

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,977.54
	Homeowner Assessments	22,022.30	
	Prepaid Assessments	7,216.33	
	Legal	1,649.47	
	Monthly Service Fee	449.51	
	Late Fee	325.00	
	Rule Violation	123.50	
	Delinquent Letter Fee	23.50	
	Total Receipts	<u>31,809.61</u>	
	Operating Expenses Paid	(23,319.42)	
	Transfer to Maintenance Reserve	(6,583.33)	
	Bank Charges	0.00	
	Total Disbursements	<u>(29,902.75)</u>	
ENDING BALANCE			<u><u>\$7,884.40</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$135,472.31
	Reserve Transfer	6,583.33	
	Interest	39.24	
	Total Receipts	<u>6,622.57</u>	
	Expenses:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$142,094.88</u></u>

Balance Sheet
As of February 29, 2016

ASSETS

Current Assets

Operating Accounts

Cash - Checking	7,884.40
Assessments Receivable	23,827.39
Prepaid Insurance	22,495.05

Total Operating Accounts

54,206.84

Reserve Accounts

Maintenance Reserve	142,094.88
A/R due from Operations	32,997.08

Total Reserve Accounts

175,091.96

Total Assets

229,298.80

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	10,978.98
Accounts Payable	32,997.08

Total Operating Liabilities

43,976.06

Reserve Liabilities

Accrued Expenses - RR	306.92
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Total Reserve Liabilities

306.92

Homeowner Equity

Excess of Rev over Exp	13,329.44
Retained Earnings	171,714.55
Prior Year Income/Expense	(28.17)

Total Homeowner Equity

185,015.82

Total Liability & Homeowners Equity

229,298.80

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending February 29, 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)	55,983	55,983	0
Transfer to Reserves	(6,583)	(6,583)	0	(13,167)	(13,167)	0
Late Fees/Fines	0	50	50	0	75	75
Total Operating Revenue	21,409	21,458	49	42,816	42,891	75
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	346	487	1,667	942	725
Janitorial	758	739	19	1,517	1,478	39
Landscape Other	42	0	42	83	0	83
Landscape Contract	1,600	0	1,600	3,200	1,752	1,448
Window/Gutter Cleaning	233	0	233	467	0	467
Fire/Life/Safety Monitor.	833	927	(94)	1,667	1,957	(290)
Dryer Vent Cleaning	167	0	167	333	0	333
Pest Control	50	154	(104)	100	154	(54)
Total Maintenance Exp.	4,516	2,166	2,350	9,034	6,283	2,751
Service/Utility Exp.						
Electricity	367	449	(82)	733	954	(221)
Water	1,167	2,433	(1,266)	2,333	2,433	(100)
Sewer	1,250	3,833	(2,583)	2,500	3,833	(1,333)
Garbage	2,083	1,671	412	4,167	3,326	841
Irrigation Water	950	53	897	1,900	53	1,847
Metro Sewer	2,292	4,956	(2,664)	4,583	6,407	(1,824)
Storm Drainage	783	0	783	1,567	1,490	77
Total Service/Utility Exp.	8,892	13,395	(4,503)	17,783	18,496	(713)
Administrative Exp.						
Office Expenses	333	170	163	667	638	29
Management Fee	1,916	1,899	17	3,832	3,799	33
Legal	333	0	333	667	0	667
Insurance Premium	4,943	4,981	(38)	9,886	9,962	(76)
Master Association Dues	208	0	208	417	1,946	(1,529)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending February 29, 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>
Licenses & Permits	1	0	1	2	0	2
Audit / Tax Return	140	1,680	(1,540)	280	1,680	(1,400)
Reserve Study	125	0	125	250	0	250
Total Administrative Exp.	7,999	8,730	(731)	16,001	18,025	(2,024)
Total Operating Expenses	21,407	24,291	(2,884)	42,818	42,804	14
Operating Gain(Loss)	2	(2,833)	(2,835)	(2)	87	89
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	13,167	13,167	0
Interest Income - Reserve	83	39	(44)	167	76	(91)
Total Reserve Revenue	6,666	6,622	(44)	13,334	13,243	(91)
Reserve Expenses						
Major Maintenance Expense	6,250	0	6,250	12,500	0	12,500
Total Reserve Expenses	6,250	0	6,250	12,500	0	12,500
Reserve Gain(Loss)	416	6,622	6,206	834	13,243	12,409
Total Gain(Loss)	418	3,789	3,371	832	13,330	12,498

