193)	1,042	1,236	(194)
Insurance Premium	3,187	1,208	1,979	15,935	16,328	(393)
Master Association Dues	155	0	155	773	1,889	(1,116)
Licenses & Permits	2	0	2	8	0	8
Audit / Tax Return	115	0	115	575	1,440	(865)
Reserve Study	242	0	242	1,208	0	1,208

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending May 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>
Miscellaneous Expense	167	0	167	833	0	833
Total Administrative Exp.	6,071	3,677	2,394	30,347	31,608	(1,261)
Total Operating Expenses	18,614	10,638	7,976	93,065	87,303	5,762
Operating Gain(Loss)	0	24,781	24,781	1	22,593	22,592
Reserve Revenue						
Major Maintenance Assess	6,630	6,630	0	33,152	33,152	0
Interest Income - Reserve	228	78	(150)	1,138	375	(763)
Total Reserve Revenue	6,858	6,708	(150)	34,290	33,527	(763)
Reserve Expenses						
Major Maintenance Expense	0	0	0	0	19,292	(19,292)
Total Reserve Expenses	0	0	0	0	19,292	(19,292)
Reserve Gain(Loss)	6,858	6,708	(150)	34,290	14,235	(20,055)
Total Gain(Loss)	6,858	31,489	24,631	34,291	36,828	2,537

Date Range : 5/1/2014 To 5/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002783	05/01/2014	1KMM	Kappes Miller Management	02535	20142457	05/01/2014	1,806.15	0.00	1,806.15	1,806.15
002784	05/14/2014	1ACS	Association Collection Services, LLC	02543	20140540	05/13/2014	41.00	0.00	41.00	
				02544	20140470	05/13/2014	41.00	0.00	41.00	
Total for Check Number 002784							82.00	0.00	82.00	82.00
002785	05/14/2014	1ARMP	Law Offices of Patricia Army, LLC	02537	241	05/13/2014	37.50	0.00	37.50	
				02538	242	05/13/2014	62.50	0.00	62.50	
Total for Check Number 002785							100.00	0.00	100.00	100.00
002786	05/14/2014	1CITI	City of Issaquah-Utility	02536	007227	05/13/2014	1,489.78	0.00	1,489.78	1,489.78
002787	05/14/2014	1ETEC	Earth Tech Industries, LLC	02529	21109714	05/01/2014	1,861.50	0.00	1,861.50	1,861.50
002788	05/14/2014	1HAIP	Hanis Irvine Prothero, PLLC	02547	58493	05/13/2014	360.00	0.00	360.00	360.00
002789	05/14/2014	1INNS	Innovative Systems Tech, Inc.	02540	9609	05/13/2014	735.00	0.00	735.00	735.00
002790	05/14/2014	1KMM	Kappes Miller Management	02541	20142546	05/13/2014	51.69	0.00	51.69	
				02542	20142430	05/13/2014	10.00	0.00	10.00	
				02545	20142702	05/13/2014	26.80	0.00	26.80	
				02546	20142629	05/13/2014	126.88	0.00	126.88	
Total for Check Number 002790							215.37	0.00	215.37	215.37
002791	05/14/2014	1PSE	Puget Sound Energy	02548	5.6.14-7inv	05/13/2014	347.26	0.00	347.26	347.26
002792	05/14/2014	1RECC	Recology Cleanscapes	02539	0001259888	05/13/2014	1,590.42	0.00	1,590.42	1,590.42
002793	05/29/2014	1BUIM	Building Maintenance Services, Inc.	02549	1588	05/14/2014	936.95	0.00	936.95	936.95
002794	05/29/2014	1KMM	Kappes Miller Management	02550	20143052	05/27/2014	11.82	0.00	11.82	
				02551	20142794	05/27/2014	29.47	0.00	29.47	
				02552	20142885	05/27/2014	66.56	0.00	66.56	
				02553	20142969	05/27/2014	23.37	0.00	23.37	
Total for Check Number 002794							131.22	0.00	131.22	131.22
002796	05/31/2014	1DBKR	DayBreak Maintenance Res.	02456		05/01/2014	6,630.40	0.00	6,630.40	6,630.40
Cash Account 1 Totals							16,286.05	0.00	16,286.05	16,286.05
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							16,286.05	0.00	16,286.05	16,286.05

