

DAYBREAK AT ISSAQUAH RIDGE OA
CASH FLOW STATEMENT
For the Period Nov 01, 2015 to Nov 30, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$11,165.12
	Homeowner Assessments	19,509.42	
	Farmer's Insurance Claim Proceeds	8,260.59	
	Prepaid Assessments	6,366.18	
	Rule Violation	50.00	
	Certified Letter Fee	37.50	
	Late Fee	75.00	
	Delinquent Letter Fee	70.50	
	Total Receipts	<u>34,369.19</u>	
	Operating Expenses Paid	(25,601.74)	
	Transfer to Maintenance Reserve	(6,591.67)	
	Bank Charges	0.00	
	Total Disbursements	<u>(32,193.41)</u>	
ENDING BALANCE			<u><u>\$13,340.90</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$112,079.84
	Reserve Transfer	6,591.67	
	Interest	31.87	
	Total Receipts	<u>6,623.54</u>	
	Expenses:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$118,703.38</u></u>

Balance Sheet

As of November 30, 2015

ASSETS

Current Assets

Operating Accounts

Cash - Checking	13,340.90	
Assessments Receivable	25,304.11	
Prepaid Insurance	25,964.31	

Total Operating Accounts

64,609.32

Reserve Accounts

Maintenance Reserve	118,703.38	
A/R due from Operations	37,997.08	

Total Reserve Accounts

156,700.46

Total Assets

221,309.78

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	9,921.22	
Accounts Payable	37,997.08	

Total Operating Liabilities

47,918.30

Reserve Liabilities

Accrued Expenses - RR	306.92	
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Total Reserve Liabilities

306.92

Homeowner Equity

Excess of Rev over Exp	(61,157.58)	
Retained Earnings	234,242.14	

Total Homeowner Equity

173,084.56

Total Liability & Homeowners Equity

221,309.78

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending November 30, 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	27,540	27,540	0	288,192	288,193	1
Transfer to Reserves	(6,592)	(6,592)	0	(72,508)	(72,508)	0
Late Fees/Fines	0	25	25	0	550	550
Rule Violation	0	0	0	0	1,100	1,100
Insurance Claim Reimbursement	0	8,261	8,261	0	16,474	16,474
Total Operating Revenue	20,948	29,234	8,286	215,684	233,809	18,125
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,000	0	1,000	11,000	36,336	(25,336)
Janitorial	675	739	(64)	7,425	8,273	(848)
Landscape Other	42	0	42	462	1,212	(750)
Landscape Contract	1,700	0	1,700	18,700	20,477	(1,777)
Window/Gutter Cleaning	250	0	250	2,750	411	2,339
Fire/Life/Safety Monitor.	833	735	98	9,167	10,700	(1,533)
Dryer Vent Cleaning	167	0	167	1,833	2,949	(1,116)
Pest Control	42	154	(112)	458	1,794	(1,336)
Total Maintenance Exp.	4,709	1,628	3,081	51,795	82,152	(30,357)
Service/Utility Exp.						
Electricity	400	393	7	4,400	3,661	739
Water	1,208	2,624	(1,416)	13,292	12,127	1,165
Sewer	1,167	3,767	(2,600)	12,833	13,459	(626)
Garbage	1,583	1,655	(72)	17,417	18,115	(698)
Irrigation Water	750	3,625	(2,875)	8,250	16,911	(8,661)
Metro Sewer	2,167	4,046	(1,879)	23,833	26,160	(2,327)
Storm Drainage	833	1,490	(657)	9,167	8,939	228
Total Service/Utility Exp.	8,108	17,600	(9,492)	89,192	99,372	(10,180)
Administrative Exp.						
Office Expenses	250	215	35	2,750	5,185	(2,435)
Management Fee	1,860	1,899	(39)	20,464	20,396	68
Legal	333	25	308	3,667	2,714	953

