

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$7,159.16
	Insurance Claim Proceeds	57,315.64	
	Homeowner Assessments	20,790.28	
	Utility Refund	10,059.86	
	Prepaid Assessments	7,262.00	
	Moving Fee	400.00	
	Total Receipts	<u>95,827.78</u>	
	Operating Expenses Paid	(57,741.92)	
	Insurance Claim Expenses	(23,960.46)	
	Transfer to Maintenance Reserve	(6,583.33)	
	Total Disbursements	<u>(88,285.71)</u>	
ENDING BALANCE			<u><u>\$14,701.23</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$144,470.11
	Reserve Transfer	6,583.33	
	Interest	39.61	
	Total Receipts	<u>6,622.94</u>	
	Expenses:		
	Achtens Quality Roofing, Inc.	(72,556.66)	
	Total Disbursements	<u>(72,556.66)</u>	
ENDING BALANCE			<u><u>\$78,536.39</u></u>

**Balance Sheet**  
**As of August 31, 2016**

**ASSETS**

**Current Assets**

**Operating Accounts**

Cash - Checking	14,701.23
Assessments Receivable	23,502.11
Prepaid Insurance	16,768.05

**Total Operating Accounts**

54,971.39

**Reserve Accounts**

Maintenance Reserve	78,536.39
A/R due from Operations	39,580.41

**Total Reserve Accounts**

118,116.80

**Total Assets**

173,088.19

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	9,809.64
Accounts Payable	39,580.41

**Total Operating Liabilities**

49,390.05

**Reserve Liabilities**

Accrued Expenses - RR	2,681.59
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**Total Reserve Liabilities**

2,681.59

**Homeowner Equity**

Excess of Rev over Exp	(53,926.92)
Retained Earnings	171,714.55
Prior Year Income/Expense	3,228.92

**Total Homeowner Equity**

121,016.55

**Total Liability & Homeowners Equity**

173,088.19

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending August 31, 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>
<b>Operating Revenue</b>						
Homeowner Fees	27,992	27,991	(1)	223,933	223,932	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(52,667)	(52,667)	0
Late Fees/Fines	0	50	50	0	600	600
Other Income	0	400	400	0	1,200	1,200
<b>Total Operating Revenue</b>	<b>21,409</b>	<b>21,858</b>	<b>449</b>	<b>171,266</b>	<b>173,065</b>	<b>1,799</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
General Repair & Maint.	833	25,958	(25,125)	6,667	51,880	(45,213)
Janitorial	758	871	(113)	6,067	5,305	762
Landscape Other	42	197	(155)	333	2,495	(2,162)
Landscape Contract	1,600	1,752	(152)	12,800	12,428	372
Window/Gutter Cleaning	233	0	233	1,867	0	1,867
Fire/Life/Safety Monitor.	833	916	(83)	6,667	10,012	(3,345)
Dryer Vent Cleaning	167	0	167	1,333	0	1,333
Pest Control	50	160	(110)	400	938	(538)
Insurance Claim Repairs	0	(33,355)	33,355	0	(33,355)	33,355
<b>Total Maintenance Exp.</b>	<b>4,516</b>	<b>(3,501)</b>	<b>8,017</b>	<b>36,134</b>	<b>49,703</b>	<b>(13,569)</b>
<b>Service/Utility Exp.</b>						
Electricity	367	241	126	2,933	2,886	47
Water	1,167	(1,997)	3,164	9,333	5,307	4,026
Sewer	1,250	(1,151)	2,401	10,000	10,440	(440)
Garbage	2,083	1,660	423	16,667	13,376	3,291
Irrigation Water	950	8,373	(7,423)	7,600	11,100	(3,500)
Metro Sewer	2,292	4,397	(2,105)	18,333	22,535	(4,202)
Storm Drainage	783	0	783	6,267	6,181	86
<b>Total Service/Utility Exp.</b>	<b>8,892</b>	<b>11,523</b>	<b>(2,631)</b>	<b>71,133</b>	<b>71,825</b>	<b>(692)</b>
<b>Administrative Exp.</b>						
Office Expenses	333	462	(129)	2,667	3,081	(414)
Management Fee	1,916	1,899	17	15,329	15,195	134
Legal	333	0	333	2,667	1,496	1,171
Insurance Premium	4,943	4,692	251	39,543	38,324	1,219

