

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE		\$11,423.00
Homeowner Assessments	20,099.03	
Transfer from Reserves to fund Insurance Invoice	15,000.00	
Prepaid Assessments	4,813.63	
RW Anderson Services Refund	782.50	
Late Fee	25.00	
Delinquent Letter Fee	23.50	
	<u>Total Receipts</u>	<u>40,743.66</u>
Operating Expenses Paid	(47,407.91)	
Transfer to Maintenance Reserve	0.00	
Bank Charges	0.00	
	<u>Total Disbursements</u>	<u>(47,407.91)</u>
ENDING BALANCE		<u><u>\$4,758.75</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE		\$110,431.65
Interest	26.62	
	<u>Total Receipts</u>	<u>26.62</u>
Expenses:		
Transfer to Operating to fund Insurance Invoice	(15,000.00)	
	<u>Total Disbursements</u>	<u>(15,000.00)</u>
ENDING BALANCE		<u><u>\$95,458.27</u></u>

Balance Sheet

As of September 30, 2015

ASSETS

Current Assets

Operating Accounts

Cash - Checking	4,758.75	
Assessments Receivable	25,595.13	
Prepaid Insurance	28,338.84	

Total Operating Accounts		58,692.72
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Reserve Accounts

Maintenance Reserve	95,458.27	
A/R due from Operations	47,997.08	

Total Reserve Accounts		143,455.35
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Total Assets		202,148.07
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LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	11,331.61	
Accounts Payable	47,997.08	

Total Operating Liabilities		59,328.69
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Reserve Liabilities

Homeowner Equity

Excess of Rev over Exp	(91,422.76)	
Retained Earnings	234,242.14	

Total Homeowner Equity		142,819.38
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Total Liability & Homeowners Equity		202,148.07
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DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending September 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	233,111	233,112	1
Transfer to Reserves	(6,592)	(6,592)	0	(59,325)	(59,325)	0
Late Fees/Fines	0	0	0	0	525	525
Rule Violation	0	0	0	0	1,100	1,100
Insurance Claim Reimbursement	0	0	0	0	1,844	1,844
Total Operating Revenue	20,948	20,948	0	173,786	177,256	3,470
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	1,000	(783)	1,783	9,000	36,008	(27,008)
Janitorial	675	739	(64)	6,075	6,795	(720)
Landscape Other	42	0	42	378	1,212	(834)
Landscape Contract	1,700	1,862	(162)	15,300	18,615	(3,315)
Window/Gutter Cleaning	250	0	250	2,250	411	1,839
Fire/Life/Safety Monitor.	833	735	98	7,500	9,230	(1,730)
Dryer Vent Cleaning	167	251	(84)	1,500	2,949	(1,449)
Pest Control	42	154	(112)	375	1,397	(1,022)
Total Maintenance Exp.	4,709	2,958	1,751	42,378	76,617	(34,239)
Service/Utility Exp.						
Electricity	400	288	112	3,600	2,934	666
Water	1,208	2,575	(1,367)	10,875	9,503	1,372
Sewer	1,167	2,485	(1,318)	10,500	9,692	808
Garbage	1,583	1,655	(72)	14,250	14,805	(555)
Irrigation Water	750	9,502	(8,752)	6,750	13,286	(6,536)
Metro Sewer	2,167	4,248	(2,081)	19,500	22,114	(2,614)
Storm Drainage	833	1,490	(657)	7,500	7,449	51
Total Service/Utility Exp.	8,108	22,243	(14,135)	72,975	79,783	(6,808)
Administrative Exp.						
Office Expenses	250	289	(39)	2,250	4,614	(2,364)
Management Fee	1,860	1,844	16	16,743	16,597	146
Legal	333	50	283	3,000	2,639	361

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending September 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	5,128	(185)	32,195	33,307	(1,112)
Master Association Dues	210	0	210	1,889	0	1,889
Licenses & Permits	1	0	1	7	10	(3)
Audit / Tax Return	120	0	120	1,080	1,520	(440)
Reserve Study	100	0	100	900	0	900
Total Administrative Exp.	<u>7,817</u>	<u>7,311</u>	<u>506</u>	<u>58,064</u>	<u>58,687</u>	<u>(623)</u>
Total Operating Expenses	<u>20,634</u>	<u>32,512</u>	<u>(11,878)</u>	<u>173,417</u>	<u>215,087</u>	<u>(41,670)</u>
Operating Gain(Loss)	<u>314</u>	<u>(11,564)</u>	<u>(11,878)</u>	<u>369</u>	<u>(37,831)</u>	<u>(38,200)</u>
Reserve Revenue						
Major Maintenance Assess	6,592	6,592	0	59,325	59,325	0
Interest Income - Reserve	83	27	(56)	750	431	(319)
Total Reserve Revenue	<u>6,675</u>	<u>6,619</u>	<u>(56)</u>	<u>60,075</u>	<u>59,756</u>	<u>(319)</u>
Reserve Expenses						
Major Maintenance Expense	7,500	0	7,500	67,500	113,350	(45,850)
Total Reserve Expenses	<u>7,500</u>	<u>0</u>	<u>7,500</u>	<u>67,500</u>	<u>113,350</u>	<u>(45,850)</u>
Reserve Gain(Loss)	<u>(825)</u>	<u>6,619</u>	<u>7,444</u>	<u>(7,425)</u>	<u>(53,594)</u>	<u>(46,169)</u>
Total Gain(Loss)	<u>(511)</u>	<u>(4,945)</u>	<u>(4,434)</u>	<u>(7,056)</u>	<u>(91,425)</u>	<u>(84,369)</u>

