

OPERATING ACCOUNT - FOUNDATION BANK

| | | | |
|-------------------|---------------------------------|--------------------|---------------------------|
| BEGINNING BALANCE | | | \$19,083.47 |
| | Homeowner Assessments | 20,671.65 | |
| | Prepaid Assessments | 6,442.08 | |
| | Monthly Service Fee | 31.00 | |
| | Legal Expense | 14.50 | |
| | Total Receipts | <u>27,159.23</u> | |
| | Operating Expenses Paid | (27,970.40) | |
| | Transfer to Maintenance Reserve | (6,583.33) | |
| | Bank Charges | 0.00 | |
| | Total Disbursements | <u>(34,553.73)</u> | |
| ENDING BALANCE | | | <u><u>\$11,688.97</u></u> |

MAINTENANCE RESERVE - FOUNDATION BANK

| | | | |
|-------------------|---------------------|-----------------|----------------------------|
| BEGINNING BALANCE | | | \$148,722.93 |
| | Reserve Transfer | 6,583.33 | |
| | Interest | 44.33 | |
| | Total Receipts | <u>6,627.66</u> | |
| | Expenses: | | |
| | None | 0.00 | |
| | Total Disbursements | <u>0.00</u> | |
| ENDING BALANCE | | | <u><u>\$155,350.59</u></u> |

Balance Sheet
As of April 30, 2016

ASSETS

Current Assets

Operating Accounts

| | |
|------------------------|-----------|
| Cash - Checking | 11,688.97 |
| Assessments Receivable | 23,234.91 |
| Prepaid Insurance | 16,234.05 |

Total Operating Accounts

51,157.93

Reserve Accounts

| | |
|-------------------------|------------|
| Maintenance Reserve | 155,350.59 |
| A/R due from Operations | 32,997.08 |

Total Reserve Accounts

188,347.67

Total Assets

239,505.60

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

| | |
|---------------------|-----------|
| Prepaid Assessments | 9,891.62 |
| Accounts Payable | 32,997.08 |

Total Operating Liabilities

42,888.70

Reserve Liabilities

| | |
|-----------------------|----------|
| Accrued Expenses - RR | 1,308.72 |
|-----------------------|----------|

Total Reserve Liabilities

1,308.72

Homeowner Equity

| | |
|---------------------------|------------|
| Excess of Rev over Exp | 20,364.71 |
| Retained Earnings | 171,714.55 |
| Prior Year Income/Expense | 3,228.92 |

Total Homeowner Equity

195,308.18

Total Liability & Homeowners Equity

239,505.60

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending April 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) | 111,966 | 111,966 | 0 |
| Transfer to Reserves | (6,583) | (6,583) | 0 | (26,333) | (26,333) | 0 |
| Late Fees/Fines | 0 | (50) | (50) | 0 | 25 | 25 |
| Total Operating Revenue | 21,409 | 21,358 | (51) | 85,633 | 85,658 | 25 |
| Operating Expenses | | | | | | |
| Maintenance Exp. | | | | | | |
| General Repair & Maint. | 833 | 7,660 | (6,827) | 3,333 | 8,603 | (5,270) |
| Janitorial | 758 | 739 | 19 | 3,033 | 2,957 | 76 |
| Landscape Other | 42 | 0 | 42 | 167 | 0 | 167 |
| Landscape Contract | 1,600 | 0 | 1,600 | 6,400 | 5,420 | 980 |
| Window/Gutter Cleaning | 233 | 0 | 233 | 933 | 0 | 933 |
| Fire/Life/Safety Monitor. | 833 | 3,520 | (2,687) | 3,333 | 6,212 | (2,879) |
| Dryer Vent Cleaning | 167 | 0 | 167 | 667 | 0 | 667 |
| Pest Control | 50 | 152 | (102) | 200 | 459 | (259) |
| Total Maintenance Exp. | 4,516 | 12,071 | (7,555) | 18,066 | 23,651 | (5,585) |
| Service/Utility Exp. | | | | | | |
| Electricity | 367 | 394 | (27) | 1,467 | 1,798 | (331) |
| Water | 1,167 | 2,463 | (1,296) | 4,667 | 4,897 | (230) |
| Sewer | 1,250 | 3,879 | (2,629) | 5,000 | 7,712 | (2,712) |
| Garbage | 2,083 | 1,660 | 423 | 8,333 | 6,659 | 1,674 |
| Irrigation Water | 950 | 55 | 895 | 3,800 | 108 | 3,692 |
| Metro Sewer | 2,292 | 4,399 | (2,107) | 9,167 | 10,806 | (1,639) |
| Storm Drainage | 783 | 0 | 783 | 3,133 | 3,054 | 79 |
| Total Service/Utility Exp. | 8,892 | 12,850 | (3,958) | 35,567 | 35,034 | 533 |
| Administrative Exp. | | | | | | |
| Office Expenses | 333 | 541 | (208) | 1,333 | 1,788 | (455) |
| Management Fee | 1,916 | 1,899 | 17 | 7,665 | 7,598 | 67 |
| Legal | 333 | 0 | 333 | 1,333 | 171 | 1,162 |
| Insurance Premium | 4,943 | 4,981 | (38) | 19,772 | 19,925 | (153) |

