

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$28,244.89
Homeowner Assessments		20,253.54	
Prepaid Assessments		5,338.26	
Monthly Service Fee		0.00	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Legal Expense		12.50	
Void Check # 2697		3,000.00	
	Total Receipts	<u>28,604.30</u>	
Operating Expenses Paid		(22,117.27)	
Transfer to Maintenance Reserve		(12,888.73)	
Bank Charges		0.00	
	Total Disbursements	<u>(35,006.00)</u>	
ENDING BALANCE			<u><u>\$21,843.19</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$231,867.03
Transferred from Operating Interest		12,888.73	
		78.66	
	Total Receipts	<u>12,967.39</u>	
Invoices Paid:			
None		0.00	
Bank Charges		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$244,834.42</u></u>

**Balance Sheet**  
**As of June 30, 2014**

**ASSETS**

**Current Assets**

**Operating Accounts**

Cash - Checking	21,843.19	
Assessments Receivable	24,843.10	
Prepaid Insurance	3,624.76	

<b>Total Operating Accounts</b>		<b>50,311.05</b>
---------------------------------	--	------------------

**Reserve Accounts**

Maintenance Reserve	244,834.42	
---------------------	------------	--

<b>Total Reserve Accounts</b>		<b>244,834.42</b>
-------------------------------	--	-------------------

<b>Total Assets</b>		<b>295,145.47</b>
---------------------	--	-------------------

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	12,422.59	
---------------------	-----------	--

<b>Total Operating Liabilities</b>		<b>12,422.59</b>
------------------------------------	--	------------------

**Homeowner Equity**

Excess of Rev over Exp	39,152.46	
Retained Earnings	240,570.42	
Prior Year Income/Expense	3,000.00	

<b>Total Homeowner Equity</b>		<b>282,722.88</b>
-------------------------------	--	-------------------

<b>Total Liability &amp; Homeowners Equity</b>		<b>295,145.47</b>
--	--	-------------------

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending June 30, 2014

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	25,181	25,184	3	151,086	151,089	3
Transfer to Reserves	(6,630)	(6,630)	0	(39,782)	(39,782)	0
Late Fees/Fines	63	31	(32)	375	381	6
Other Income	0	2	2	0	2	2
Insurance Claim Reimbursement	0	0	0	0	16,793	16,793
<b>Total Operating Revenue</b>	<b>18,614</b>	<b>18,587</b>	<b>(27)</b>	<b>111,679</b>	<b>128,483</b>	<b>16,804</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
General Repair & Maint.	1,013	821	192	6,077	4,923	1,154
Janitorial	675	0	675	4,050	3,696	354
Landscape Other	208	646	(438)	1,250	646	604
Landscape Contract	1,217	1,862	(645)	7,300	10,457	(3,157)
Window/Gutter Cleaning	250	0	250	1,500	0	1,500
Fire/Life/Safety Monitor.	833	735	98	5,000	7,195	(2,195)
Pest Control	42	0	42	250	0	250
<b>Total Maintenance Exp.</b>	<b>4,238</b>	<b>4,064</b>	<b>174</b>	<b>25,427</b>	<b>26,917</b>	<b>(1,490)</b>
<b>Service/Utility Exp.</b>						
Electricity	390	325	65	2,337	2,215	122
Water	1,201	2,277	(1,076)	7,208	6,874	334
Sewer	1,170	2,627	(1,457)	7,021	7,753	(732)
Garbage	1,558	1,590	(32)	9,350	9,581	(231)
Irrigation Water	750	3,004	(2,254)	4,500	3,004	1,496
Metro Sewer	2,403	5,163	(2,760)	14,417	13,931	486
Storm Drainage	833	0	833	5,000	4,469	531
<b>Total Service/Utility Exp.</b>	<b>8,305</b>	<b>14,986</b>	<b>(6,681)</b>	<b>49,833</b>	<b>47,827</b>	<b>2,006</b>
<b>Administrative Exp.</b>						
Office Expenses	250	726	(476)	1,500	2,410	(910)
Management Fee	1,745	1,806	(61)	10,468	10,837	(369)
Legal	208	183	25	1,250	1,419	(169)
Insurance Premium	3,187	1,208	1,979	19,122	17,536	1,586
Master Association Dues	155	0	155	927	1,889	(962)
Licenses & Permits	2	0	2	10	0	10
Audit / Tax Return	115	0	115	690	1,440	(750)