Date Range : 2/1/2016 To 2/29/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003156	02/01/2016	1KMM	Kappes Miller Management	03080	20160593	02/01/2016	1,899.40	0.00	1,899.40	1,899.40
003157	02/10/2016	1CPFI	Columbia Pacific Finance, LLC	03081	1038-197640	02/05/2016	3,701.40	0.00	3,701.40	3,701.40
003158	02/10/2016	1DBKR	DayBreak Maintenance Res.	02750		02/01/2015	6,591.67	0.00	6,591.67	
				02750		02/01/2015	-6,591.67	0.00	-6,591.67	
				03047		02/01/2016	6,583.33	0.00	6,583.33	
				03047		02/01/2016	-6,583.33	0.00	-6,583.33	
Total for Check Number 003158							0.00	0.00	0.00	0.00
003159	02/10/2016	1KINC	King County Treasury Division	03083	1789484	02/08/2016	483.84	0.00	483.84	483.84
003160	02/10/2016	1KMM	Kappes Miller Management	03085	20160668	02/09/2016	51.69	0.00	51.69	
				03086	20160726	02/09/2016	114.19	0.00	114.19	
Total for Check Number 003160							165.88	0.00	165.88	165.88
003161	02/10/2016	1RECC	Recology Cleanscapes	03084	1785700	02/08/2016	1,671.30	0.00	1,671.30	1,671.30
003162	02/10/2016	1WILL	Willards Pest Control	03082	150718	02/05/2016	153.96	0.00	153.96	153.96
003163	02/25/2016	1BUIM	Building Maintenance Services, Inc.	03087	2048	02/22/2016	739.13	0.00	739.13	739.13
003164	02/25/2016	1CCS	Condominium Construction Services, LLC	03099	20160038	02/24/2016	346.32	0.00	346.32	346.32
003165	02/25/2016	1CPFI	Columbia Pacific Finance, LLC	03088	2/19	02/22/2016	185.07	0.00	185.07	185.07
003166	02/25/2016	1DBKR	DayBreak Maintenance Res.	03047		02/01/2016	6,583.33	0.00	6,583.33	6,583.33
003167	02/25/2016	1INNS	Innovative Systems Tech, Inc.	03089	12309	02/22/2016	191.63	0.00	191.63	
				03090	12588	02/22/2016	735.00	0.00	735.00	
Total for Check Number 003167							926.63	0.00	926.63	926.63
003168	02/25/2016	1JVAN	Joseph H. Vandal, CPA PS	03091	127038	02/22/2016	1,680.00	0.00	1,680.00	1,680.00
003169	02/25/2016	1KMM	Kappes Miller Management	03094	20160806	02/23/2016	34.48	0.00	34.48	
				03095	20160876	02/23/2016	59.26	0.00	59.26	
				03096	20160953	02/23/2016	32.32	0.00	32.32	
Total for Check Number 003169							126.06	0.00	126.06	126.06
003170	02/25/2016	1PSE	Puget Sound Energy	03093	1/7-2/4 (7 inv)	02/22/2016	449.42	0.00	449.42	449.42
003171	02/25/2016	1SAMM	Sammamish Plateau	03092	12/7-2/11 (8 inv)	02/22/2016	10,791.01	0.00	10,791.01	10,791.01
Cash Account 1 Totals							29,902.75	0.00	29,902.75	29,902.75
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							29,902.75	0.00	29,902.75	29,902.75

