

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$7,884.40
Homeowner Assessments		21,398.28	
Prepaid Assessments		8,445.18	
Farmer's Insurance		5,118.59	
Legal		127.49	
Late Fee		125.00	
Monthly Service Fee		87.49	
Delinquent Letter Fee		47.00	
Certified Letter Fee		37.50	
	Total Receipts	<u>35,386.53</u>	
Operating Expenses Paid		(17,604.13)	
Transfer to Maintenance Reserve		(6,583.33)	
Bank Charges		0.00	
	Total Disbursements	<u>(24,187.46)</u>	
ENDING BALANCE			<u><u>\$19,083.47</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$142,094.88
Reserve Transfer		6,583.33	
Interest		44.72	
	Total Receipts	<u>6,628.05</u>	
Expenses:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$148,722.93</u></u>

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

**ASSETS**

**Current Assets**

**Operating Accounts**

Cash - Checking	19,083.47
Assessments Receivable	23,209.36
Prepaid Insurance	21,215.25

**Total Operating Accounts**

**63,508.08**

**Reserve Accounts**

Maintenance Reserve	148,722.93
A/R due from Operations	32,997.08

**Total Reserve Accounts**

**181,720.01**

**Total Assets**

**245,228.09**

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	11,910.72
Accounts Payable	32,997.08

**Total Operating Liabilities**

**44,907.80**

**Reserve Liabilities**

Accrued Expenses - RR	654.02
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**Total Reserve Liabilities**

**654.02**

**Homeowner Equity**

Excess of Rev over Exp	24,722.80
Retained Earnings	171,714.55
Prior Year Income/Expense	3,228.92

**Total Homeowner Equity**

**199,666.27**

**Total Liability & Homeowners Equity**

**245,228.09**

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending March 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)	83,975	83,974	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(19,750)	(19,750)	0
Late Fees/Fines	0	0	0	0	75	75
<b>Total Operating Revenue</b>	<b>21,409</b>	<b>21,408</b>	<b>(1)</b>	<b>64,225</b>	<b>64,299</b>	<b>74</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
General Repair & Maint.	833	0	833	2,500	942	1,558
Janitorial	758	739	19	2,275	2,217	58
Landscape Other	42	0	42	125	0	125
Landscape Contract	1,600	3,668	(2,068)	4,800	5,420	(620)
Window/Gutter Cleaning	233	0	233	700	0	700
Fire/Life/Safety Monitor.	833	735	98	2,500	2,692	(192)
Dryer Vent Cleaning	167	0	167	500	0	500
Pest Control	50	152	(102)	150	306	(156)
<b>Total Maintenance Exp.</b>	<b>4,516</b>	<b>5,294</b>	<b>(778)</b>	<b>13,550</b>	<b>11,577</b>	<b>1,973</b>
<b>Service/Utility Exp.</b>						
Electricity	367	450	(83)	1,100	1,404	(304)
Water	1,167	0	1,167	3,500	2,433	1,067
Sewer	1,250	0	1,250	3,750	3,833	(83)
Garbage	2,083	1,673	410	6,250	4,999	1,251
Irrigation Water	950	0	950	2,850	53	2,797
Metro Sewer	2,292	0	2,292	6,875	6,407	468
Storm Drainage	783	1,564	(781)	2,350	3,054	(704)
<b>Total Service/Utility Exp.</b>	<b>8,892</b>	<b>3,687</b>	<b>5,205</b>	<b>26,675</b>	<b>22,183</b>	<b>4,492</b>
<b>Administrative Exp.</b>						
Office Expenses	333	610	(277)	1,000	1,248	(248)
Management Fee	1,916	1,899	17	5,748	5,698	50
Legal	333	171	162	1,000	171	829
Insurance Premium	4,943	4,981	(38)	14,829	14,944	(115)
Master Association Dues	208	0	208	625	1,946	(1,321)
Licenses & Permits	1	0	1	2	0	2
Audit / Tax Return	140	0	140	420	1,680	(1,260)
Reserve Study	125	0	125	375	0	375
<b>Total Administrative Exp.</b>	<b>7,999</b>	<b>7,661</b>	<b>338</b>	<b>23,999</b>	<b>25,687</b>	<b>(1,688)</b>

