

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$20,123.22
	Homeowner Assessments	24,411.65	
	Prepaid Assessments	6,931.19	
	Certified Letter Fee	75.00	
	Delinquent Letter Fee	47.00	
	Moving Fee	200.00	
	Legal Expense	201.51	
	Late Fee	50.00	
	Total Receipts	<u>31,916.35</u>	
	Operating Expenses Paid	(41,316.03)	
	Transfer to Maintenance Reserve	0.00	
	Bank Charges	0.00	
	Total Disbursements	<u>(41,316.03)</u>	
ENDING BALANCE			<u><u>\$10,723.54</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$161,982.45
	Reserve Transfer	0.00	
	Interest	47.26	
	Total Receipts	<u>47.26</u>	
	Expenses:		
	Achtens Quality Roofing, Inc	(24,185.50)	
	Total Disbursements	<u>(24,185.50)</u>	
ENDING BALANCE			<u><u>\$137,844.21</u></u>

Balance Sheet
As of June 30, 2016

ASSETS

Current Assets

Operating Accounts

Cash - Checking	10,723.54
Assessments Receivable	22,522.69
Prepaid Insurance	18,936.29

Total Operating Accounts

52,182.52

Reserve Accounts

Maintenance Reserve	137,844.21
A/R due from Operations	39,580.41

Total Reserve Accounts

177,424.62

Total Assets

229,607.14

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	12,473.02
Accounts Payable	39,580.41

Total Operating Liabilities

52,053.43

Reserve Liabilities

Accrued Expenses - RR	1,308.72
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Total Reserve Liabilities

1,308.72

Homeowner Equity

Excess of Rev over Exp	1,101.52
Retained Earnings	171,714.55
Prior Year Income/Expense	3,228.92

Total Homeowner Equity

176,044.99

Total Liability & Homeowners Equity

229,607.14

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending June 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)	167,949	167,949	0
Transfer to Reserves	(6,583)	(6,583)	0	(39,500)	(39,500)	0
Late Fees/Fines	0	25	25	0	525	525
Total Operating Revenue	21,409	21,433	24	128,449	128,974	525
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	4,923	(4,090)	5,000	16,199	(11,199)
Janitorial	758	0	758	4,550	3,696	854
Landscape Other	42	2,298	(2,256)	250	2,298	(2,048)
Landscape Contract	1,600	1,752	(152)	9,600	8,924	676
Window/Gutter Cleaning	233	0	233	1,400	0	1,400
Fire/Life/Safety Monitor.	833	1,414	(581)	5,000	8,361	(3,361)
Dryer Vent Cleaning	167	0	167	1,000	0	1,000
Pest Control	50	160	(110)	300	619	(319)
Total Maintenance Exp.	4,516	10,547	(6,031)	27,100	40,097	(12,997)
Service/Utility Exp.						
Electricity	367	284	83	2,200	2,384	(184)
Water	1,167	2,408	(1,241)	7,000	7,304	(304)
Sewer	1,250	3,879	(2,629)	7,500	11,591	(4,091)
Garbage	2,083	1,660	423	12,500	10,055	2,445
Irrigation Water	950	2,619	(1,669)	5,700	2,727	2,973
Metro Sewer	2,292	5,880	(3,588)	13,750	16,686	(2,936)
Storm Drainage	783	0	783	4,700	4,617	83
Total Service/Utility Exp.	8,892	16,730	(7,838)	53,350	55,364	(2,014)
Administrative Exp.						
Office Expenses	333	389	(56)	2,000	2,546	(546)
Management Fee	1,916	1,899	17	11,497	11,396	101
Legal	333	0	333	2,000	1,496	504
Insurance Premium	4,943	4,493	450	29,658	28,912	746
Master Association Dues	208	0	208	1,250	1,946	(696)
Licenses & Permits	1	0	1	5	10	(5)
Audit / Tax Return	140	0	140	840	1,680	(840)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending June 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>
Reserve Study	125	0	125	750	0	750
Total Administrative Exp.	7,999	6,781	1,218	48,000	47,986	14
Total Operating Expenses	21,407	34,058	(12,651)	128,450	143,447	(14,997)
Operating Gain(Loss)	2	(12,625)	(12,627)	(1)	(14,473)	(14,472)
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	39,500	39,500	0
Interest Income - Reserve	83	47	(36)	500	261	(239)
Total Reserve Revenue	6,666	6,630	(36)	40,000	39,761	(239)
Reserve Expenses						
Major Maintenance Expense	6,250	24,186	(17,936)	37,500	24,186	13,314
Total Reserve Expenses	6,250	24,186	(17,936)	37,500	24,186	13,314
Reserve Gain(Loss)	416	(17,556)	(17,972)	2,500	15,575	13,075
Total Gain(Loss)	418	(30,181)	(30,599)	2,499	1,102	(1,397)