Date Range : 9/1/2015 To 9/30/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003072	09/01/2015	1KMM	Kappes Miller Management	02964	20154379	09/01/2015	1,844.08	0.00	1,844.08	1,844.08
003073	09/14/2015	1CITI	City of Issaquah-Utility	02966	7/1-8/31	09/10/2015	1,489.78	0.00	1,489.78	1,489.78
003074	09/14/2015	1CPFI	Columbia Pacific Finance, LLC	02967	1038-197640	09/10/2015	3,701.40	0.00	3,701.40	3,701.40
003075	09/14/2015	1INNS	Innovative Systems Tech, Inc.	02968	11844	09/10/2015	735.00	0.00	735.00	735.00
003076	09/14/2015	1KMM	Kappes Miller Management	02969	20154528	09/10/2015	144.61	0.00	144.61	
				02970	20154466	09/10/2015	133.22	0.00	133.22	
Total for Check Number 003076							277.83	0.00	277.83	277.83
003077	09/14/2015	1PSE	Puget Sound Energy	02975	8/6-9/3 (7 inv)	09/14/2015	287.77	0.00	287.77	287.77
003078	09/14/2015	1RECC	Recology Cleanscapes	02971	1663100	09/10/2015	1,655.06	0.00	1,655.06	1,655.06
003079	09/14/2015	1SAMM	Sammamish Plateau	02972	6/13-8/18 (8 inv)	09/10/2015	18,810.01	0.00	18,810.01	18,810.01
003080	09/14/2015	1SEME	Melissa Sezto	02965		09/02/2015	302.65	0.00	302.65	302.65
003081	09/14/2015	1VENM	Vent Masters, LLC	02973	C10575	09/10/2015	251.41	0.00	251.41	251.41
003082	09/14/2015	1WILL	Willards Pest Control	02974	141879	09/10/2015	153.96	0.00	153.96	153.96
003083	09/21/2015	1CPFI	Columbia Pacific Finance, LLC	02976	9/15/15	09/21/2015	185.07	0.00	185.07	185.07
003084	09/29/2015	1AUW	Association Underwriters	02977	20150357	09/28/2015	14,957.65	0.00	14,957.65	14,957.65
003085	09/29/2015	1BUIM	Building Maintenance Services, Inc.	02978	1923	09/28/2015	739.13	0.00	739.13	739.13
003086	09/29/2015	1HAIP	Hanis Irvine Prothero, PLLC	02982	81091	09/28/2015	50.00	0.00	50.00	50.00
003087	09/29/2015	1KMM	Kappes Miller Management	02979	20154620	09/28/2015	31.92	0.00	31.92	
				02980	20154716	09/28/2015	27.32	0.00	27.32	
				02981	20154795	09/28/2015	46.37	0.00	46.37	
Total for Check Number 003087							105.61	0.00	105.61	105.61
003089	09/30/2015	1EATI	Earth Tech Industries, LLC	02983	21112086	09/30/2015	1,861.50	0.00	1,861.50	1,861.50
Cash Account 1 Totals							47,407.91	0.00	47,407.91	47,407.91
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							47,407.91	0.00	47,407.91	47,407.91

