

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period November 1, 2016 to November 30, 2016

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$5,392.62
Homeowner Assessments		28,203.07	
Prepaid Assessments		(1,412.42)	
Transfer from Pacific Continental		635.02	
Voided checks		25.00	
Monthly Service Fee		32.45	
Moving Fee		<u>(300.00)</u>	
	Total Receipts		<u>27,183.12</u>
Operating Expenses Paid		(16,903.91)	
Transfer to Maintenance Reserve			
	Total Disbursements		<u>(16,903.91)</u>
ENDING BALANCE			<u><u>\$15,671.83</u></u>

OPERATING ACCOUNT - PACIFIC CONTINENTAL

BEGINNING BALANCE			\$635.02
Deposits:			
None		<u>0.00</u>	
	Total Receipts		<u>0.00</u>
Transfer to Operating		<u>-635.02</u>	
	Total Disbursements		<u>(635.02)</u>
ENDING BALANCE			<u><u>\$0.00</u></u>

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period November 1, 2016 to November 30, 2016

MAINTENANCE RESERVE - PACIFIC CONTINENTAL

BEGINNING BALANCE			\$89,647.22
	Interest		49.30
		Total Receipts	<u>49.30</u>
	Expenses:		(23,262.74)
		Total Disbursements	<u>(23,262.74)</u>
ENDING BALANCE			<u><u>\$66,433.78</u></u>

Balance Sheet

As of November 30, 2016

ASSETS

Current Assets

Operating Accounts

Operating - Puget Sound Bank	15,671.83
Assessments Receivable	26,800.25
Prepaid Insurance	20,305.35

Total Operating Accounts

62,777.43

Reserve Accounts

Maintenance Reserve	71,135.16
A/R due from Operations	46,163.74

Total Reserve Accounts

117,298.90

Total Assets

180,076.33

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	7,357.42
Accounts Payable	46,287.57

Total Operating Liabilities

53,644.99

Reserve Liabilities

Accrued Expenses - RR	4,043.93
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Total Reserve Liabilities

4,043.93

Homeowner Equity

Excess of Rev over Exp	(57,282.44)
Retained Earnings	171,714.55
Prior Year Income/Expense	7,955.30

Total Homeowner Equity

122,387.41

Total Liability & Homeowners Equity

180,076.33

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending November 30, 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)	307,907	307,906	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(72,417)	(72,417)	0
Late Fees/Fines	0	75	75	0	700	700
Other Income	0	0	0	0	2,400	2,400
Insurance Claim Reimbursement	0	5,000	5,000	0	5,000	5,000
Total Operating Revenue	21,409	26,483	5,074	235,490	243,589	8,099
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	3,864	(3,031)	9,167	59,271	(50,104)
Janitorial	758	739	19	8,342	8,656	(314)
Landscape Other	42	0	42	458	2,903	(2,445)
Landscape Contract	1,600	3,504	(1,904)	17,600	19,436	(1,836)
Window/Gutter Cleaning	233	0	233	2,567	0	2,567
Fire/Life/Safety Monitor.	833	0	833	9,167	10,747	(1,580)
Dryer Vent Cleaning	167	0	167	1,833	0	1,833
Pest Control	50	43	7	550	1,615	(1,065)
Insurance Claim Repairs	0	0	0	0	(33,355)	33,355
Total Maintenance Exp.	4,516	8,150	(3,634)	49,684	69,273	(19,589)
Service/Utility Exp.						
Electricity	367	322	45	4,033	3,760	273
Water	1,167	5,526	(4,359)	12,833	16,157	(3,324)
Sewer	1,250	5,547	(4,297)	13,750	19,349	(5,599)
Garbage	2,083	1,660	423	22,917	18,369	4,548
Irrigation Water	950	0	950	10,450	18,153	(7,703)
Metro Sewer	2,292	(9,764)	12,056	25,208	16,095	9,113
Storm Drainage	783	1,564	(781)	8,617	7,745	872
Total Service/Utility Exp.	8,892	4,855	4,037	97,808	99,628	(1,820)
Administrative Exp.						
Office Expenses	333	299	34	3,667	4,229	(562)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending November 30, 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>
Management Fee	1,916	1,939	(23)	21,078	20,973	105
Legal	333	0	333	3,667	1,496	2,171
Insurance Premium	4,943	4,680	263	54,372	52,387	1,985
Master Association Dues	208	0	208	2,292	1,946	346
Licenses & Permits	1	0	1	9	10	(1)
Audit / Tax Return	140	0	140	1,540	1,680	(140)
Reserve Study	125	0	125	1,375	0	1,375
Total Administrative Exp.	<u>7,999</u>	<u>6,918</u>	<u>1,081</u>	<u>88,000</u>	<u>82,721</u>	<u>5,279</u>
Total Operating Expenses	<u>21,407</u>	<u>19,923</u>	<u>1,484</u>	<u>235,492</u>	<u>251,622</u>	<u>(16,130)</u>
Operating Gain(Loss)	<u>2</u>	<u>6,560</u>	<u>6,558</u>	<u>(2)</u>	<u>(8,033)</u>	<u>(8,031)</u>
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	72,417	72,417	0
Interest Income - Reserve	83	49	(34)	917	462	(455)
Total Reserve Revenue	<u>6,666</u>	<u>6,632</u>	<u>(34)</u>	<u>73,334</u>	<u>72,879</u>	<u>(455)</u>
Reserve Expenses						
Major Maintenance Expense	6,250	23,263	(17,013)	68,750	122,130	(53,380)
Total Reserve Expenses	<u>6,250</u>	<u>23,263</u>	<u>(17,013)</u>	<u>68,750</u>	<u>122,130</u>	<u>(53,380)</u>
Reserve Gain(Loss)	<u>416</u>	<u>(16,631)</u>	<u>(17,047)</u>	<u>4,584</u>	<u>(49,251)</u>	<u>(53,835)</u>
Total Gain(Loss)	<u>418</u>	<u>(10,071)</u>	<u>(10,489)</u>	<u>4,582</u>	<u>(57,284)</u>	<u>(61,866)</u>

