

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE		\$4,758.75
Homeowner Assessments	21,778.06	
Farmer's Insurance Claim Proceeds	6,370.00	
Prepaid Assessments	6,930.46	
Maintenance Reimbursement	287.06	
Late Fee	50.00	
Delinquent Letter Fee	70.50	
	<u>Total Receipts</u>	<u>35,486.08</u>
Operating Expenses Paid	(12,488.04)	
Loan from Reserves Repayment	(10,000.00)	
Transfer to Maintenance Reserve	(6,591.67)	
Bank Charges	0.00	
	<u>Total Disbursements</u>	<u>(29,079.71)</u>
ENDING BALANCE		<u><u>\$11,165.12</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE		\$95,458.27
Loan to Operating Repayment	10,000.00	
Reserve Transfer	6,591.67	
Interest	29.90	
	<u>Total Receipts</u>	<u>16,621.57</u>
Expenses:		
None	0.00	
	<u>Total Disbursements</u>	<u>0.00</u>
ENDING BALANCE		<u><u>\$112,079.84</u></u>

Balance Sheet
As of October 31, 2015

ASSETS

Current Assets

Operating Accounts

Cash - Checking	11,165.12	
Assessments Receivable	25,269.24	
Prepaid Insurance	27,244.11	

Total Operating Accounts

63,678.47

Reserve Accounts

Maintenance Reserve	112,079.84	
A/R due from Operations	37,997.08	

Total Reserve Accounts

150,076.92

Total Assets

213,755.39

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	12,181.77	
Accounts Payable	37,997.08	

Total Operating Liabilities

50,178.85

Reserve Liabilities

Homeowner Equity

Excess of Rev over Exp	(70,665.60)	
Retained Earnings	234,242.14	

Total Homeowner Equity

163,576.54

Total Liability & Homeowners Equity

213,755.39

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending October 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	27,540	27,540	0	260,652	260,653	1
Transfer to Reserves	(6,592)	(6,592)	0	(65,917)	(65,917)	0
Late Fees/Fines	0	0	0	0	525	525
Rule Violation	0	0	0	0	1,100	1,100
Insurance Claim Reimbursement	0	6,370	6,370	0	8,214	8,214
Total Operating Revenue	20,948	27,318	6,370	194,735	204,575	9,840
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,000	329	671	10,000	36,336	(26,336)
Janitorial	675	739	(64)	6,750	7,534	(784)
Landscape Other	42	0	42	420	1,212	(792)
Landscape Contract	1,700	1,862	(162)	17,000	20,477	(3,477)
Window/Gutter Cleaning	250	0	250	2,500	411	2,089
Fire/Life/Safety Monitor.	833	735	98	8,333	9,965	(1,632)
Dryer Vent Cleaning	167	0	167	1,667	2,949	(1,282)
Pest Control	42	243	(201)	417	1,640	(1,223)
Total Maintenance Exp.	4,709	3,908	801	47,087	80,524	(33,437)
Service/Utility Exp.						
Electricity	400	334	66	4,000	3,268	732
Water	1,208	0	1,208	12,083	9,503	2,580
Sewer	1,167	0	1,167	11,667	9,692	1,975
Garbage	1,583	1,655	(72)	15,833	16,460	(627)
Irrigation Water	750	0	750	7,500	13,286	(5,786)
Metro Sewer	2,167	0	2,167	21,667	22,114	(447)
Storm Drainage	833	0	833	8,333	7,449	884
Total Service/Utility Exp.	8,108	1,989	6,119	81,083	81,772	(689)
Administrative Exp.						
Office Expenses	250	356	(106)	2,500	4,970	(2,470)
Management Fee	1,860	1,899	(39)	18,603	18,496	107
Legal	333	50	283	3,333	2,689	644
Insurance Premium	4,943	4,981	(38)	37,138	38,288	(1,150)
Master Association Dues	210	0	210	2,099	0	2,099
Licenses & Permits	1	0	1	8	10	(2)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending October 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>
Audit / Tax Return	120	0	120	1,200	1,520	(320)
Reserve Study	100	0	100	1,000	0	1,000
Total Administrative Exp.	<u>7,817</u>	<u>7,286</u>	<u>531</u>	<u>65,881</u>	<u>65,973</u>	<u>(92)</u>
Total Operating Expenses	<u>20,634</u>	<u>13,183</u>	<u>7,451</u>	<u>194,051</u>	<u>228,269</u>	<u>(34,218)</u>
Operating Gain(Loss)	<u>314</u>	<u>14,135</u>	<u>13,821</u>	<u>684</u>	<u>(23,694)</u>	<u>(24,378)</u>
Reserve Revenue						
Major Maintenance Assess	6,592	6,592	0	65,917	65,917	0
Interest Income - Reserve	83	30	(53)	833	461	(372)
Total Reserve Revenue	<u>6,675</u>	<u>6,622</u>	<u>(53)</u>	<u>66,750</u>	<u>66,378</u>	<u>(372)</u>
Reserve Expenses						
Major Maintenance Expense	7,500	0	7,500	75,000	113,350	(38,350)
Total Reserve Expenses	<u>7,500</u>	<u>0</u>	<u>7,500</u>	<u>75,000</u>	<u>113,350</u>	<u>(38,350)</u>
Reserve Gain(Loss)	<u>(825)</u>	<u>6,622</u>	<u>7,447</u>	<u>(8,250)</u>	<u>(46,972)</u>	<u>(38,722)</u>
Total Gain(Loss)	<u>(511)</u>	<u>20,757</u>	<u>21,268</u>	<u>(7,566)</u>	<u>(70,666)</u>	<u>(63,100)</u>