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending June 30, 2014

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>
Reserve Study	242	0	242	1,450	0	1,450
Miscellaneous Expense	167	0	167	1,000	0	1,000
<b>Total Administrative Exp.</b>	<b>6,071</b>	<b>3,923</b>	<b>2,148</b>	<b>36,417</b>	<b>35,531</b>	<b>886</b>
<b>Total Operating Expenses</b>	<b>18,614</b>	<b>22,973</b>	<b>(4,359)</b>	<b>111,677</b>	<b>110,275</b>	<b>1,402</b>
<b>Operating Gain(Loss)</b>	<b>0</b>	<b>(4,386)</b>	<b>(4,386)</b>	<b>2</b>	<b>18,208</b>	<b>18,206</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	6,630	6,630	0	39,782	39,782	0
Interest Income - Reserve	228	79	(149)	1,365	454	(911)
<b>Total Reserve Revenue</b>	<b>6,858</b>	<b>6,709</b>	<b>(149)</b>	<b>41,147</b>	<b>40,236</b>	<b>(911)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	0	0	0	0	19,292	(19,292)
<b>Total Reserve Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,292</b>	<b>(19,292)</b>
<b>Reserve Gain(Loss)</b>	<b>6,858</b>	<b>6,709</b>	<b>(149)</b>	<b>41,147</b>	<b>20,944</b>	<b>(20,203)</b>
<b>Total Gain(Loss)</b>	<b>6,858</b>	<b>2,323</b>	<b>(4,535)</b>	<b>41,149</b>	<b>39,152</b>	<b>(1,997)</b>

**Date Range : 6/1/2014 To 6/30/2014 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002795	06/01/2014	1KMM	Kappes Miller Management	02555	20143094	06/01/2014	1,806.15	0.00	1,806.15	1,806.15
002797	06/13/2014	1ACS	Association Collection Services, LLC	02567	20140632	06/09/2014	41.00	0.00	41.00	41.00
002798	06/13/2014	1ARMP	Law Offices of Patricia Army, LLC	02563	342	06/09/2014	250.00	0.00	250.00	250.00
002799	06/13/2014	1DBKR	DayBreak Maintenance Res.	02457		06/01/2014	6,630.40	0.00	6,630.40	6,630.40
002800	06/13/2014	1EATI	Earth Tech Industries, LLC	02554	21109885	06/01/2014	1,861.50	0.00	1,861.50	1,861.50
002801	06/13/2014	1HAIP	Hanis Irvine Prothero, PLLC	02569	59762	06/11/2014	183.00	0.00	183.00	183.00
002802	06/13/2014	1INNS	Innovative Systems Tech, Inc.	02558	9741	06/05/2014	735.00	0.00	735.00	735.00
002803	06/13/2014	1KINC	King County Treasury Division	02557	1742023	06/05/2014	483.84	0.00	483.84	
				02564	63445	06/09/2014	483.84	0.00	483.84	
				02565	63443	06/09/2014	725.76	0.00	725.76	
<b>Total for Check Number 002803</b>							1,693.44	0.00	1,693.44	1,693.44
002804	06/13/2014	1KMM	Kappes Miller Management	02559	20143255	06/09/2014	134.16	0.00	134.16	
				02560	20143235	06/09/2014	15.40	0.00	15.40	
				02561	20143236	06/09/2014	98.97	0.00	98.97	
				02562	20143179	06/09/2014	101.50	0.00	101.50	
				02568	20143318	06/09/2014	88.07	0.00	88.07	
<b>Total for Check Number 002804</b>							438.10	0.00	438.10	438.10
002805	06/13/2014	1RECC	Recology Cleanscapes	02566	0001280572	06/09/2014	1,590.42	0.00	1,590.42	1,590.42
002806	06/13/2014	1SDDE	S.D. Deacon	02556	40121-01	06/02/2014	821.25	0.00	821.25	821.25
002807	06/27/2014	1CCS	Condominium Construction Services, LLC	02576	20140290	06/24/2014	646.35	0.00	646.35	646.35
002808	06/27/2014	1DBKR	DayBreak Maintenance Res.	02166		11/01/2013	6,258.33	0.00	6,258.33	6,258.33
002809	06/27/2014	1KMM	Kappes Miller Management	02573	20143420	06/24/2014	195.18	0.00	195.18	
				02574	20143505	06/24/2014	123.91	0.00	123.91	
				02575	20143330	06/24/2014	29.58	0.00	29.58	
<b>Total for Check Number 002809</b>							348.67	0.00	348.67	348.67
002810	06/27/2014	1PSE	Puget Sound Energy	02572	6.6.14-7inv	06/18/2014	325.01	0.00	325.01	325.01
002811	06/27/2014	1SAMM	Sammamish Plateau	02582	6.11.14-8inv	06/25/2014	11,377.38	0.00	11,377.38	11,377.38
<b>Cash Account 1 Totals</b>							<b>35,006.00</b>	<b>0.00</b>	<b>35,006.00</b>	<b>35,006.00</b>
<b>Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc</b>							<b>35,006.00</b>	<b>0.00</b>	<b>35,006.00</b>	<b>35,006.00</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>1310-0000 Maintenance Reserve</b>						
02457	1DBKR - DayBreak Maintenance Res.	reserve transfer		002799	\$6,630.40	\$6,630.40
<b>5220-0000 General Repair &amp; Maint.</b>						
02556	1SDDE - S.D. Deacon	A301 investigation	40121-01	002806	\$821.25	\$821.25
<b>5310-0000 Landscape Other</b>						
02576	1CCS - Condominium Construction Servi	irrigation pipe broke	20140290	002807	\$646.35	\$646.35
<b>5320-0000 Landscape Contract</b>						
02554	1EATI - Earth Tech Industries, LLC	6/14 landscaping	21109885	002800	\$1,861.50	\$1,861.50
<b>5360-0000 Fire/Life/Safety Monitor.</b>						
02558	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9741	002802	\$735.00	\$735.00
<b>5510-0000 Electricity</b>						
02572	1PSE - Puget Sound Energy	5/6-6/5 electric 7 inv	6.6.14-7inv	002810	\$325.01	\$325.01
<b>5520-0000 Water</b>						
02582	1SAMM - Sammamish Plateau	4/9-6/11 utility 8 inv	6.11.14-8inv	002811	\$2,277.26	\$2,277.26
<b>5530-0000 Sewer</b>						
02582	1SAMM - Sammamish Plateau	4/9-6/11 utility 8 inv	6.11.14-8inv	002811	\$2,626.63	\$2,626.63
<b>5540-0000 Garbage</b>						
02566	1RECC - Recology Cleanscapes	5/14 garbage	0001280572	002805	\$1,590.42	\$1,590.42
<b>5550-0000 Irrigation Water</b>						
02582	1SAMM - Sammamish Plateau	4/9-6/11 utility 8 inv	6.11.14-8inv	002811	\$3,003.97	\$3,003.97
<b>5560-0000 Metro Sewer</b>						
02557	1KINC - King County Treasury Division	12/1/13-5/31/14 sewage treatment	1742023	002803	483.84	
02564	1KINC - King County Treasury Division	12/1/13-5/31/14 sewage treatment	63445	002803	483.84	
02565	1KINC - King County Treasury Division	12/1/13-5/31/14 sewage treatment	63443	002803	725.76	
02582	1SAMM - Sammamish Plateau	4/9-6/11 utility 8 inv	6.11.14-8inv	002811	\$3,469.52	\$5,162.96
<b>5710-0000 Office Expenses</b>						
02559	1KMM - Kappes Miller Management	cert.letter fee/delinq.letter fee/nsf check fee/tx	20143255	002804	134.16	
02560	1KMM - Kappes Miller Management	com.mail-attic and roof inspection/tax	20143235	002804	15.40	
02561	1KMM - Kappes Miller Management	com.mail-annual meeting notice/tax	20143236	002804	98.97	

