

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$11,688.97
	Homeowner Assessments	19,605.10	
	Prepaid Assessments	8,161.13	
	Moving Fee	400.00	
	Legal Expense	113.00	
	Late Fee	25.00	
	Total Receipts	<u>28,304.23</u>	
	Operating Expenses Paid	(13,286.65)	
	Transfer to Maintenance Reserve	(6,583.33)	
	Bank Charges	0.00	
	Total Disbursements	<u>(19,869.98)</u>	
ENDING BALANCE			<u><u>\$20,123.22</u></u>

MAINTENANCE RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$155,350.59
	Reserve Transfer	6,583.33	
	Interest	48.53	
	Total Receipts	<u>6,631.86</u>	
	Expenses:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$161,982.45</u></u>

Balance Sheet
As of May 31, 2016

ASSETS

Current Assets

Operating Accounts

Cash - Checking	20,123.22
Assessments Receivable	23,669.67
Prepaid Insurance	11,252.85

Total Operating Accounts

55,045.74

Reserve Accounts

Maintenance Reserve	161,982.45
A/R due from Operations	32,997.08

Total Reserve Accounts

194,979.53

Total Assets

250,025.27

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	9,981.13
Accounts Payable	32,997.08

Total Operating Liabilities

42,978.21

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	30,794.87
Retained Earnings	171,714.55
Prior Year Income/Expense	3,228.92

Total Homeowner Equity

205,738.34

Total Liability & Homeowners Equity

250,025.27

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending May 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)	139,958	139,957	(1)
Transfer to Reserves	(6,583)	(6,583)	0	(32,917)	(32,917)	0
Late Fees/Fines	0	475	475	0	500	500
Total Operating Revenue	21,409	21,883	474	107,041	107,540	499
Operating Expenses						
Maintenance Exp.						
General Repair & Maint.	833	2,673	(1,840)	4,167	11,276	(7,109)
Janitorial	758	739	19	3,792	3,696	96
Landscape Other	42	0	42	208	0	208
Landscape Contract	1,600	1,752	(152)	8,000	7,172	828
Window/Gutter Cleaning	233	0	233	1,167	0	1,167
Fire/Life/Safety Monitor.	833	735	98	4,167	6,947	(2,780)
Dryer Vent Cleaning	167	0	167	833	0	833
Pest Control	50	0	50	250	459	(209)
Total Maintenance Exp.	4,516	5,899	(1,383)	22,584	29,550	(6,966)
Service/Utility Exp.						
Electricity	367	302	65	1,833	2,100	(267)
Water	1,167	0	1,167	5,833	4,897	936
Sewer	1,250	0	1,250	6,250	7,712	(1,462)
Garbage	2,083	1,736	347	10,417	8,395	2,022
Irrigation Water	950	0	950	4,750	108	4,642
Metro Sewer	2,292	0	2,292	11,458	10,806	652
Storm Drainage	783	1,564	(781)	3,917	4,617	(700)
Total Service/Utility Exp.	8,892	3,602	5,290	44,458	38,635	5,823
Administrative Exp.						
Office Expenses	333	368	(35)	1,667	2,157	(490)
Management Fee	1,916	1,899	17	9,581	9,497	84
Legal	333	1,325	(992)	1,667	1,496	171
Insurance Premium	4,943	4,981	(38)	24,715	24,906	(191)

DayBreak at Issaquah Ridge Owners Association

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending May 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>
Master Association Dues	208	0	208	1,042	1,946	(904)
Licenses & Permits	1	10	(9)	4	10	(6)
Audit / Tax Return	140	0	140	700	1,680	(980)
Reserve Study	125	0	125	625	0	625
Total Administrative Exp.	7,999	8,583	(584)	40,001	41,692	(1,691)
Total Operating Expenses	21,407	18,084	3,323	107,043	109,877	(2,834)
Operating Gain(Loss)	2	3,799	3,797	(2)	(2,337)	(2,335)
Reserve Revenue						
Major Maintenance Assess	6,583	6,583	0	32,917	32,917	0
Interest Income - Reserve	83	49	(34)	417	214	(203)
Total Reserve Revenue	6,666	6,632	(34)	33,334	33,131	(203)
Reserve Expenses						
Major Maintenance Expense	6,250	0	6,250	31,250	0	31,250
Total Reserve Expenses	6,250	0	6,250	31,250	0	31,250
Reserve Gain(Loss)	416	6,632	6,216	2,084	33,131	31,047
Total Gain(Loss)	418	10,431	10,013	2,082	30,794	28,712