## DayBreak at Issaquah Ridge Owners Association

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending March 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>Total Operating Expenses</b>	<b>21,407</b>	<b>16,642</b>	<b>4,765</b>	<b>64,224</b>	<b>59,447</b>	<b>4,777</b>
<b>Operating Gain(Loss)</b>	<b>2</b>	<b>4,766</b>	<b>4,764</b>	<b>1</b>	<b>4,852</b>	<b>4,851</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	6,583	6,583	0	19,750	19,750	0
Interest Income - Reserve	83	45	(38)	250	121	(129)
<b>Total Reserve Revenue</b>	<b>6,666</b>	<b>6,628</b>	<b>(38)</b>	<b>20,000</b>	<b>19,871</b>	<b>(129)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	6,250	0	6,250	18,750	0	18,750
<b>Total Reserve Expenses</b>	<b>6,250</b>	<b>0</b>	<b>6,250</b>	<b>18,750</b>	<b>0</b>	<b>18,750</b>
<b>Reserve Gain(Loss)</b>	<b>416</b>	<b>6,628</b>	<b>6,212</b>	<b>1,250</b>	<b>19,871</b>	<b>18,621</b>
<b>Total Gain(Loss)</b>	<b>418</b>	<b>11,394</b>	<b>10,976</b>	<b>1,251</b>	<b>24,723</b>	<b>23,472</b>

**Date Range : 3/1/2016 To 3/31/2016 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003172	03/01/2016	1KMM	Kappes Miller Management	03100	20161040	03/01/2016	1,899.40	0.00	1,899.40	1,899.40
003173	03/08/2016	1CPFI	Columbia Pacific Finance, LLC	03101	1038-197640	03/08/2016	3,701.40	0.00	3,701.40	3,701.40
003174	03/11/2016	1ARMP	Law Offices of Patricia Army, LLC	03102	2473	03/08/2016	32.49	0.00	32.49	32.49
003175	03/11/2016	1CITI	City of Issaquah-Utility	03103	Storm Water	03/08/2016	1,563.84	0.00	1,563.84	1,563.84
003176	03/11/2016	1DBKR	DayBreak Maintenance Res.	03048		03/01/2016	6,583.33	0.00	6,583.33	6,583.33
003177	03/11/2016	1EATI	Earth Tech Industries, LLC	03104	31112784	03/08/2016	1,752.00	0.00	1,752.00	1,752.00
003178	03/11/2016	1HAIP	Hanis Irvine Prothero, PLLC	03105	88342	03/08/2016	171.00	0.00	171.00	171.00
003179	03/11/2016	1INNS	Innovative Systems Tech, Inc.	03106	12548	03/08/2016	735.00	0.00	735.00	735.00
003180	03/11/2016	1KMM	Kappes Miller Management	03109	20161223	03/09/2016	114.19	0.00	114.19	
				03110	20161154	03/09/2016	134.16	0.00	134.16	
<b>Total for Check Number 003180</b>							<b>248.35</b>	<b>0.00</b>	<b>248.35</b>	<b>248.35</b>
003181	03/11/2016	1RECC	Recology Cleanscapes	03107	1809412	03/08/2016	1,672.59	0.00	1,672.59	1,672.59
003182	03/11/2016	1WILL	Willards Pest Control	03108	152296	03/08/2016	152.31	0.00	152.31	152.31
003183	03/17/2016	1EATI	Earth Tech Industries, LLC	03111	21112656	03/17/2016	1,752.00	0.00	1,752.00	1,752.00
003184	03/17/2016	1EATI	Earth Tech Industries, LLC	03112	21112253	03/17/2016	1,861.50	0.00	1,861.50	1,861.50
003185	03/28/2016	1BUIM	Building Maintenance Services, Inc.	03114	2074	03/23/2016	739.13	0.00	739.13	739.13
003186	03/28/2016	1EATI	Earth Tech Industries, LLC	03126	21112883	03/24/2016	164.25	0.00	164.25	164.25
003187	03/28/2016	1KEKE	Kevin Kelly	03113		03/21/2016	347.10	0.00	347.10	347.10
003188	03/28/2016	1KMM	Kappes Miller Management	03122	20161409	03/24/2016	46.92	0.00	46.92	
				03123	20161563	03/24/2016	95.08	0.00	95.08	
				03124	20161488	03/24/2016	100.39	0.00	100.39	
				03125	20161393	03/24/2016	119.38	0.00	119.38	
<b>Total for Check Number 003188</b>							<b>361.77</b>	<b>0.00</b>	<b>361.77</b>	<b>361.77</b>
003189	03/28/2016	1PSE	Puget Sound Energy	03116	2/5-3/7 (7 inv)	03/23/2016	450.00	0.00	450.00	450.00
<b>Cash Account 1 Totals</b>							<b>24,187.46</b>	<b>0.00</b>	<b>24,187.46</b>	<b>24,187.46</b>
<b>Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc</b>							<b>24,187.46</b>	<b>0.00</b>	<b>24,187.46</b>	<b>24,187.46</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>						
03101	1CPFI - Columbia Pacific Finance, LLC	Insurance	1038-197640	003173	\$3,701.40	\$3,701.40
<b>1310-0000 Maintenance Reserve</b>						
03048	1DBKR - DayBreak Maintenance Res.	Reserve Transfer		003176	\$6,583.33	\$6,583.33
<b>2403-0000 Prepaid Assessments</b>						
03113	1KEKE - Kevin Kelly	Open Credit Refund		003187	\$347.10	\$347.10
<b>3511-0000 Prior Year Income/Expense</b>						
03112	1EATI - Earth Tech Industries, LLC	Nov 2015 Landscaping	21112253	003184	\$1,861.50	\$1,861.50
<b>5240-0000 Janitorial</b>						
03114	1BUIM - Building Maintenance Services, I	Janitorial	2074	003185	\$739.13	\$739.13
<b>5320-0000 Landscape Contract</b>						
03104	1EATI - Earth Tech Industries, LLC	March Landscaping	31112784	003177	1,752.00	
03111	1EATI - Earth Tech Industries, LLC	Feb Landscaping	21112656	003183	1,752.00	
03126	1EATI - Earth Tech Industries, LLC	Landscaping - Remove Cherry Tree uprooting	21112883	003186	\$164.25	\$3,668.25
<b>5360-0000 Fire/Life/Safety Monitor.</b>						
03106	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12548	003179	\$735.00	\$735.00
<b>5420-0000 Pest Control</b>						
03108	1WILL - Willards Pest Control	Pest Control	152296	003182	\$152.31	\$152.31
<b>5510-0000 Electricity</b>						
03116	1PSE - Puget Sound Energy	Electricity 2/5-3/7 (7 inv)	2/5-3/7 (7 inv)	003189	\$450.00	\$450.00
<b>5540-0000 Garbage</b>						
03107	1RECC - Recology Cleanscapes	Garbage	1809412	003181	\$1,672.59	\$1,672.59
<b>5570-0000 Storm Drainage</b>						
03103	1CITI - City of Issaquah-Utility	Storm Water	Storm Water	003175	\$1,563.84	\$1,563.84
<b>5710-0000 Office Expenses</b>						
03109	1KMM - Kappes Miller Management	Archive Box Storage	20161223	003180	114.19	
03110	1KMM - Kappes Miller Management	CLF/DLF	20161154	003180	134.16	
03122	1KMM - Kappes Miller Management	Bank Charges	20161409	003188	46.92	
03123	1KMM - Kappes Miller Management	Envelopes & Postage	20161563	003188	95.08	