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending April 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> |
|----------------------------------|-----------------------|-----------------------|-------------------------|-------------------|-------------------|---------------------|
| Master Association Dues | 208 | 0 | 208 | 833 | 1,946 | (1,113) |
| Licenses & Permits | 1 | 0 | 1 | 3 | 0 | 3 |
| Audit / Tax Return | 140 | 0 | 140 | 560 | 1,680 | (1,120) |
| Reserve Study | 125 | 0 | 125 | 500 | 0 | 500 |
| Total Administrative Exp. | 7,999 | 7,421 | 578 | 31,999 | 33,108 | (1,109) |
| Total Operating Expenses | 21,407 | 32,342 | (10,935) | 85,632 | 91,793 | (6,161) |
| Operating Gain(Loss) | 2 | (10,984) | (10,986) | 1 | (6,135) | (6,136) |
| Reserve Revenue | | | | | | |
| Major Maintenance Assess | 6,583 | 6,583 | 0 | 26,333 | 26,333 | 0 |
| Interest Income - Reserve | 83 | 44 | (39) | 333 | 165 | (168) |
| Total Reserve Revenue | 6,666 | 6,627 | (39) | 26,666 | 26,498 | (168) |
| Reserve Expenses | | | | | | |
| Major Maintenance Expense | 6,250 | 0 | 6,250 | 25,000 | 0 | 25,000 |
| Total Reserve Expenses | 6,250 | 0 | 6,250 | 25,000 | 0 | 25,000 |
| Reserve Gain(Loss) | 416 | 6,627 | 6,211 | 1,666 | 26,498 | 24,832 |
| Total Gain(Loss) | 418 | (4,357) | (4,775) | 1,667 | 20,363 | 18,696 |