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending August 31, 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	1,667	1,946	(279)
Licenses & Permits	1	0	1	7	10	(3)
Audit / Tax Return	140	0	140	1,120	1,680	(560)
Reserve Study	125	0	125	1,000	0	1,000
<b>Total Administrative Exp.</b>	<b>7,999</b>	<b>7,053</b>	<b>946</b>	<b>64,000</b>	<b>61,732</b>	<b>2,268</b>
<b>Total Operating Expenses</b>	<b>21,407</b>	<b>15,075</b>	<b>6,332</b>	<b>171,267</b>	<b>183,260</b>	<b>(11,993)</b>
<b>Operating Gain(Loss)</b>	<b>2</b>	<b>6,783</b>	<b>6,781</b>	<b>(1)</b>	<b>(10,195)</b>	<b>(10,194)</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	6,583	6,583	0	52,667	52,667	0
Interest Income - Reserve	83	40	(43)	667	343	(324)
<b>Total Reserve Revenue</b>	<b>6,666</b>	<b>6,623</b>	<b>(43)</b>	<b>53,334</b>	<b>53,010</b>	<b>(324)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	6,250	72,557	(66,307)	50,000	96,742	(46,742)
<b>Total Reserve Expenses</b>	<b>6,250</b>	<b>72,557</b>	<b>(66,307)</b>	<b>50,000</b>	<b>96,742</b>	<b>(46,742)</b>
<b>Reserve Gain(Loss)</b>	<b>416</b>	<b>(65,934)</b>	<b>(66,350)</b>	<b>3,334</b>	<b>(43,732)</b>	<b>(47,066)</b>
<b>Total Gain(Loss)</b>	<b>418</b>	<b>(59,151)</b>	<b>(59,569)</b>	<b>3,333</b>	<b>(53,927)</b>	<b>(57,260)</b>

