

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$10,723.54
	Homeowner Assessments	20,408.91	
	Prepaid Assessments	6,507.71	
	Moving Fee	880.50	
	Legal Expense	300.00	
	Total Receipts	<u>28,097.12</u>	
	Operating Expenses Paid	(25,078.17)	
	Transfer to Maintenance Reserve	(6,583.33)	
	Bank Charges	0.00	
	Total Disbursements	<u>(31,661.50)</u>	
ENDING BALANCE			<u><u>\$7,159.16</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$137,844.21
	Reserve Transfer	6,583.33	
	Interest	42.57	
	Total Receipts	<u>6,625.90</u>	
	Expenses:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$144,470.11</u></u>

Balance Sheet

As of July 31, 2016

ASSETS

Current Assets

Operating Accounts

Cash - Checking	7,159.16	
Assessments Receivable	22,889.80	
Prepaid Insurance	17,852.17	

Total Operating Accounts

47,901.13

Reserve Accounts

Maintenance Reserve	144,470.11	
A/R due from Operations	39,580.41	

Total Reserve Accounts

184,050.52

Total Assets

231,951.65

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	9,774.87	
Accounts Payable	39,580.41	

Total Operating Liabilities

49,355.28

Reserve Liabilities

Accrued Expenses - RR	2,429.67	
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Total Reserve Liabilities

2,429.67

Homeowner Equity

Excess of Rev over Exp	5,223.23	
Retained Earnings	171,714.55	
Prior Year Income/Expense	3,228.92	

Total Homeowner Equity

180,166.70

Total Liability & Homeowners Equity

231,951.65

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending July 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>
Operating Revenue						
Homeowner Fees	27,992	27,991	(1)	195,941	195,940	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(46,083)	(46,083)	0
Late Fees/Fines	0	25	25	0	550	550
Other Income	0	600	600	0	800	800
Total Operating Revenue	<u>21,409</u>	<u>22,033</u>	<u>624</u>	<u>149,858</u>	<u>151,207</u>	<u>1,349</u>
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	9,723	(8,890)	5,833	25,921	(20,088)
Janitorial	758	739	19	5,308	4,435	873
Landscape Other	42	0	42	292	2,298	(2,006)
Landscape Contract	1,600	1,752	(152)	11,200	10,676	524
Window/Gutter Cleaning	233	0	233	1,633	0	1,633
Fire/Life/Safety Monitor.	833	735	98	5,833	9,096	(3,263)
Dryer Vent Cleaning	167	0	167	1,167	0	1,167
Pest Control	50	160	(110)	350	778	(428)
Total Maintenance Exp.	<u>4,516</u>	<u>13,109</u>	<u>(8,593)</u>	<u>31,616</u>	<u>53,204</u>	<u>(21,588)</u>
Service/Utility Exp.						
Electricity	367	261	106	2,567	2,645	(78)
Water	1,167	0	1,167	8,167	7,304	863
Sewer	1,250	0	1,250	8,750	11,591	(2,841)
Garbage	2,083	1,660	423	14,583	11,716	2,867
Irrigation Water	950	0	950	6,650	2,727	3,923
Metro Sewer	2,292	1,452	840	16,042	18,138	(2,096)
Storm Drainage	783	1,564	(781)	5,483	6,181	(698)
Total Service/Utility Exp.	<u>8,892</u>	<u>4,937</u>	<u>3,955</u>	<u>62,242</u>	<u>60,302</u>	<u>1,940</u>
Administrative Exp.						
Office Expenses	333	72	261	2,333	2,618	(285)
Management Fee	1,916	1,899	17	13,413	13,296	117
Legal	333	0	333	2,333	1,496	837
Insurance Premium	4,943	4,721	222	34,600	33,632	968
Master Association Dues	208	0	208	1,458	1,946	(488)
Licenses & Permits	1	0	1	6	10	(4)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending July 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>
Audit / Tax Return	140	0	140	980	1,680	(700)
Reserve Study	125	0	125	875	0	875
Total Administrative Exp.	7,999	6,692	1,307	55,998	54,678	1,320
Total Operating Expenses	21,407	24,738	(3,331)	149,856	168,184	(18,328)
Operating Gain(Loss)	2	(2,705)	(2,707)	2	(16,977)	(16,979)
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	46,083	46,083	0
Interest Income - Reserve	83	43	(40)	583	304	(279)
Total Reserve Revenue	6,666	6,626	(40)	46,666	46,387	(279)
Reserve Expenses						
Major Maintenance Expense	6,250	0	6,250	43,750	24,186	19,564
Total Reserve Expenses	6,250	0	6,250	43,750	24,186	19,564
Reserve Gain(Loss)	416	6,626	6,210	2,916	22,201	19,285
Total Gain(Loss)	418	3,921	3,503	2,918	5,224	2,306