Date Range : 4/1/2016 To 4/30/2016 For Cash Account 1

| Check | Check Date | Vendor | Vendor Name | Vch # | Invoice Number | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|--|------------|--------|--|--------------------------------------|-------------------|--------------|------------------|-------------|------------------|------------------|
| 000005 | 04/25/2016 | 1INNS | Innovative Systems Tech, Inc. | 03162 | 10850 | 04/25/2016 | 2,784.98 | 0.00 | 2,784.98 | 2,784.98 |
| 003190 | 04/01/2016 | 1KMM | Kappes Miller Management | 03127 | 20161331 | 04/01/2016 | 1,899.40 | 0.00 | 1,899.40 | 1,899.40 |
| 003191 | 04/12/2016 | 1BUIM | Building Maintenance Services, Inc. | 03140 | 2104 | 04/12/2016 | 739.13 | 0.00 | 739.13 | 739.13 |
| 003192 | 04/12/2016 | 1CCS | Condominium Construction Services, LLC | 03131 | 201600100 | 04/11/2016 | 206.58 | 0.00 | 206.58 | |
| | | | | 03132 | 201600093 | 04/11/2016 | 1,573.54 | 0.00 | 1,573.54 | |
| | | | | Total for Check Number 003192 | | | 1,780.12 | 0.00 | 1,780.12 | 1,780.12 |
| 003193 | 04/12/2016 | 1FISC | Fischer Plumbing | 03130 | S161125 | 04/11/2016 | 229.95 | 0.00 | 229.95 | 229.95 |
| 003194 | 04/12/2016 | 1FISR | Fischer Restoration | 03133 | Z16015300 | 04/11/2016 | 1,814.35 | 0.00 | 1,814.35 | 1,814.35 |
| 003195 | 04/12/2016 | 1INNS | Innovative Systems Tech, Inc. | 03128 | 12674 | 04/08/2016 | 735.00 | 0.00 | 735.00 | 735.00 |
| 003196 | 04/12/2016 | 1KMM | Kappes Miller Management | 03135 | 20161665 | 04/11/2016 | 119.38 | 0.00 | 119.38 | |
| | | | | 03136 | 20161742 | 04/11/2016 | 114.19 | 0.00 | 114.19 | |
| | | | | Total for Check Number 003196 | | | 233.57 | 0.00 | 233.57 | 233.57 |
| 003197 | 04/12/2016 | 1PARR | Pacific Rainier Roofing, Inc. | 03137 | 7373-102 | 04/11/2016 | 1,058.85 | 0.00 | 1,058.85 | 1,058.85 |
| 003198 | 04/12/2016 | 1PSE | Puget Sound Energy | 03129 | 3/8-4/6 (7 inv) | 04/11/2016 | 394.32 | 0.00 | 394.32 | 394.32 |
| 003199 | 04/12/2016 | 1WILL | Willards Pest Control | 03138 | 153951 | 04/11/2016 | 152.31 | 0.00 | 152.31 | 152.31 |
| 003200 | 04/26/2016 | 1DBKR | DayBreak Maintenance Res. | 03049 | | 04/01/2016 | 6,583.33 | 0.00 | 6,583.33 | 6,583.33 |
| 003201 | 04/26/2016 | 1FIDA | Daniel Fitzgerald | 03141 | | 04/18/2016 | 290.81 | 0.00 | 290.81 | |
| | | | | 03142 | | 04/18/2016 | 363.89 | 0.00 | 363.89 | |
| | | | | Total for Check Number 003201 | | | 654.70 | 0.00 | 654.70 | 654.70 |
| 003202 | 04/26/2016 | 1FISC | Fischer Plumbing | 03143 | S161310 | 04/22/2016 | 418.38 | 0.00 | 418.38 | 418.38 |
| 003203 | 04/26/2016 | 1KMM | Kappes Miller Management | 03146 | 20161985 | 04/25/2016 | 75.64 | 0.00 | 75.64 | |
| | | | | 03147 | 20161910 | 04/25/2016 | 141.53 | 0.00 | 141.53 | |
| | | | | 03148 | 20161829 | 04/25/2016 | 43.02 | 0.00 | 43.02 | |
| | | | | Total for Check Number 003203 | | | 260.19 | 0.00 | 260.19 | 260.19 |
| 003204 | 04/26/2016 | 1PACE | Pacific Engineering | 03144 | 1603174 | 04/22/2016 | 2,358.81 | 0.00 | 2,358.81 | 2,358.81 |
| 003205 | 04/26/2016 | 1SAMM | Sammamish Plateau | 03145 | 2/11-4/13 (8 inv) | 04/22/2016 | 10,796.19 | 0.00 | 10,796.19 | 10,796.19 |
| 003207 | 04/30/2016 | 1RECC | Recology Cleanscapes | 03159 | 1863441 | 04/30/2016 | 1,660.15 | 0.00 | 1,660.15 | 1,660.15 |
| Cash Account 1 Totals | | | | | | | 34,553.73 | 0.00 | 34,553.73 | 34,553.73 |
| Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc | | | | | | | 34,553.73 | 0.00 | 34,553.73 | 34,553.73 |