Date Range : 6/1/2016 To 6/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003223	06/01/2016	1KMM	Kappes Miller Management	03173	20162555	06/01/2016	1,899.40	0.00	1,899.40	1,899.40
003224	06/07/2016	1AUW	Association Underwriters	03174	20160171	06/07/2016	11,689.16	0.00	11,689.16	11,689.16
003225	06/14/2016	1EATI	Earth Tech Industries, LLC	03185	21113264	06/10/2016	1,752.00	0.00	1,752.00	
				03186	21113344	06/10/2016	986.69	0.00	986.69	
					Total for Check Number 003225		2,738.69	0.00	2,738.69	2,738.69
003226	06/14/2016	1FISR	Fischer Restoration	03175	Z16026400	06/10/2016	3,519.19	0.00	3,519.19	3,519.19
003227	06/14/2016	1INNS	Innovative Systems Tech, Inc.	03183	11958	06/10/2016	498.23	0.00	498.23	
				03184	11989	06/10/2016	735.00	0.00	735.00	
					Total for Check Number 003227		1,233.23	0.00	1,233.23	1,233.23
003228	06/14/2016	1KINC	King County Treasury Division	03180	1742057	06/10/2016	483.84	0.00	483.84	
				03181	1741997	06/10/2016	725.76	0.00	725.76	
				03182	1742027	06/10/2016	483.84	0.00	483.84	
					Total for Check Number 003228		1,693.44	0.00	1,693.44	1,693.44
003229	06/14/2016	1KMM	Kappes Miller Management	03177	20162693	06/10/2016	114.19	0.00	114.19	
				03178	20162645	06/10/2016	201.25	0.00	201.25	
					Total for Check Number 003229		315.44	0.00	315.44	315.44
003230	06/14/2016	1PSE	Puget Sound Energy	03188	5/6-6/6 (7 inv)	06/13/2016	283.95	0.00	283.95	283.95
003231	06/14/2016	1RECC	Recology Cleanscapes	03176	1888428	06/10/2016	1,660.15	0.00	1,660.15	1,660.15
003232	06/14/2016	1WILL	Willards Pest Control	03187	158312	06/10/2016	159.94	0.00	159.94	159.94
003233	06/21/2016	1LONF	Long's Floors	03190	72395 Sales Agreemen	06/21/2016	1,404.00	0.00	1,404.00	1,404.00
003234	06/27/2016	1EATI	Earth Tech Industries, LLC	03191	21113431	06/24/2016	476.26	0.00	476.26	
				03192	21113429	06/24/2016	835.47	0.00	835.47	
					Total for Check Number 003234		1,311.73	0.00	1,311.73	1,311.73
003235	06/27/2016	1INNS	Innovative Systems Tech, Inc.	03193	11798	06/24/2016	180.68	0.00	180.68	180.68
003236	06/27/2016	1KMM	Kappes Miller Management	03194	20162939	06/24/2016	67.86	0.00	67.86	
				03195	20162863	06/24/2016	37.28	0.00	37.28	
				03196	20162781	06/24/2016	29.84	0.00	29.84	
					Total for Check Number 003236		134.98	0.00	134.98	134.98
003237	06/27/2016	1SAMM	Sammamish Plateau	03197	4/14-6/9 (8 inv)	06/24/2016	13,092.05	0.00	13,092.05	13,092.05
					Cash Account 1 Totals		41,316.03	0.00	41,316.03	41,316.03
000063	06/14/2016	1ACQR	Achtens Quality Roofing, Inc.	03189	25% Down Roof B,E,G	06/14/2016	24,185.50	0.00	24,185.50	24,185.50
					Cash Account 3 Totals		24,185.50	0.00	24,185.50	24,185.50
					Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc		65,501.53	0.00	65,501.53	65,501.53