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending November 30, 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>
Insurance Premium	4,943	4,981	(38)	42,081	43,270	(1,189)
Master Association Dues	210	0	210	2,309	0	2,309
Licenses & Permits	1	0	1	9	10	(1)
Audit / Tax Return	120	0	120	1,320	1,520	(200)
Reserve Study	100	0	100	1,100	0	1,100
Total Administrative Exp.	7,817	7,120	697	73,700	73,095	605
Total Operating Expenses	20,634	26,348	(5,714)	214,687	254,619	(39,932)
Operating Gain(Loss)	314	2,886	2,572	997	(20,810)	(21,807)
Reserve Revenue						
Major Maintenance Assess	6,592	6,592	0	72,508	72,508	0
Interest Income - Reserve	83	32	(51)	917	493	(424)
Total Reserve Revenue	6,675	6,624	(51)	73,425	73,001	(424)
Reserve Expenses						
Major Maintenance Expense	7,500	0	7,500	82,500	113,350	(30,850)
Total Reserve Expenses	7,500	0	7,500	82,500	113,350	(30,850)
Reserve Gain(Loss)	(825)	6,624	7,449	(9,075)	(40,349)	(31,274)
Total Gain(Loss)	(511)	9,510	10,021	(8,078)	(61,159)	(53,081)

Date Range : 11/1/2015 To 11/30/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003103	11/01/2015	1KMM	Kappes Miller Management	03002	20155406	11/01/2015	1,899.40	0.00	1,899.40	1,899.40
003104	11/10/2015	1CPFI	Columbia Pacific Finance, LLC	03005	1038-197640	11/10/2015	3,701.40	0.00	3,701.40	3,701.40
003106	11/12/2015	1CITI	City of Issaquah-Utility	03006	9/1-10/31	11/10/2015	1,489.78	0.00	1,489.78	1,489.78
003107	11/12/2015	1HAIP	Hanis Irvine Prothero, PLLC	03007	83519	11/10/2015	25.00	0.00	25.00	25.00
003108	11/12/2015	1INNS	Innovative Systems Tech, Inc.	03012	12166	11/10/2015	735.00	0.00	735.00	735.00
003109	11/12/2015	1KMM	Kappes Miller Management	03008	20155553	11/10/2015	120.53	0.00	120.53	120.53
003110	11/12/2015	1PSE	Puget Sound Energy	03009	10/6-11/4 (7 inv)	11/10/2015	393.13	0.00	393.13	393.13
003111	11/12/2015	1RECC	Recology Cleanscapes	03010	1699210	11/10/2015	1,655.06	0.00	1,655.06	1,655.06
003112	11/12/2015	1SAMM	Sammamish Plateau	03013	8/19-10/19	11/12/2015	14,062.99	0.00	14,062.99	14,062.99
003113	11/12/2015	1SUMI	Michelle Sullivan	03003		11/04/2015	13.50	0.00	13.50	
				03004		11/04/2015	293.42	0.00	293.42	
					Total for Check Number 003113		306.92	0.00	306.92	306.92
003114	11/12/2015	1WILL	Willards Pest Control	03011	145892	11/10/2015	153.96	0.00	153.96	153.96
003115	11/24/2015	1ARMP	Law Offices of Patricia Army, LLC	03014	2112	11/20/2015	201.50	0.00	201.50	201.50
003116	11/24/2015	1BUIM	Building Maintenance Services, Inc.	03015	1959	11/20/2015	739.13	0.00	739.13	739.13
003117	11/24/2015	1KMM	Kappes Miller Management	03016	20155684	11/20/2015	22.73	0.00	22.73	
				03017	20155749	11/20/2015	53.47	0.00	53.47	
				03018	20155821	11/20/2015	41.74	0.00	41.74	
					Total for Check Number 003117		117.94	0.00	117.94	117.94
003119	11/30/2015	1DBKR	DayBreak Maintenance Res.	02759		11/01/2015	6,591.67	0.00	6,591.67	6,591.67
			Cash Account 1 Totals				32,193.41	0.00	32,193.41	32,193.41
			Property/Company Totals for	DayBreak at Issaquah Ridge Owners Assoc			32,193.41	0.00	32,193.41	32,193.41