<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>
02562	1KMM - Kappes Miller Management	archive box storage/tax	20143179	002804	101.50	
02568	1KMM - Kappes Miller Management	com.mail-mandatory hot water tank replacemei	20143318	002804	88.07	
02573	1KMM - Kappes Miller Management	copies/envelopes/tax	20143420	002809	195.18	
02574	1KMM - Kappes Miller Management	postage	20143505	002809	123.91	
02575	1KMM - Kappes Miller Management	5/14 bank analysis charges	20143330	002809	\$29.58	\$786.77
<b>5711-0000 Management Fee</b>						
02555	1KMM - Kappes Miller Management	Management Fee - June 2014	20143094	002795	\$1,806.15	\$1,806.15
<b>5730-0000 Legal</b>						
02563	1ARMP - Law Offices of Patricia Army, LL	legal C203	342	002798	250.00	
02567	1ACS - Association Collection Services, I	monthly account maint.fee c203	20140632	002797	41.00	
02569	1HAIP - Hanis Irvine Prothero, PLLC	legal	59762	002801	\$183.00	\$474.00
					<b>Distribution Total</b>	<u><u>\$28,747.67</u></u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	6,630.40	
5220-0000	General Repair & Maint.	821.25	
5310-0000	Landscape Other	646.35	
5320-0000	Landscape Contract	1,861.50	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5510-0000	Electricity	325.01	
5520-0000	Water	2,277.26	
5530-0000	Sewer	2,626.63	
5540-0000	Garbage	1,590.42	
5550-0000	Irrigation Water	3,003.97	
5560-0000	Metro Sewer	5,162.96	
5710-0000	Office Expenses	786.77	
5711-0000	Management Fee	1,806.15	
5730-0000	Legal	474.00	
0110-0000	Checking		35,006.00
2405-0000	A/P Operations	6,258.33	
		<u><u>35,006.00</u></u>	<u><u>35,006.00</u></u>