<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>
03124	1KMM - Kappes Miller Management	Copies	20161488	003188	100.39	
03125	1KMM - Kappes Miller Management	Comm Mailing - 2016 Annual Meeting	20161393	003188	\$119.38	\$610.12
<b>5711-0000 Management Fee</b>						
03100	1KMM - Kappes Miller Management	Management Fee - March 2016	20161040	003172	\$1,899.40	\$1,899.40
<b>5730-0000 Legal</b>						
03102	1ARMP - Law Offices of Patricia Army, LL	C-203	2473	003174	32.49	
03105	1HAIP - Hanis Irvine Prothero, PLLC	General Legal	88342	003178	\$171.00	\$203.49
					<b>Distribution Total</b>	<u>\$24,187.46</u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	3,701.40	
1310-0000	Maintenance Reserve	6,583.33	
2403-0000	Prepaid Assessments	347.10	
3511-0000	Prior Year Income/Expense	1,861.50	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	3,668.25	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5420-0000	Pest Control	152.31	
5510-0000	Electricity	450.00	
5540-0000	Garbage	1,672.59	
5570-0000	Storm Drainage	1,563.84	
5710-0000	Office Expenses	610.12	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	203.49	
0110-0000	Checking		24,187.46
		<u>24,187.46</u>	<u>24,187.46</u>

**DayBreak at Issaquah Ridge Owners Association**  
**For Cash Account : ALL**  
**From Earliest to 3/31/16**  
**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 No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000</i>	<i>reserve transfer</i>					<i>6,630.40</i>		
<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>					<i>6,591.67</i>		
<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>					<i>6,591.67</i>		
<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>					<i>6,591.67</i>		
<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>					<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 3/31/16**  
**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><u>Company Recap</u></b>										
				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