<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						
02456	1DBKR - DayBreak Maintenance Res.	reserve transfer		002796	\$6,630.40	\$6,630.40
5220-0000 General Repair & Maint.						
02549	1BUIM - Building Maintenance Services, I	5/14 janitoria, maintenance	1588	002793	\$197.83	\$197.83
5240-0000 Janitorial						
02549	1BUIM - Building Maintenance Services, I	5/14 janitoria, maintenance	1588	002793	\$739.12	\$739.12
5320-0000 Landscape Contract						
02529	1ETEC - Earth Tech Industries, LLC	5/14 landscaping	21109714	002787	\$1,861.50	\$1,861.50
5360-0000 Fire/Life/Safety Monitor.						
02540	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9609	002789	\$735.00	\$735.00
5510-0000 Electricity						
02548	1PSE - Puget Sound Energy	4/5-5/5 electric 7 inv	5.6.14-7inv	002791	\$347.26	\$347.26
5540-0000 Garbage						
02539	1RECC - Recology Cleanscapes	4/14 garbage	0001259888	002792	\$1,590.42	\$1,590.42
5570-0000 Storm Drainage						
02536	1CITI - City of Issaquah-Utility	3/1-4/30 storm water	007227	002786	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
02541	1KMM - Kappes Miller Management	delinq.letter fee #102,F302/tax	20142546	002790	51.69	
02542	1KMM - Kappes Miller Management	secretary of state filing fee	20142430	002790	10.00	
02545	1KMM - Kappes Miller Management	retrieving/sending archive boxes/tax	20142702	002790	26.80	
02546	1KMM - Kappes Miller Management	archive box storage/tax	20142629	002790	126.88	
02550	1KMM - Kappes Miller Management	new owner letter b101/tax	20143052	002794	11.82	
02551	1KMM - Kappes Miller Management	4/14 bank analysis charges	20142794	002794	29.47	
02552	1KMM - Kappes Miller Management	copies/envelopes/tax	20142885	002794	66.56	
02553	1KMM - Kappes Miller Management	postage	20142969	002794	\$23.37	\$346.59
5711-0000 Management Fee						
02535	1KMM - Kappes Miller Management	Management Fee - May 2014	20142457	002783	\$1,806.15	\$1,806.15
5730-0000 Legal						
02537	1ARMP - Law Offices of Patricia Army, LL	legal A303	241	002785	37.50	

<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>
02538	1ARMP - Law Offices of Patricia Army, LL	lega C203	242	002785	62.50	
02543	1ACS - Association Collection Services, I	bankruptcy update A303	20140540	002784	41.00	
02544	1ACS - Association Collection Services, I	monthly account maint. fee c203	20140470	002784	41.00	
02547	1HAIP - Hanis Irvine Prothero, PLLC	legal	58493	002788	\$360.00	\$542.00
					Distribution Total	\$16,286.05

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.	197.83	
5240-0000	Janitorial	739.12	
5320-0000	Landscape Contract	1,861.50	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5510-0000	Electricity	347.26	
5540-0000	Garbage	1,590.42	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	346.59	
5711-0000	Management Fee	1,806.15	
5730-0000	Legal	542.00	
0110-0000	Checking		16,286.05
		16,286.05	16,286.05

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 5/31/14
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.										
02166	11/1/2013		11/30/2013	6,258.33		0.00				0.00
				reserve transfer					Yes Yes	Recurred
<i>Distribution(s)</i>		1310-0000	<i>reserve transfer</i>				6,258.33			
Vendor Open Amount				<u>6,258.33</u>						

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