Date Range : 7/1/2016 To 7/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003238	07/01/2016	1KMM	Kappes Miller Management	03198	20163043	07/01/2016	1,899.40	0.00	1,899.40	1,899.40
003239	07/10/2016	1AUW	Association Underwriters	03200	20160248	07/10/2016	3,409.34	0.00	3,409.34	3,409.34
003240	07/10/2016	1CHCH	Chaoli Chen	03199		07/06/2016	333.10	0.00	333.10	333.10
003241	07/10/2016	1CITI	City of Issaquah-Utility	03201	5/1-6/30 Storm	07/10/2016	1,563.84	0.00	1,563.84	1,563.84
003242	07/10/2016	1FISP	Fishcher Plumbing	03210	S161910	07/10/2016	926.17	0.00	926.17	926.17
003243	07/10/2016	1INNS	Innovative Systems Tech, Inc.	03209	12593	07/10/2016	735.00	0.00	735.00	735.00
003244	07/10/2016	1KINC	King County Treasury Division	03206	1778371	07/10/2016	483.84	0.00	483.84	
				03207	1778402	07/10/2016	483.84	0.00	483.84	
				03208	1778461	07/10/2016	483.84	0.00	483.84	
Total for Check Number 003244							1,451.52	0.00	1,451.52	1,451.52
003245	07/10/2016	1KMM	Kappes Miller Management	03202	20163190	07/10/2016	134.16	0.00	134.16	
				03203	20163133	07/10/2016	114.19	0.00	114.19	
Total for Check Number 003245							248.35	0.00	248.35	248.35
003246	07/10/2016	1RECC	Recology Cleanscapes	03204	1906023	07/10/2016	1,660.15	0.00	1,660.15	1,660.15
003247	07/10/2016	1WILL	Willards Pest Control	03205	160582	07/10/2016	159.94	0.00	159.94	159.94
003248	07/13/2016	1BUIM	Building Maintenance Services, Inc.	03212	2154	07/13/2016	3,148.13	0.00	3,148.13	
				03213	2164	07/13/2016	131.50	0.00	131.50	
				03214	2172	07/13/2016	739.13	0.00	739.13	
Total for Check Number 003248							4,018.76	0.00	4,018.76	4,018.76
003249	07/26/2016	1AUW	Association Underwriters	03215	20160289	07/25/2016	227.06	0.00	227.06	227.06
003250	07/26/2016	1DBKR	DayBreak Maintenance Res.	03052		07/01/2016	6,583.33	0.00	6,583.33	6,583.33
003251	07/26/2016	1EATI	Earth Tech Industries, LLC	03216	21113487	07/25/2016	1,752.00	0.00	1,752.00	1,752.00
003252	07/26/2016	1HALD	Daniel & Yvonne Hall	03211		07/11/2016	0.37	0.00	0.37	0.37
003253	07/26/2016	1KMM	Kappes Miller Management	03217	20163432	07/25/2016	63.37	0.00	63.37	
				03218	20163351	07/25/2016	28.28	0.00	28.28	
				03219	20163268	07/25/2016	36.29	0.00	36.29	
Total for Check Number 003253							127.94	0.00	127.94	127.94
003254	07/26/2016	1PSE	Puget Sound Energy	03220	6/7-7/6 (7 inv)	07/25/2016	260.86	0.00	260.86	260.86
003255	07/28/2016	1CCS	Condominium Construction Services, LLC	03222	201600208	07/28/2016	5,366.89	0.00	5,366.89	5,366.89
003256	07/28/2016	1CUST	Custom Solutions Carpet Care, LLC	03221	3658	07/28/2016	150.00	0.00	150.00	150.00
003258	07/29/2016	1FLAS	Ashley Flynn	03223		07/29/2016	48.50	0.00	48.50	
				03224		07/29/2016	369.49	0.00	369.49	
				03225		07/29/2016	369.49	0.00	369.49	
Total for Check Number 003258							787.48	0.00	787.48	787.48
Cash Account 1 Totals							31,661.50	0.00	31,661.50	31,661.50
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							31,661.50	0.00	31,661.50	31,661.50