**Date Range : 8/1/2016 To 8/31/2016 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003257	08/01/2016	1KMM	Kappes Miller Management	03226	20163535	08/01/2016	1,899.40	0.00	1,899.40	1,899.40
003259	08/09/2016	1AUW	Association Underwriters	03227	20160314	08/09/2016	3,409.34	0.00	3,409.34	3,409.34
003260	08/09/2016	1BUIM	Building Maintenance Services, Inc.	03236	2195	08/09/2016	870.63	0.00	870.63	870.63
003261	08/09/2016	1JOSB	Josh Berg	03237	8/9/16	08/09/2016	136.88	0.00	136.88	136.88
003262	08/11/2016	1EATI	Earth Tech Industries, LLC	03241	21113672	08/11/2016	1,752.00	0.00	1,752.00	1,752.00
003263	08/11/2016	1INNS	Innovative Systems Tech, Inc.	03229	12756	08/09/2016	735.00	0.00	735.00	
				03240	11805	08/11/2016	180.68	0.00	180.68	
<b>Total for Check Number 003263</b>							<b>915.68</b>	<b>0.00</b>	<b>915.68</b>	<b>915.68</b>
003264	08/11/2016	1KINC	King County Treasury Division	03232	1789485	08/09/2016	483.84	0.00	483.84	483.84
003265	08/11/2016	1KMM	Kappes Miller Management	03228	20163621	08/09/2016	280.50	0.00	280.50	
				03230	20163652	08/09/2016	114.19	0.00	114.19	
				03231	20163705	08/09/2016	25.84	0.00	25.84	
<b>Total for Check Number 003265</b>							<b>420.53</b>	<b>0.00</b>	<b>420.53</b>	<b>420.53</b>
003266	08/11/2016	1PSE	Puget Sound Energy	03239	7/7-8/4 (5 inv)	08/11/2016	162.34	0.00	162.34	162.34
003267	08/11/2016	1RECC	Recology Cleanscapes	03233	1941479	08/09/2016	1,660.15	0.00	1,660.15	1,660.15
003268	08/11/2016	1SESW	Servpro of Shoreline/Woodinville	03238	JOB CB3306W	08/11/2016	23,531.23	0.00	23,531.23	23,531.23
003269	08/11/2016	1WILL	Willards Pest Control	03235	162990	08/09/2016	159.94	0.00	159.94	159.94
003270	08/29/2016	1AUW	Association Underwriters	03243	20160344	08/24/2016	198.68	0.00	198.68	198.68
003271	08/29/2016	1CCS	Condominium Construction Services, LLC	03244	201600207	08/24/2016	9,171.53	0.00	9,171.53	
				03255	201600231	08/29/2016	141.98	0.00	141.98	
<b>Total for Check Number 003271</b>							<b>9,313.51</b>	<b>0.00</b>	<b>9,313.51</b>	<b>9,313.51</b>
003272	08/29/2016	1DBKR	DayBreak Maintenance Res.	03053		08/01/2016	6,583.33	0.00	6,583.33	6,583.33
003273	08/29/2016	1EATI	Earth Tech Industries, LLC	03245	21113914	08/24/2016	196.75	0.00	196.75	196.75
003274	08/29/2016	1ERME	Erica Messina	03258	8.25 Reimb	08/29/2016	429.23	0.00	429.23	429.23
003275	08/29/2016	1FISP	Fishcher Plumbing	03246	S163147	08/24/2016	328.50	0.00	328.50	328.50
003276	08/29/2016	1FISR	Fischer Restoration	03247	Z16040800	08/24/2016	888.46	0.00	888.46	888.46
003277	08/29/2016	1FISR	Fischer Restoration	03256	Z16041000	08/29/2016	725.95	0.00	725.95	725.95
003278	08/29/2016	1FISR	Fischer Restoration	03257	Z16041500	08/29/2016	4,279.96	0.00	4,279.96	4,279.96
003279	08/29/2016	1KMM	Kappes Miller Management	03248	20163768	08/24/2016	36.05	0.00	36.05	
				03249	20163931	08/24/2016	59.45	0.00	59.45	
				03250	20163855	08/24/2016	30.90	0.00	30.90	
<b>Total for Check Number 003279</b>							<b>126.40</b>	<b>0.00</b>	<b>126.40</b>	<b>126.40</b>
003280	08/29/2016	1PSE	Puget Sound Energy	03251	7/7-8/4 (2 inv)	08/24/2016	78.54	0.00	78.54	78.54
003281	08/29/2016	1SAMM	Sammamish Plateau	03253	7/15-8/10 (8 inv)	08/24/2016	19,197.62	0.00	19,197.62	19,197.62
003282	08/29/2016	1SESW	Servpro of Shoreline/Woodinville	03234	CB3347W	08/09/2016	5,785.98	0.00	5,785.98	5,785.98
003283	08/30/2016	1CCS	Condominium Construction Services, LLC	03259	201600254	08/30/2016	4,498.92	0.00	4,498.92	4,498.92
003284	08/31/2016	1LAAR	Artem Lamnin	03254		08/24/2016	251.92	0.00	251.92	251.92
<b>Cash Account 1 Totals</b>							<b>88,285.71</b>	<b>0.00</b>	<b>88,285.71</b>	<b>88,285.71</b>

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

**ACCOUNTING  
DEPARTMENT**

**Date Range : 8/1/2016 To 8/31/2016 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>
000064	08/15/2016	1ACQR	Achtens Quality Roofing, Inc.	03242	6790	08/15/2016	72,556.66	0.00	72,556.66	72,556.66
<b>Cash Account 3 Totals</b>							<b>72,556.66</b>	<b>0.00</b>	<b>72,556.66</b>	<b>72,556.66</b>
<b>Property/Company Totals for</b>			<b>DayBreak at Issaquah Ridge Owners Assoc</b>				<b>160,842.37</b>	<b>0.00</b>	<b>160,842.37</b>	<b>160,842.37</b>