Date Range : 5/1/2016 To 5/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
003206	05/01/2016	1KMM	Kappes Miller Management	03149	20162087	05/01/2016	1,899.40	0.00	1,899.40	1,899.40
003208	05/10/2016	1RECC	Recology Cleanscapes	03158	1863441	05/10/2016	1,736.19	0.00	1,736.19	1,736.19
003209	05/12/2016	1BUIM	Building Maintenance Services, Inc.	03150	2131	05/10/2016	246.38	0.00	246.38	246.38
003210	05/12/2016	1CITI	City of Issaquah-Utility	03151	3/1-4/30	05/10/2016	1,563.84	0.00	1,563.84	1,563.84
003211	05/12/2016	1DBKR	DayBreak Maintenance Res.	03050		05/01/2016	6,583.33	0.00	6,583.33	6,583.33
003212	05/12/2016	1EATI	Earth Tech Industries, LLC	03152	21113089	05/10/2016	1,752.00	0.00	1,752.00	1,752.00
003213	05/12/2016	1HAIP	Hanis Irvine Prothero, PLLC	03153	90930	05/10/2016	56.50	0.00	56.50	56.50
003214	05/12/2016	1INNS	Innovative Systems Tech, Inc.	03154	12679	05/10/2016	735.00	0.00	735.00	
				03160	12406	05/11/2016	153.30	0.00	153.30	
				03161	12562	05/11/2016	700.80	0.00	700.80	
Total for Check Number 003214							1,589.10	0.00	1,589.10	1,589.10
003215	05/12/2016	1KMM	Kappes Miller Management	03155	20162223	05/10/2016	114.19	0.00	114.19	
				03156	20162156	05/10/2016	10.00	0.00	10.00	
				03157	20162174	05/10/2016	67.09	0.00	67.09	
Total for Check Number 003215							191.28	0.00	191.28	191.28
003216	05/25/2016	1BUIM	Building Maintenance Services, Inc.	03163	2138	05/23/2016	739.13	0.00	739.13	739.13
003217	05/25/2016	1CCS	Condominium Construction Services, LLC	03169	201600137	05/25/2016	206.58	0.00	206.58	
				03170	201600138	05/25/2016	1,365.90	0.00	1,365.90	
Total for Check Number 003217							1,572.48	0.00	1,572.48	1,572.48
003218	05/25/2016	1KMM	Kappes Miller Management	03166	20162381	05/24/2016	48.98	0.00	48.98	
				03167	20162458	05/24/2016	39.91	0.00	39.91	
				03168	20162301	05/24/2016	26.69	0.00	26.69	
Total for Check Number 003218							115.58	0.00	115.58	115.58
003219	05/25/2016	1PACE	Pacific Engineering	03164	1605298	05/23/2016	1,268.11	0.00	1,268.11	1,268.11
003220	05/25/2016	1PSE	Puget Sound Energy	03165	4/7-5/5 (7 inv)	05/23/2016	302.34	0.00	302.34	302.34
003221	05/27/2016	1DOGP	Dogpoopbags.com, LLC	03171	PO-47242	05/27/2016	123.83	0.00	123.83	123.83
003222	05/27/2016	1SOTA	Amy Soto	03172	5/27/16	05/27/2016	130.49	0.00	130.49	130.49
Cash Account 1 Totals							19,869.98	0.00	19,869.98	19,869.98
Property/Company Totals for DayBreak at Issaquah Ridge Owners Assoc							19,869.98	0.00	19,869.98	19,869.98