<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						
03081	1CPFI - Columbia Pacific Finance, LLC	Insurance	1038-197640	003157	3,701.40	
03088	1CPFI - Columbia Pacific Finance, LLC	Insurance	2/19	003165	\$185.07	\$3,886.47
1310-0000 Maintenance Reserve						
03047	1DBKR - DayBreak Maintenance Res.	Reserve Transfer			\$6,583.33	\$6,583.33
5220-0000 General Repair & Maint.						
03099	1CCS - Condominium Construction Servi	Downspout Issues Bldg-A	20160038	003164	\$346.32	\$346.32
5240-0000 Janitorial						
03087	1BUIM - Building Maintenance Services, I	Janitorial Services	2048	003163	\$739.13	\$739.13
5360-0000 Fire/Life/Safety Monitor.						
03089	1INNS - Innovative Systems Tech, Inc.	2 batteries replaced in bldg D fire alarm panel	12309	003167	191.63	
03090	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12588	003167	\$735.00	\$926.63
5420-0000 Pest Control						
03082	1WILL - Willards Pest Control	Pest Control	150718	003162	\$153.96	\$153.96
5510-0000 Electricity						
03093	1PSE - Puget Sound Energy	Electricity 1/7-2/4 (7 inv)	1/7-2/4 (7 inv)	003170	\$449.42	\$449.42
5520-0000 Water						
03092	1SAMM - Sammamish Plateau	Utilities 12/7-2/11 (8 inv)	12/7-2/11 (8 inv)	003171	\$2,433.07	\$2,433.07
5530-0000 Sewer						
03092	1SAMM - Sammamish Plateau	Utilities 12/7-2/11 (8 inv)	12/7-2/11 (8 inv)	003171	\$3,832.50	\$3,832.50
5540-0000 Garbage						
03084	1RECC - Recology Cleanscapes	Garbage	1785700	003161	\$1,671.30	\$1,671.30
5550-0000 Irrigation Water						
03092	1SAMM - Sammamish Plateau	Utilities 12/7-2/11 (8 inv)	12/7-2/11 (8 inv)	003171	\$53.44	\$53.44
5560-0000 Metro Sewer						
03083	1KINC - King County Treasury Division	Sewer Capacity Charge	1789484	003159	483.84	
03092	1SAMM - Sammamish Plateau	Utilities 12/7-2/11 (8 inv)	12/7-2/11 (8 inv)	003171	\$4,472.00	\$4,955.84
5710-0000 Office Expenses						
03085	1KMM - Kappes Miller Management	DLF	20160668	003160	51.69	

<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>
03086	1KMM - Kappes Miller Management	Archive Box Storage	20160726	003160	114.19	
03094	1KMM - Kappes Miller Management	1/16 Bank Charges	20160806	003169	34.48	
03095	1KMM - Kappes Miller Management	Copies & Envelopes	20160876	003169	59.26	
03096	1KMM - Kappes Miller Management	Postage	20160953	003169	\$32.32	\$291.94
5711-0000 Management Fee						
03080	1KMM - Kappes Miller Management	Management Fee - February 2016	20160593	003156	\$1,899.40	\$1,899.40
5780-0000 Audit / Tax Return						
03091	1JVAN - Joseph H. Vandal, CPA PS	2015 Audit Financial Statements	127038	003168	\$1,680.00	\$1,680.00
Distribution Total						\$29,902.75

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	6,583.33	
5220-0000	General Repair & Maint.	346.32	
5240-0000	Janitorial	739.13	
5360-0000	Fire/Life/Safety Monitor.	926.63	
5420-0000	Pest Control	153.96	
5510-0000	Electricity	449.42	
5520-0000	Water	2,433.07	
5530-0000	Sewer	3,832.50	
5540-0000	Garbage	1,671.30	
5550-0000	Irrigation Water	53.44	
5560-0000	Metro Sewer	4,955.84	
5710-0000	Office Expenses	291.94	
5711-0000	Management Fee	1,899.40	
5780-0000	Audit / Tax Return	1,680.00	
0110-0000	Checking		29,902.75
		29,902.75	29,902.75

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 2/29/16
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 Yes	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>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 2/29/16
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>
<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	