| <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 | | | | | | |
| 03049 | 1DBKR - DayBreak Maintenance Res. | Reserve Transfer | | 003200 | \$6,583.33 | \$6,583.33 |
| 2403-0000 Prepaid Assessments | | | | | | |
| 03141 | 1FIDA - Daniel Fitzgerald | Open Credit Refund | | 003201 | 290.81 | |
| 03142 | 1FIDA - Daniel Fitzgerald | Open Credit Refund | | 003201 | \$363.89 | \$654.70 |
| 5220-0000 General Repair & Maint. | | | | | | |
| 03130 | 1FISC - Fischer Plumbing | A106 Plumbing | S161125 | 003193 | 229.95 | |
| 03131 | 1CCS - Condominium Construction Servi | D103 CCS Investigate Running Water Sound | 201600100 | 003192 | 206.58 | |
| 03132 | 1CCS - Condominium Construction Servi | D204 Exterior Leak | 201600093 | 003192 | 1,573.54 | |
| 03133 | 1FISR - Fischer Restoration | Water Damage Mitigation A106 | Z16015300 | 003194 | 1,814.35 | |
| 03137 | 1PARR - Pacific Rainier Roofing, Inc. | Repair split in shingle pip boot/B301 | 7373-102 | 003197 | 1,058.85 | |
| 03143 | 1FISC - Fischer Plumbing | A-106 Repaired Leak | S161310 | 003202 | 418.38 | |
| 03144 | 1PACE - Pacific Engineering | D204/D304 Decks | 1603174 | 003204 | \$2,358.81 | \$7,660.46 |
| 5240-0000 Janitorial | | | | | | |
| 03140 | 1BUIM - Building Maintenance Services, ll | Janitorial | 2104 | 003191 | \$739.13 | \$739.13 |
| 5360-0000 Fire/Life/Safety Monitor. | | | | | | |
| 03128 | 1INNS - Innovative Systems Tech, Inc. | Fire Alarm Monitoring | 12674 | 003195 | 735.00 | |
| 03162 | 1INNS - Innovative Systems Tech, Inc. | Annual Fire Alarm Test/Back Flows/Wet Sys | 10850 | 000005 | \$2,784.98 | \$3,519.98 |
| 5420-0000 Pest Control | | | | | | |
| 03138 | 1WILL - Willards Pest Control | Pest Control | 153951 | 003199 | \$152.31 | \$152.31 |
| 5510-0000 Electricity | | | | | | |
| 03129 | 1PSE - Puget Sound Energy | Electricity 3/8-4/6 (7 inv) | 3/8-4/6 (7 inv) | 003198 | \$394.32 | \$394.32 |
| 5520-0000 Water | | | | | | |
| 03145 | 1SAMM - Sammamish Plateau | Utilities 2/11-4/13 (8 inv) | 2/11-4/13 (8 inv) | 003205 | \$2,463.44 | \$2,463.44 |
| 5530-0000 Sewer | | | | | | |
| 03145 | 1SAMM - Sammamish Plateau | Utilities 2/11-4/13 (8 inv) | 2/11-4/13 (8 inv) | 003205 | \$3,879.00 | \$3,879.00 |
| 5540-0000 Garbage | | | | | | |
| 03159 | 1RECC - Recology Cleanscapes | Garbage | 1863441 | 003207 | \$1,660.15 | \$1,660.15 |
| 5550-0000 Irrigation Water | | | | | | |