Date Range : 11/1/2016 To 11/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000019	11/01/2016	1KMM	Kappes Miller Management	03320	20165002	11/01/2016	1,939.29	0.00	1,939.29	1,939.29
000021	11/10/2016	1AUW	Association Underwriters	03321	20160516	11/08/2016	3,409.34	0.00	3,409.34	
				03322	20160531	11/08/2016	1,250.73	0.00	1,250.73	
					Total for Check Number 000021		4,660.07	0.00	4,660.07	4,660.07
000022	11/17/2016	1ARMP	Law Offices of Patricia Army, LLC	03323	3020	10/31/2016	62.50	0.00	62.50	62.50
000023	11/17/2016	1BUIM	Building Maintenance Services, Inc.	03324	BMS-2305	11/10/2016	848.63	0.00	848.63	848.63
000024	11/17/2016	1CITI	City of Issaquah-Utility	03327	88-2942-000	10/31/2016	1,563.84	0.00	1,563.84	1,563.84
000025	11/17/2016	1EATI	Earth Tech Industries, LLC	03325	21115218	11/01/2016	1,752.00	0.00	1,752.00	
				03325	21115218	11/01/2016	-1,752.00	0.00	-1,752.00	
					Total for Check Number 000025		0.00	0.00	0.00	0.00
000026	11/17/2016	1PSE	Puget Sound Energy	03328	10/5-11/3 (7 invs)	11/04/2016	322.42	0.00	322.42	322.42
000027	11/17/2016	1RECC	Recology Cleanscapes	03329	2009029	10/31/2016	1,660.15	0.00	1,660.15	1,660.15
000028	11/17/2016	1SAMM	Sammamish Plateau	03330	00029044-00	10/12/2016	1,308.31	0.00	1,308.31	1,308.31
000029	11/17/2016	1SOAM	Amy Soto	03319		10/28/2016	34.12	0.00	34.12	34.12
000030	11/17/2016	1WILL	Willards Pest Control	03331	171557	11/14/2016	42.77	0.00	42.77	42.77
000031	11/22/2016	1EATI	Earth Tech Industries, LLC	03325	21115218	11/01/2016	1,752.00	0.00	1,752.00	1,752.00
000032	11/30/2016	1AUW	Association Underwriters	03335	20160552	11/18/2016	113.53	0.00	113.53	
				03336	20160567	11/18/2016	72.89	0.00	72.89	
					Total for Check Number 000032		186.42	0.00	186.42	186.42
000033	11/30/2016	1ETEC	Earth Tech Industries, LLC	03337	21115369	11/30/2016	1,752.00	0.00	1,752.00	1,752.00
000034	11/30/2016	1FISC	Fischer Plumbing	03338	S164483	11/04/2016	308.02	0.00	308.02	
				03339	S164482	11/04/2016	180.68	0.00	180.68	
					Total for Check Number 000034		488.70	0.00	488.70	488.70
000035	11/30/2016	1KMM	Kappes Miller Management	03340	20165326	11/18/2016	77.02	0.00	77.02	
				03341	20165400	11/18/2016	21.61	0.00	21.61	
				03342	20165237	11/30/2016	45.88	0.00	45.88	
				03343	20165504	11/23/2016	129.50	0.00	129.50	
					Total for Check Number 000035		274.01	0.00	274.01	274.01
000036	11/30/2016	1SOAM	Amy Soto	03334	111716	11/17/2016	132.51	0.00	132.51	132.51
003221	11/30/2016	1DOGP	Dogpoopbags.com, LLC	03171	PO-47242	05/27/2016	-123.83	0.00	-123.83	-123.83
			Cash Account 1 Totals				16,903.91	0.00	16,903.91	16,903.91
000066	11/22/2016	1EATI	Earth Tech Industries, LLC	03332	21115290	10/28/2016	6,605.04	0.00	6,605.04	6,605.04
000067	11/30/2016	1CCS	Condominium Construction Services, LLC	03344	201600347	11/18/2016	9,074.64	0.00	9,074.64	
				03345	201600303	10/24/2016	7,583.06	0.00	7,583.06	
					Total for Check Number 000067		16,657.70	0.00	16,657.70	16,657.70