<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>
<b>0250-0000 Prepaid Insurance</b>						
03227	1AUW - Association Underwriters	INS 6/16-6/17 PMT 2/8	20160314	003259	\$3,409.34	\$3,409.34
<b>1310-0000 Maintenance Reserve</b>						
03053	1DBKR - DayBreak Maintenance Res.	Reserve Transfer		003272	\$6,583.33	\$6,583.33
<b>2403-0000 Prepaid Assessments</b>						
03254	1LAAR - Artem Lamnin	Open Credit Refund			\$251.92	\$251.92
<b>5220-0000 General Repair &amp; Maint.</b>						
03234	1SESW - Servpro of Shoreline/Woodinville	D102 Water Mitigation	CB3347W	003282	5,785.98	
03237	1JOSB - Josh Berg	Josh Berg Reimb - Junk Removal	8/9/16	003261	136.88	
03244	1CCS - Condominium Construction Servi	A106 Water Leak/Restore	201600207	003271	9,171.53	
03246	1FISP - Fishcher Plumbing	A105/B205 Plumbing	S163147	003275	328.50	
03247	1FISR - Fischer Restoration	A105/A205 Restoration	Z16040800	003276	888.46	
03255	1CCS - Condominium Construction Servi	E104 Sup	201600231	003271	141.98	
03256	1FISR - Fischer Restoration	Unit G103	Z16041000	003277	725.95	
03257	1FISR - Fischer Restoration	D101	Z16041500	003278	4,279.96	
03259	1CCS - Condominium Construction Servi	D102 Restoration	201600254	003283	\$4,498.92	\$25,958.16
<b>5240-0000 Janitorial</b>						
03236	1BUIM - Building Maintenance Services, I	Janitorial	2195	003260	\$870.63	\$870.63
<b>5310-0000 Landscape Other</b>						
03245	1EATI - Earth Tech Industries, LLC	Irrigation System Repair	21113914	003273	\$196.75	\$196.75
<b>5320-0000 Landscape Contract</b>						
03241	1EATI - Earth Tech Industries, LLC	Landscaping	21113672	003262	\$1,752.00	\$1,752.00
<b>5360-0000 Fire/Life/Safety Monitor.</b>						
03229	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12756	003263	735.00	
03240	1INNS - Innovative Systems Tech, Inc.	Changed 2 Batteries Bldg F	11805	003263	\$180.68	\$915.68
<b>5420-0000 Pest Control</b>						
03235	1WILL - Willards Pest Control	Pest Control	162990	003269	\$159.94	\$159.94
<b>5490-0000 Insurance Claim Repairs</b>						
03238	1SESW - Servpro of Shoreline/Woodinville	Water Loss JOB CB3306W -	JOB CB3306W	003268	23,531.23	
03258	1ERME - Erica Messina	Erica Messina Reimb	8.25 Reimb	003274	\$429.23	\$23,960.46