<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						
02967	1CPFI - Columbia Pacific Finance, LLC	Insurance	1038-197640	003074	3,701.40	
02977	1AUW - Association Underwriters	DIC/QUAKE 9/15-9/16	20150357	003084	\$14,957.65	\$18,659.05
1310-0000 Maintenance Reserve						
02757	1DBKR - DayBreak Maintenance Res.	reserve transfer			\$6,591.67	\$6,591.67
2403-0000 Prepaid Assessments						
02965	1SEME - Melissa Sezto	Open Credit Refund			\$302.65	\$302.65
5240-0000 Janitorial						
02978	1BUIM - Building Maintenance Services, Inc	Janitorial	1923	003085	\$739.13	\$739.13
5320-0000 Landscape Contract						
02983	1EATI - Earth Tech Industries, LLC	Landscaping	21112086		\$1,861.50	\$1,861.50
5360-0000 Fire/Life/Safety Monitor.						
02968	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	11844	003075	\$735.00	\$735.00
5370-0000 Dryer Vent Cleaning						
02973	1VENM - Vent Masters, LLC	A305/D302 dryer vent line repair	C10575	003081	\$251.41	\$251.41
5420-0000 Pest Control						
02974	1WILL - Willards Pest Control	Pest Control	141879	003082	\$153.96	\$153.96
5510-0000 Electricity						
02975	1PSE - Puget Sound Energy	Electricity 8/6-9/3 (7 inv)	8/6-9/3 (7 inv)	003077	\$287.77	\$287.77
5520-0000 Water						
02972	1SAMM - Sammamish Plateau	Utilities 6/13-8/18 (8 inv)	6/13-8/18 (8 inv)	003079	\$2,574.71	\$2,574.71
5530-0000 Sewer						
02972	1SAMM - Sammamish Plateau	Utilities 6/13-8/18 (8 inv)	6/13-8/18 (8 inv)	003079	\$2,485.20	\$2,485.20
5540-0000 Garbage						
02971	1RECC - Recology Cleanscapes	Garbage	1663100	003078	\$1,655.06	\$1,655.06
5550-0000 Irrigation Water						
02972	1SAMM - Sammamish Plateau	Utilities 6/13-8/18 (8 inv)	6/13-8/18 (8 inv)	003079	\$9,502.27	\$9,502.27
5560-0000 Metro Sewer						
02972	1SAMM - Sammamish Plateau	Utilities 6/13-8/18 (8 inv)	6/13-8/18 (8 inv)	003079	\$4,247.83	\$4,247.83

<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>
5570-0000 Storm Drainage						
02966	1CITI - City of Issaquah-Utility	Stormwater 7/1-8/31	7/1-8/31	003073	\$1,489.78	\$1,489.78
5710-0000 Office Expenses						
02969	1KMM - Kappes Miller Management	CLF, DLF	20154528	003076	144.61	
02970	1KMM - Kappes Miller Management	Archive Box Storage	20154466	003076	133.22	
02979	1KMM - Kappes Miller Management	9/15 Bank Analysis Charge	20154620	003087	31.92	
02980	1KMM - Kappes Miller Management	Postage	20154716	003087	27.32	
02981	1KMM - Kappes Miller Management	Copies & Envelopes	20154795	003087	\$46.37	\$383.44
5711-0000 Management Fee						
02964	1KMM - Kappes Miller Management	Management Fee - September 2015	20154379	003072	\$1,844.08	\$1,844.08
5730-0000 Legal						
02982	1HAIP - Hanis Irvine Prothero, PLLC	General Matters	81091	003086	\$50.00	\$50.00
5740-0000 Insurance Premium						
02976	1CPFI - Columbia Pacific Finance, LLC	Past Due Amount	9/15/15	003083	\$185.07	\$185.07
					Distribution Total	<u><u>\$53,999.58</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	18,659.05	
1310-0000	Maintenance Reserve	6,591.67	
2403-0000	Prepaid Assessments	302.65	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,861.50	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5370-0000	Dryer Vent Cleaning	251.41	
5420-0000	Pest Control	153.96	
5510-0000	Electricity	287.77	
5520-0000	Water	2,574.71	
5530-0000	Sewer	2,485.20	
5540-0000	Garbage	1,655.06	
5550-0000	Irrigation Water	9,502.27	
5560-0000	Metro Sewer	4,247.83	
5570-0000	Storm Drainage	1,489.78	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5710-0000	Office Expenses	383.44	
5711-0000	Management Fee	1,844.08	
5730-0000	Legal	50.00	
5740-0000	Insurance Premium	185.07	
0110-0000	Checking		45,546.41
2405-0000	A/P Operations		8,453.17
		<u>53,999.58</u>	<u>53,999.58</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 9/30/15
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
	<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>					No No	Recurred
									6,591.67	
02985	9/30/2015	9.30 Reimb	9/30/2015	15,000.00		0.00				0.00
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>Maintenance Reserve</i>	<i>Reimb Reserves for 9.15 Xfer</i>					No No	No
									15,000.00	
	Vendor Open Amount			47,997.08						

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						26,405.41
				Total Posted Payments						0.00
				Total Posted Discounts Taken						0.00
				Net Posted Payments						0.00
				Open Posted AP						26,405.41
				New Unposted Invoices						21,591.67
				Total Unposted Payments						0.00
				Total Unposted Discounts Taken						0.00
				Net Unposted Payments						0.00
				Open Unposted AP						21,591.67
				Total Open AP						47,997.08
				Total Invoice Amounts						47,997.08
				Total Distributions						47,997.08
				Difference						0.00