Date Range : 10/1/2015 To 10/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003088	10/01/2015	1KMM	Kappes Miller Management	02984	20154941	10/01/2015	1,899.40	0.00	1,899.40	1,899.40
003090	10/14/2015	1ARMP	Law Offices of Patricia Army, LLC	02986	2026	10/12/2015	399.85	0.00	399.85	399.85
003091	10/14/2015	1CLAG	The Clannadh Group	02987	88-1742	10/12/2015	328.50	0.00	328.50	328.50
003092	10/14/2015	1CPFI	Columbia Pacific Finance, LLC	02995	1038-197640	10/12/2015	3,886.47	0.00	3,886.47	3,886.47
003093	10/14/2015	1HAIP	Hanis Irvine Prothero, PLLC	02991	82103	10/12/2015	50.00	0.00	50.00	50.00
003094	10/14/2015	1INNS	Innovative Systems Tech, Inc.	02992	11985	10/12/2015	735.00	0.00	735.00	735.00
003095	10/14/2015	1KMM	Kappes Miller Management	02988	20155036	10/12/2015	133.22	0.00	133.22	
				02989	20154975	10/12/2015	103.37	0.00	103.37	
					Total for Check Number 003095		236.59	0.00	236.59	236.59
003096	10/14/2015	1PSE	Puget Sound Energy	02996	9/4-10/5 (7 inv)	10/13/2015	334.04	0.00	334.04	334.04
003097	10/14/2015	1RECC	Recology Cleanscapes	02990	1674518	10/12/2015	1,655.06	0.00	1,655.06	1,655.06
003098	10/14/2015	1WILL	Willards Pest Control	02993	143939	10/12/2015	153.96	0.00	153.96	
				02994	146239	10/12/2015	89.24	0.00	89.24	
					Total for Check Number 003098		243.20	0.00	243.20	243.20
003099	10/28/2015	1BUIM	Building Maintenance Services, Inc.	02997	1942	10/23/2015	739.13	0.00	739.13	739.13
003100	10/28/2015	1DBKR	DayBreak Maintenance Res.	02758		10/01/2015	6,591.67	0.00	6,591.67	6,591.67
003101	10/28/2015	1EATI	Earth Tech Industries, LLC	03001	2111253	10/27/2015	1,861.50	0.00	1,861.50	1,861.50
003102	10/28/2015	1KMM	Kappes Miller Management	02998	20155215	10/23/2015	74.78	0.00	74.78	
				02999	20155295	10/23/2015	23.22	0.00	23.22	
				03000	20155117	10/23/2015	21.30	0.00	21.30	
					Total for Check Number 003102		119.30	0.00	119.30	119.30
003105	10/31/2015	1DBKR	DayBreak Maintenance Res.	02985	9.30 Reimb	09/30/2015	10,000.00	0.00	10,000.00	10,000.00
Cash Account 1 Totals							29,079.71	0.00	29,079.71	29,079.71
Property/Company Totals for				DayBreak at Issaquah Ridge Owners Assoc			29,079.71	0.00	29,079.71	29,079.71