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

**ACCOUNTING
DEPARTMENT**

Date Range : 11/1/2016 To 11/30/2016 For Cash Account 3

<u>Check</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Vendor Name</u>	<u>Vch #</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Gross Amount</u>	<u>Discount</u>	<u>Net Amount</u>	<u>Check Amount</u>
			Cash Account 3 Totals				<u>23,262.74</u>	<u>0.00</u>	<u>23,262.74</u>	<u>23,262.74</u>
			Property/Company Totals for	DayBreak at Issaquah Ridge Owners Assoc			<u>40,166.65</u>	<u>0.00</u>	<u>40,166.65</u>	<u>40,166.65</u>

<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						
03321	1AUW - Association Underwriters	Ins 6/16-6/17 PMT 5/8	20160516	000021	3,409.34	
03322	1AUW - Association Underwriters	INS 9/16-9/17 PMT 2/8	20160531	000021	\$1,250.73	\$4,660.07
1310-0000 Maintenance Reserve						
03056	1DBKR - DayBreak Maintenance Res.	Reserve Transfer			\$6,583.33	\$6,583.33
5220-0000 General Repair & Maint.						
03324	1BUIM - Building Maintenance Services, I	November Janitorial/Repair Parking Sign	BMS-2305	000023	109.50	
03338	1FISC - Fischer Plumbing	Plumbing	S164483	000034	308.02	
03339	1FISC - Fischer Plumbing	Checked Leak	S164482	000034	\$180.68	\$598.20
5240-0000 Janitorial						
03324	1BUIM - Building Maintenance Services, I	November Janitorial/Repair Parking Sign	BMS-2305	000023	\$739.13	\$739.13
5320-0000 Landscape Contract						
03325	1EATI - Earth Tech Industries, LLC	Monthly Maintenance	21115218		1,752.00	
03337	1ETEC - Earth Tech Industries, LLC	Maintenance	21115369	000033	\$1,752.00	\$3,504.00
5420-0000 Pest Control						
03331	1WILL - Willards Pest Control	Pest Control	171557	000030	\$42.77	\$42.77
5510-0000 Electricity						
03328	1PSE - Puget Sound Energy	Electricity 10/5-11/3 (7 invs)	10/5-11/3 (7 invs)	000026	\$322.42	\$322.42
5710-0000 Office Expenses						
03334	1SOAM - Amy Soto	Copies, Signs	111716	000036	132.51	
03340	1KMM - Kappes Miller Management	Copies, Envelopes	20165326	000035	77.02	
03341	1KMM - Kappes Miller Management	Postage	20165400	000035	21.61	
03342	1KMM - Kappes Miller Management	Bank Analysis	20165237	000035	45.88	
03343	1KMM - Kappes Miller Management	Community Mailing	20165504	000035	\$129.50	\$406.52
5711-0000 Management Fee						
03320	1KMM - Kappes Miller Management	Management Fee - November 2016	20165002	000019	\$1,939.29	\$1,939.29
5740-0000 Insurance Premium						
03335	1AUW - Association Underwriters	Master Insurance Finance Charge	20160552	000032	113.53	
03336	1AUW - Association Underwriters	DIC Finance Charge	20160567	000032	\$72.89	\$186.42

<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>
7110-0000 Major Maintenance Expense						
03344	1CCS - Condominium Construction Servi	D101 Restoration	201600347	000067	\$9,074.64	\$9,074.64
Distribution Total						\$28,056.79

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,660.07	
1310-0000	Maintenance Reserve	6,583.33	
5220-0000	General Repair & Maint.	598.20	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	3,504.00	
5420-0000	Pest Control	42.77	
5510-0000	Electricity	322.42	
5710-0000	Office Expenses	406.52	
5711-0000	Management Fee	1,939.29	
5740-0000	Insurance Premium	186.42	
7110-0000	Major Maintenance Expense	9,074.64	
0110-0000	Checking		16,903.91
1310-0000	Replacement		23,262.74
2405-0000	A/P Operations	12,109.86	
		40,166.65	40,166.65

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 11/30/16
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 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
				Other Payment(s)			003158	2/10/2016		6,591.67
				Other Payment(s)			003158	2/25/2016		-6,591.67
	<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					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
02752	4/1/2015		4/30/2015	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		
02757	9/1/2015		9/30/2015	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		
03051	6/1/2016		6/1/2016	6,583.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>Reserve Transfer</i>					6,583.33		
03056	11/1/2016		11/1/2016	6,583.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>Reserve Transfer</i>					6,583.33		

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 11/30/16
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>
1DOGP: Dogpoopbags.com, LLC										
03171	5/27/2016	PO-47242	6/26/2016	123.83		0.00				0.00
				Dog Poop Bags					Yes No	No
		Other Payment(s)					003221	5/27/2016		123.83
		Other Payment(s)					003221	11/30/2016		-123.83
Distribution(s)		5710-0000 Office Expenses						123.83		

Company Recap

Total Posted Invoices	46,287.57
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	46,287.57
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	46,287.57
Total Invoice Amounts	46,287.57
Total Distributions	46,287.57
Difference	0.00