<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						
03005	1CPFI - Columbia Pacific Finance, LLC	Insurance	1038-197640	003104	\$3,701.40	\$3,701.40
1310-0000 Maintenance Reserve						
02759	1DBKR - DayBreak Maintenance Res.	reserve transfer			\$6,591.67	\$6,591.67
2403-0000 Prepaid Assessments						
03003	1SUMI - Michelle Sullivan	Open Credit Refund		003113	13.50	
03004	1SUMI - Michelle Sullivan	Open Credit Refund		003113	\$293.42	\$306.92
5240-0000 Janitorial						
03015	1BUIM - Building Maintenance Services, I	November Janitorial Services	1959	003116	\$739.13	\$739.13
5360-0000 Fire/Life/Safety Monitor.						
03012	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12166	003108	\$735.00	\$735.00
5420-0000 Pest Control						
03011	1WILL - Willards Pest Control	Pest Control	145892	003114	\$153.96	\$153.96
5510-0000 Electricity						
03009	1PSE - Puget Sound Energy	Electricity 10/6-11/4 (7 inv)	10/6-11/4 (7 inv)	003110	\$393.13	\$393.13
5520-0000 Water						
03013	1SAMM - Sammamish Plateau	Utilities 8/19-10/19	8/19-10/19	003112	\$2,624.11	\$2,624.11
5530-0000 Sewer						
03013	1SAMM - Sammamish Plateau	Utilities 8/19-10/19	8/19-10/19	003112	\$3,767.40	\$3,767.40
5540-0000 Garbage						
03010	1RECC - Recology Cleanscapes	Garbage	1699210	003111	\$1,655.06	\$1,655.06
5550-0000 Irrigation Water						
03013	1SAMM - Sammamish Plateau	Utilities 8/19-10/19	8/19-10/19	003112	\$3,625.39	\$3,625.39
5560-0000 Metro Sewer						
03013	1SAMM - Sammamish Plateau	Utilities 8/19-10/19	8/19-10/19	003112	\$4,046.09	\$4,046.09
5570-0000 Storm Drainage						
03006	1CITI - City of Issaquah-Utility	Stormwater 9/1-10/31	9/1-10/31	003106	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
03008	1KMM - Kappes Miller Management	Archive Box Storage	20155553	003109	120.53	

<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>
03016	1KMM - Kappes Miller Management	Postage	20155684	003117	22.73	
03017	1KMM - Kappes Miller Management	Copies & Envelopes	20155749	003117	53.47	
03018	1KMM - Kappes Miller Management	10/15 Bank Analysis Charge	20155821	003117	\$41.74	\$238.47
5711-0000 Management Fee						
03002	1KMM - Kappes Miller Management	Management Fee - November 2015	20155406	003103	\$1,899.40	\$1,899.40
5730-0000 Legal						
03007	1HAIP - Hanis Irvine Prothero, PLLC	General Legal	83519	003107	25.00	
03014	1ARMP - Law Offices of Patricia Army, LL	C-203	2112	003115	\$201.50	\$226.50
Distribution Total						<u><u>\$32,193.41</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	3,701.40	
1310-0000	Maintenance Reserve	6,591.67	
2403-0000	Prepaid Assessments	306.92	
5240-0000	Janitorial	739.13	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	153.96	
5510-0000	Electricity	393.13	
5520-0000	Water	2,624.11	
5530-0000	Sewer	3,767.40	
5540-0000	Garbage	1,655.06	
5550-0000	Irrigation Water	3,625.39	
5560-0000	Metro Sewer	4,046.09	
5570-0000	Storm Drainage	1,489.78	
5710-0000	Office Expenses	238.47	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	226.50	
0110-0000	Checking		25,601.74
2405-0000	A/P Operations		6,591.67
		<u><u>32,193.41</u></u>	<u><u>32,193.41</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 11/30/15
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.										
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					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 No	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 No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					6,591.67		
02985	9/30/2015	9.30 Reimb	9/30/2015	15,000.00		0.00				10,000.00
				Reimb Reserves for 9.15 Xfer					Yes Yes	No
		Other Payment(s)					003105	10/31/2015		10,000.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>Maintenance Reserve</i>					15,000.00		
	Vendor Open Amount			<u>37,997.08</u>						

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 11/30/15
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			47,997.08			
				Total Posted Payments			10,000.00			
				Total Posted Discounts Taken			0.00			
				Net Posted Payments			10,000.00			
				Open Posted AP			37,997.08			
				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			37,997.08			
				Total Invoice Amounts			47,997.08			
				Total Distributions			47,997.08			
				Difference			0.00			