<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						
03200 1AUW - Association Underwriters		Ins 6/16-6/17 PMT 1/8	20160248	003239	\$3,409.34	\$3,409.34
1310-0000 Maintenance Reserve						
03052 1DBKR - DayBreak Maintenance Res.		Reserve Transfer		003250	\$6,583.33	\$6,583.33
2403-0000 Prepaid Assessments						
03199 1CHCH - Chaoli Chen		Open Credit Refund		003240	333.10	
03211 1HALD - Daniel & Yvonne Hall		Open Credit Refund			0.37	
03223 1FLAS - Ashley Flynn		Open Credit Refund		003258	48.50	
03224 1FLAS - Ashley Flynn		Open Credit Refund		003258	369.49	
03225 1FLAS - Ashley Flynn		Open Credit Refund		003258	\$369.49	\$1,120.95
5220-0000 General Repair & Maint.						
03210 1FISP - Fishcher Plumbing		E-104 / E-204 Plumbing	S161910	003242	926.17	
03212 1BUIM - Building Maintenance Services, I		Pressure Wash Raililngs/Steps/sidewalks	2154	003248	3,148.13	
03213 1BUIM - Building Maintenance Services, I		Remove Junk and Furniture	2164	003248	131.50	
03221 1CUST - Custom Solutions Carpet Care, I		E104 Cleaned Water Damage Area	3658	003256	150.00	
03222 1CCS - Condominium Construction Servi		E204/E104 Water Leak	201600208	003255	\$5,366.89	\$9,722.69
5240-0000 Janitorial						
03214 1BUIM - Building Maintenance Services, I		Janitorial Service	2172	003248	\$739.13	\$739.13
5320-0000 Landscape Contract						
03216 1EATI - Earth Tech Industries, LLC		Landscaping	21113487	003251	\$1,752.00	\$1,752.00
5360-0000 Fire/Life/Safety Monitor.						
03209 1INNS - Innovative Systems Tech, Inc.		Fire Alarm Moniotring/Comm	12593	003243	\$735.00	\$735.00
5420-0000 Pest Control						
03205 1WILL - Willards Pest Control		Pest Control	160582	003247	\$159.94	\$159.94
5510-0000 Electricity						
03220 1PSE - Puget Sound Energy		Electricity 6/7-7/6 (7 inv)	6/7-7/6 (7 inv)	003254	\$260.86	\$260.86
5540-0000 Garbage						
03204 1RECC - Recology Cleanscapes		Garbage	1906023	003246	\$1,660.15	\$1,660.15
5560-0000 Metro Sewer						

<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>
03206	1KINC - King County Treasury Division	Sewer Capacity Charge 1/16-6/16	1778371	003244	483.84	
03207	1KINC - King County Treasury Division	Sewer Capacity Charge 1/16-6/16	1778402	003244	483.84	
03208	1KINC - King County Treasury Division	Sewer Capacity Charge 1/16-6/16	1778461	003244	\$483.84	\$1,451.52
5570-0000 Storm Drainage						
03201	1CITI - City of Issaquah-Utility	5/1-6/30 Storm	5/1-6/30 Storm	003241	\$1,563.84	\$1,563.84
5710-0000 Office Expenses						
03202	1KMM - Kappes Miller Management	CLF/DLF	20163190	003245	134.16	
03203	1KMM - Kappes Miller Management	Archive Box Storage	20163133	003245	114.19	
03217	1KMM - Kappes Miller Management	Copies & Envelopes	20163432	003253	63.37	
03218	1KMM - Kappes Miller Management	Postage	20163351	003253	28.28	
03219	1KMM - Kappes Miller Management	Bank Charges	20163268	003253	\$36.29	\$376.29
5711-0000 Management Fee						
03198	1KMM - Kappes Miller Management	Management Fee - July 2016	20163043	003238	\$1,899.40	\$1,899.40
5740-0000 Insurance Premium						
03215	1AUW - Association Underwriters	Master Ins Finance Charge	20160289	003249	\$227.06	\$227.06
					Distribution Total	<u><u>\$31,661.50</u></u>

Account Summary

<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	1,120.95	
5220-0000	General Repair & Maint.	9,722.69	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,752.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	159.94	
5510-0000	Electricity	260.86	
5540-0000	Garbage	1,660.15	
5560-0000	Metro Sewer	1,451.52	
5570-0000	Storm Drainage	1,563.84	
5710-0000	Office Expenses	376.29	
5711-0000	Management Fee	1,899.40	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5740-0000	Insurance Premium	227.06	
0110-0000	Checking		31,661.50
		<u>31,661.50</u>	<u>31,661.50</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 7/31/16
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>
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>					6,630.40		
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>					6,591.67		
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>					6,591.67		
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>					6,591.67		
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>					6,591.67		
03051	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><u>39,580.41</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			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			