<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>
1310-0000 Maintenance Reserve						
03050	1DBKR - DayBreak Maintenance Res.	Reserve Transfer		003211	\$6,583.33	\$6,583.33
5220-0000 General Repair & Maint.						
03150	1BUIM - Building Maintenance Services, I	Stencil step N. car entry/# stencil 143-162	2131	003209	246.38	
03160	1INNS - Innovative Systems Tech, Inc.	Replaced Batteries in Fire Alarm Radio Comm	12406	003214	153.30	
03161	1INNS - Innovative Systems Tech, Inc.	B20 ext bell.strobe/F101 Pull stat/Bld-G switch	12562	003214	700.80	
03169	1CCS - Condominium Construction Servi	C303 Cracks	201600137	003217	206.58	
03170	1CCS - Condominium Construction Servi	B301 Roof Leak	201600138	003217	\$1,365.90	\$2,672.96
5240-0000 Janitorial						
03163	1BUIM - Building Maintenance Services, I	Monthly Janitorial	2138	003216	\$739.13	\$739.13
5320-0000 Landscape Contract						
03152	1EATI - Earth Tech Industries, LLC	Landscaping	21113089	003212	\$1,752.00	\$1,752.00
5360-0000 Fire/Life/Safety Monitor.						
03154	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12679	003214	\$735.00	\$735.00
5510-0000 Electricity						
03165	1PSE - Puget Sound Energy	Electricity 4/7-5/5 (7 inv)	4/7-5/5 (7 inv)	003220	\$302.34	\$302.34
5540-0000 Garbage						
03158	1RECC - Recology Cleanscapes	Garbage	1863441	003208	\$1,736.19	\$1,736.19
5570-0000 Storm Drainage						
03151	1CITI - City of Issaquah-Utility	Storm Water Service 3/1-4/30	3/1-4/30	003210	\$1,563.84	\$1,563.84
5710-0000 Office Expenses						
03155	1KMM - Kappes Miller Management	Archive Box Storage	20162223	003215	114.19	
03157	1KMM - Kappes Miller Management	CLF/DLF	20162174	003215	67.09	
03166	1KMM - Kappes Miller Management	Copies & Envelopes	20162381	003218	48.98	
03167	1KMM - Kappes Miller Management	Postage	20162458	003218	39.91	
03168	1KMM - Kappes Miller Management	Bank Charges	20162301	003218	26.69	
03171	1DOGP - Dogpoopbags.com, LLC	Dog Poop Bags	PO-47242	003221	123.83	
03172	1SOTA - Amy Soto	Garbage Signs	5/27/16	003222	\$130.49	\$551.18
5711-0000 Management Fee						
03149	1KMM - Kappes Miller Management	Management Fee - May 2016	20162087	003206	\$1,899.40	\$1,899.40

<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>
5730-0000 Legal						
03153	1HAIP - Hanis Irvine Prothero, PLLC	General Legal	90930	003213	56.50	
03164	1PACE - Pacific Engineering	Professional Services	1605298	003219	\$1,268.11	\$1,324.61
5760-0000 Licenses & Permits						
03156	1KMM - Kappes Miller Management	Sec of State Filing Fee	20162156	003215	\$10.00	\$10.00
Distribution Total						<u>\$19,869.98</u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Maintenance Reserve	6,583.33	
5220-0000	General Repair & Maint.	2,672.96	
5240-0000	Janitorial	739.13	
5320-0000	Landscape Contract	1,752.00	
5360-0000	Fire/Life/Safety Monitor.	735.00	
5510-0000	Electricity	302.34	
5540-0000	Garbage	1,736.19	
5570-0000	Storm Drainage	1,563.84	
5710-0000	Office Expenses	551.18	
5711-0000	Management Fee	1,899.40	
5730-0000	Legal	1,324.61	
5760-0000	Licenses & Permits	10.00	
0110-0000	Checking		19,869.98
		<u>19,869.98</u>	<u>19,869.98</u>

DayBreak at Issaquah Ridge Owners Association
For Cash Account : ALL
From Earliest to 5/31/16
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>					<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 No	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 5/31/16
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>
<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