<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						
03174 1AUW - Association Underwriters		Master Ins 6/16-6/17	20160171	003224	\$11,689.16	\$11,689.16
1310-0000 Maintenance Reserve						
03051 1DBKR - DayBreak Maintenance Res.		Reserve Transfer			\$6,583.33	\$6,583.33
5220-0000 General Repair & Maint.						
03175 1FISR - Fischer Restoration		Non-INS Water Damage Mitigation - E104/E20	Z16026400	003226	3,519.19	
03190 1LONF - Long's Floors		A106	72395 Sales Agreement	003233	\$1,404.00	\$4,923.19
5310-0000 Landscape Other						
03186 1EATI - Earth Tech Industries, LLC		Repairs to Irrigation System	21113344	003225	986.69	
03191 1EATI - Earth Tech Industries, LLC		Irrigation System Repairs	21113431	003234	476.26	
03192 1EATI - Earth Tech Industries, LLC		Irrigation System Repairs	21113429	003234	\$835.47	\$2,298.42
5320-0000 Landscape Contract						
03185 1EATI - Earth Tech Industries, LLC		Landscaping June	21113264	003225	\$1,752.00	\$1,752.00
5360-0000 Fire/Life/Safety Monitor.						
03183 1INNS - Innovative Systems Tech, Inc.		Corrections after annual inspection	11958	003227	498.23	
03184 1INNS - Innovative Systems Tech, Inc.		Fire Alarm Monitoring	11989	003227	735.00	
03193 1INNS - Innovative Systems Tech, Inc.		Changed 2 Batteries in Bldg F	11798	003235	\$180.68	\$1,413.91
5420-0000 Pest Control						
03187 1WILL - Willards Pest Control		Pest Control	158312	003232	\$159.94	\$159.94
5510-0000 Electricity						
03188 1PSE - Puget Sound Energy		Electricity 5/6-6/6 (7 inv)	5/6-6/6 (7 inv)	003230	\$283.95	\$283.95
5520-0000 Water						
03197 1SAMM - Sammamish Plateau		Utilities (8 inv)	4/14-6/9 (8 inv)	003237	\$2,407.58	\$2,407.58
5530-0000 Sewer						
03197 1SAMM - Sammamish Plateau		Utilities (8 inv)	4/14-6/9 (8 inv)	003237	\$3,879.00	\$3,879.00
5540-0000 Garbage						
03176 1RECC - Recology Cleanscapes		Garbage	1888428	003231	\$1,660.15	\$1,660.15
5550-0000 Irrigation Water						
03197 1SAMM - Sammamish Plateau		Utilities (8 inv)	4/14-6/9 (8 inv)	003237	\$2,619.28	\$2,619.28

<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>
5560-0000 Metro Sewer						
03180	1KINC - King County Treasury Division	Sewer Capacity Charge 12/15-5/16	1742057	003228	483.84	
03181	1KINC - King County Treasury Division	Sewer Capacity Charge 12/15-5/16	1741997	003228	725.76	
03182	1KINC - King County Treasury Division	Sewer Capacity Charge 12/15-5/16	1742027	003228	483.84	
03197	1SAMM - Sammamish Plateau	Utilities (8 inv)	4/14-6/9 (8 inv)	003237	\$4,186.19	\$5,879.63
5710-0000 Office Expenses						
03177	1KMM - Kappes Miller Management	Archive Box Storage	20162693	003229	114.19	
03178	1KMM - Kappes Miller Management	CLF/DLF	20162645	003229	201.25	
03194	1KMM - Kappes Miller Management	Copies & Envelopes	20162939	003236	67.86	
03195	1KMM - Kappes Miller Management	Postage	20162863	003236	37.28	
03196	1KMM - Kappes Miller Management	Bank Charges	20162781	003236	\$29.84	\$450.42
5711-0000 Management Fee						
03173	1KMM - Kappes Miller Management	Management Fee - June 2016	20162555	003223	\$1,899.40	\$1,899.40
7110-0000 Major Maintenance Expense						
03189	1ACQR - Ahtens Quality Roofing, Inc.	25% Down Roof B,E,G	25% Down Roof B,E,G	000063	\$24,185.50	\$24,185.50
					Distribution Total	<u><u>\$72,084.86</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	11,689.16	
1310-0000	Maintenance Reserve	6,583.33	
5220-0000	General Repair & Maint.	4,923.19	
5310-0000	Landscape Other	2,298.42	
5320-0000	Landscape Contract	1,752.00	
5360-0000	Fire/Life/Safety Monitor.	1,413.91	
5420-0000	Pest Control	159.94	
5510-0000	Electricity	283.95	
5520-0000	Water	2,407.58	
5530-0000	Sewer	3,879.00	
5540-0000	Garbage	1,660.15	
5550-0000	Irrigation Water	2,619.28	
5560-0000	Metro Sewer	5,879.63	
5710-0000	Office Expenses	450.42	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5711-0000	Management Fee	1,899.40	
7110-0000	Major Maintenance Expense	24,185.50	
0110-0000	Checking		41,316.03
1310-0000	Replacement		24,185.50
2405-0000	A/P Operations		6,583.33
		<u>72,084.86</u>	<u>72,084.86</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 6/30/16
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>					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					No 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>						

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 6/30/16
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>
<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						6,583.33
				Total Unposted Payments						0.00
				Total Unposted Discounts Taken						0.00
				Net Unposted Payments						0.00
				Open Unposted AP						6,583.33
				Total Open AP						39,580.41
				Total Invoice Amounts						39,580.41
				Total Distributions						39,580.41
				Difference						0.00