| <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> |
|----------------------------------|---------------------------------|--|--------------------|------------------|---------------------------|---------------------------|
| 03145 | 1SAMM - Sammamish Plateau | Utilities 2/11-4/13 (8 inv) | 2/11-4/13 (8 inv) | 003205 | \$54.62 | \$54.62 |
| 5560-0000 Metro Sewer | | | | | | |
| 03145 | 1SAMM - Sammamish Plateau | Utilities 2/11-4/13 (8 inv) | 2/11-4/13 (8 inv) | 003205 | \$4,399.13 | \$4,399.13 |
| 5710-0000 Office Expenses | | | | | | |
| 03135 | 1KMM - Kappes Miller Management | Comm Mailing - Fire Inspection & Insurance | 20161665 | 003196 | 119.38 | |
| 03136 | 1KMM - Kappes Miller Management | Archive Box Storage | 20161742 | 003196 | 114.19 | |
| 03146 | 1KMM - Kappes Miller Management | Postage | 20161985 | 003203 | 75.64 | |
| 03147 | 1KMM - Kappes Miller Management | Copies & Envelopes | 20161910 | 003203 | 141.53 | |
| 03148 | 1KMM - Kappes Miller Management | 3/16 Bank Charges | 20161829 | 003203 | \$43.02 | \$493.76 |
| 5711-0000 Management Fee | | | | | | |
| 03127 | 1KMM - Kappes Miller Management | Management Fee - April 2016 | 20161331 | 003190 | \$1,899.40 | \$1,899.40 |
| | | | | | Distribution Total | <u><u>\$34,553.73</u></u> |

Account Summary

| <u>Account</u> | <u>Account Description</u> | <u>Debit</u> | <u>Credit</u> |
|----------------|----------------------------|-------------------------|-------------------------|
| 1310-0000 | Maintenance Reserve | 6,583.33 | |
| 2403-0000 | Prepaid Assessments | 654.70 | |
| 5220-0000 | General Repair & Maint. | 7,660.46 | |
| 5240-0000 | Janitorial | 739.13 | |
| 5360-0000 | Fire/Life/Safety Monitor. | 3,519.98 | |
| 5420-0000 | Pest Control | 152.31 | |
| 5510-0000 | Electricity | 394.32 | |
| 5520-0000 | Water | 2,463.44 | |
| 5530-0000 | Sewer | 3,879.00 | |
| 5540-0000 | Garbage | 1,660.15 | |
| 5550-0000 | Irrigation Water | 54.62 | |
| 5560-0000 | Metro Sewer | 4,399.13 | |
| 5710-0000 | Office Expenses | 493.76 | |
| 5711-0000 | Management Fee | 1,899.40 | |
| 0110-0000 | Checking | | 34,553.73 |
| | | <u><u>34,553.73</u></u> | <u><u>34,553.73</u></u> |

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 4/30/16
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 No | Recurred |
| | <i>Distribution(s)</i> | <i>1310-0000</i> | <i>reserve transfer</i> | | | | | <i>6,630.40</i> | | |
| 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> | | | | | <i>6,591.67</i> | | |
| 02751 | 3/1/2015 | | 3/31/2015 | 6,591.67 | | 0.00 | | | | 0.00 |
| | | | | reserve transfer | | | | | Yes No | Recurred |
| | <i>Distribution(s)</i> | <i>1310-0000</i> | <i>reserve transfer</i> | | | | | <i>6,591.67</i> | | |
| 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> | | | | | <i>6,591.67</i> | | |
| 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> | | | | | <i>6,591.67</i> | | |
| | Vendor Open Amount | | | | | | | | | <u><u>32,997.08</u></u> |

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 | | | | | | 32,997.08 |
| | | | | Total Posted Payments | | | | | | 0.00 |
| | | | | Total Posted Discounts Taken | | | | | | 0.00 |
| | | | | Net Posted Payments | | | | | | 0.00 |
| | | | | Open Posted AP | | | | | | 32,997.08 |
| | | | | 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 | | | | | | 32,997.08 |
| | | | | Total Invoice Amounts | | | | | | 32,997.08 |
| | | | | Total Distributions | | | | | | 32,997.08 |
| | | | | Difference | | | | | | 0.00 |