<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						
02995	1CPFI - Columbia Pacific Finance, LLC	Insurance	1038-197640	003092	\$3,886.47	\$3,886.47
1310-0000 Maintenance Reserve						
02758	1DBKR - DayBreak Maintenance Res.	reserve transfer		003100	\$6,591.67	\$6,591.67
5220-0000 General Repair & Maint.						
02987	1CLAG - The Clannadh Group	F101 Investigate/Report Damaged Floor	88-1742	003091	\$328.50	\$328.50
5240-0000 Janitorial						
02997	1BUIM - Building Maintenance Services, Ii	October Janitorial	1942	003099	\$739.13	\$739.13
5320-0000 Landscape Contract						
03001	1EATI - Earth Tech Industries, LLC	Landscaping	2111253	003101	\$1,861.50	\$1,861.50
5360-0000 Fire/Life/Safety Monitor.						
02992	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	11985	003094	\$735.00	\$735.00
5420-0000 Pest Control						
02993	1WILL - Willards Pest Control	Pest Control	143939	003098	153.96	
02994	1WILL - Willards Pest Control	Pest Control	146239	003098	\$89.24	\$243.20
5510-0000 Electricity						
02996	1PSE - Puget Sound Energy	Electricity 9/4-10/5 (7 inv)	9/4-10/5 (7 inv)	003096	\$334.04	\$334.04
5540-0000 Garbage						
02990	1RECC - Recology Cleanscapes	Garbage	1674518	003097	\$1,655.06	\$1,655.06
5710-0000 Office Expenses						
02988	1KMM - Kappes Miller Management	Archive Box Storage	20155036	003095	133.22	
02989	1KMM - Kappes Miller Management	DLF	20154975	003095	103.37	
02998	1KMM - Kappes Miller Management	Copies & Envelopes	20155215	003102	74.78	
02999	1KMM - Kappes Miller Management	Postage	20155295	003102	23.22	
03000	1KMM - Kappes Miller Management	9/15 Bank Analysis Charge	20155117	003102	\$21.30	\$355.89
5711-0000 Management Fee						
02984	1KMM - Kappes Miller Management	Management Fee - October 2015	20154941	003088	\$1,899.40	\$1,899.40
5730-0000 Legal						
02986	1ARMP - Law Offices of Patricia Army, LL	C-203	2026	003090	399.85	

<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>
02991	1HAIP - Hanis Irvine Prothero, PLLC	General Matters	82103	003093	\$50.00	\$449.85
					Distribution Total	<u><u>\$19,079.71</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	3,886.47	
1310-0000	Maintenance Reserve	6,591.67	
5220-0000	General Repair & Maint.	328.50	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,861.50	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	243.20	
5510-0000	Electricity	334.04	
5540-0000	Garbage	1,655.06	
5710-0000	Office Expenses	355.89	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	449.85	
0110-0000	Checking		29,079.71
2405-0000	A/P Operations	10,000.00	
		<u><u>29,079.71</u></u>	<u><u>29,079.71</u></u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 10/31/15
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.										
02463	12/1/2014		12/31/2014	6,630.40		0.00				0.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>	<i>reserve transfer</i>					Yes Yes	Recurred
								6,630.40		
02750	2/1/2015		2/28/2015	6,591.67		0.00				0.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>	<i>reserve transfer</i>					Yes Yes	Recurred
								6,591.67		
02751	3/1/2015		3/31/2015	6,591.67		0.00				0.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>	<i>reserve transfer</i>					Yes Yes	Recurred
								6,591.67		
02752	4/1/2015		4/30/2015	6,591.67		0.00				0.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>	<i>reserve transfer</i>					Yes No	Recurred
								6,591.67		
02757	9/1/2015		9/30/2015	6,591.67		0.00				0.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>	<i>reserve transfer</i>					Yes No	Recurred
								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 No	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 10/31/15
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						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