<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>
<b>5510-0000 Electricity</b>						
03239	1PSE - Puget Sound Energy	Electricity 7/7-8/4 (5 inv)	7/7-8/4 (5 inv)	003266	162.34	
03251	1PSE - Puget Sound Energy	Electricity 7/7-8/4 (2 inv)	7/7-8/4 (2 inv)	003280	\$78.54	\$240.88
<b>5520-0000 Water</b>						
03253	1SAMM - Sammamish Plateau	Utilities 7/15-8/10 (8 inv)	7/15-8/10 (8 inv)	003281	\$3,032.71	\$3,032.71
<b>5530-0000 Sewer</b>						
03253	1SAMM - Sammamish Plateau	Utilities 7/15-8/10 (8 inv)	7/15-8/10 (8 inv)	003281	\$3,879.00	\$3,879.00
<b>5540-0000 Garbage</b>						
03233	1RECC - Recology Cleanscapes	Garbage	1941479	003267	\$1,660.15	\$1,660.15
<b>5550-0000 Irrigation Water</b>						
03253	1SAMM - Sammamish Plateau	Utilities 7/15-8/10 (8 inv)	7/15-8/10 (8 inv)	003281	\$8,372.82	\$8,372.82
<b>5560-0000 Metro Sewer</b>						
03232	1KINC - King County Treasury Division	Sewer Capacity Charge 2/16-7/16	1789485	003264	483.84	
03253	1SAMM - Sammamish Plateau	Utilities 7/15-8/10 (8 inv)	7/15-8/10 (8 inv)	003281	\$3,913.09	\$4,396.93
<b>5710-0000 Office Expenses</b>						
03228	1KMM - Kappes Miller Management	Questionnaire Fee/Transfer Fee/Billing Fee	20163621	003265	280.50	
03230	1KMM - Kappes Miller Management	Archive Box Storage	20163652	003265	114.19	
03231	1KMM - Kappes Miller Management	DLF	20163705	003265	25.84	
03248	1KMM - Kappes Miller Management	Bank Charges	20163768	003279	36.05	
03249	1KMM - Kappes Miller Management	Copies & Envelopes	20163931	003279	59.45	
03250	1KMM - Kappes Miller Management	Copies	20163855	003279	\$30.90	\$546.93
<b>5711-0000 Management Fee</b>						
03226	1KMM - Kappes Miller Management	Management Fee - August 2016	20163535	003257	\$1,899.40	\$1,899.40
<b>5740-0000 Insurance Premium</b>						
03243	1AUW - Association Underwriters	Master INS Finance Charge - Aug	20160344	003270	\$198.68	\$198.68
<b>7110-0000 Major Maintenance Expense</b>						
03242	1ACQR - Ahtens Quality Roofing, Inc.	Completion of Bldg B, E, and G	6790	000064	\$72,556.66	\$72,556.66
					<b>Distribution Total</b>	<u><u>\$160,842.37</u></u>



<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
<b>Account Summary</b>			
<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	3,409.34	
1310-0000	Maintenance Reserve	6,583.33	
2403-0000	Prepaid Assessments	251.92	
5220-0000	General Repair & Maint.	25,958.16	
5240-0000	Janitorial	870.63	
5310-0000	Landscape Other	196.75	
5320-0000	Landscape Contract	1,752.00	
5360-0000	Fire/Life/Safety Monitor.	915.68	
5420-0000	Pest Control	159.94	
5490-0000	Insurance Claim Repairs	23,960.46	
5510-0000	Electricity	240.88	
5520-0000	Water	3,032.71	
5530-0000	Sewer	3,879.00	
5540-0000	Garbage	1,660.15	
5550-0000	Irrigation Water	8,372.82	
5560-0000	Metro Sewer	4,396.93	
5710-0000	Office Expenses	546.93	
5711-0000	Management Fee	1,899.40	
5740-0000	Insurance Premium	198.68	
7110-0000	Major Maintenance Expense	72,556.66	
0110-0000	Checking		88,285.71
1310-0000	Replacement		72,556.66
		<b>160,842.37</b>	<b>160,842.37</b>

**DayBreak at Issaquah Ridge Owners Association**  
**For Cash Account : ALL**  
**From Earliest to 8/31/16**  
**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>
<b>1DBKR: DayBreak Maintenance Res.</b>										
<b>02463</b>	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		
<b>02750</b>	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		
<b>02751</b>	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>					6,591.67		
<b>02752</b>	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		
<b>02757</b>	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		
<b>03051</b>	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		
	Vendor Open Amount			<u>39,580.41</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>
<b><u>Company Recap</u></b>										
				Total Posted Invoices			39,580.41			
				Total Posted Payments			0.00			
				Total Posted Discounts Taken			0.00			
				Net Posted Payments			0.00			
				Open Posted AP			39,580.41			
				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			39,580.41			
				Total Invoice Amounts			39,580.41			
				Total Distributions			39,580.41			
				Difference			0.00			