

WOODBRIIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period Aug 01, 2014 to Aug 31, 2014

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,833.14
	Prepayments		\$851.66
	Homeowner Assessments		6,185.28
		Total Receipts	<u>7,036.94</u>
	Operating Expenses		(6,126.19)
	Transfer to Replacement Reserve		(1,321.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(7,447.19)</u>
ENDING BALANCE			<u><u>\$4,422.89</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$86,919.44
	Transfer from Operating		\$1,321.00
	Interest		29.59
		Total Receipts	<u>1,350.59</u>
	Invoices Paid:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$88,270.03</u></u>

Balance Sheet
As of August 31, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	4,422.89
Accounts Receivable	424.48
Prepaid Insurance	2,997.66

Total Operating Accounts

7,845.03

Reserve Accounts

Replacement Reserve	88,270.03
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Total Reserve Accounts

88,270.03

Total Assets

96,115.06

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,486.32
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Total Operating Liabilities

3,486.32

Homeowner Equity

Excess of Rev over Exp	1,789.50
Retained Earnings	90,472.10

Total Homeowner Equity

92,261.60

Total Liability & Homeowners Equity

96,115.06

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending August 31, 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>
Operating Revenue						
Homeowner Assessment	8,611	8,611	0	68,888	68,885	(3)
Transfer to Reserves	(1,321)	(1,321)	0	(10,568)	(10,568)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,290	7,290	0	58,320	58,277	(43)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	0	217	1,736	3,881	(2,145)
Gutter Cleaning	115	0	115	920	0	920
Window Cleaning	62	820	(758)	496	820	(324)
Landscape Contract	761	0	761	6,088	5,174	914
Landscape - Other	292	0	292	2,336	539	1,797
Alarm Monitoring	440	440	0	3,520	3,520	0
Pest Control	167	323	(156)	1,336	1,434	(98)
Fire Extinguisher Maint.	18	0	18	144	0	144
Fire Alarm Maintenance	113	0	113	904	0	904
Total Maintenance Exp.	2,185	1,583	602	17,480	15,368	2,112
Service/Utility Exp.						
Electricity	146	148	(2)	1,168	1,229	(61)
Water	493	528	(35)	3,944	3,670	274
Sewer	205	186	19	1,640	1,496	144
Metro - Redmond	503	446	57	4,024	3,592	432
Metro	83	0	83	664	495	169
Irrigation	392	1,044	(652)	3,136	2,381	755
Stormwater	321	321	0	2,568	2,567	1
Total Service/Utility Exp.	2,143	2,673	(530)	17,144	15,430	1,714
Administrative Exp.						
Office Expenses	117	192	(75)	936	1,326	(390)
Management Fee	1,300	1,311	(11)	10,400	10,416	(16)
Audit / Tax Return	117	0	117	936	1,440	(504)
Insurance	1,429	1,500	(71)	11,432	11,998	(566)
Total Administrative Exp.	2,963	3,003	(40)	23,704	25,180	(1,476)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending August 31, 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>
Tax & License						
Licenses & Permits	1	0	1	8	0	8
Total Tax & License	<u>1</u>	<u>0</u>	<u>1</u>	<u>8</u>	<u>0</u>	<u>8</u>
Total Operating Expenses	<u>7,292</u>	<u>7,259</u>	<u>33</u>	<u>58,336</u>	<u>55,978</u>	<u>2,358</u>
Operating Gain(Loss)	<u>(2)</u>	<u>31</u>	<u>33</u>	<u>(16)</u>	<u>2,299</u>	<u>2,315</u>
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	10,568	10,568	0
Interest Income - Reserve	42	30	(12)	336	239	(97)
Total Reserve Revenue	<u>1,363</u>	<u>1,351</u>	<u>(12)</u>	<u>10,904</u>	<u>10,807</u>	<u>(97)</u>
Reserve Expenses						
Major Maintenance Expense	417	0	417	3,336	11,314	(7,978)
Total Reserve Expenses	<u>417</u>	<u>0</u>	<u>417</u>	<u>3,336</u>	<u>11,314</u>	<u>(7,978)</u>
Reserve Gain(Loss)	<u>946</u>	<u>1,351</u>	<u>405</u>	<u>7,568</u>	<u>(507)</u>	<u>(8,075)</u>
Total Gain(Loss)	<u>944</u>	<u>1,382</u>	<u>438</u>	<u>7,552</u>	<u>1,792</u>	<u>(5,760)</u>

Date Range : 8/1/2014 To 8/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007066	08/01/2014	1KMM	Kappes Miller Management	02080	20144190	08/01/2014	1,310.93	0.00	1,310.93	1,310.93
007070	08/14/2014	1CIRE	City of Redmond Utility	02082	35782	08/13/2014	320.93	0.00	320.93	
				02083	24869	08/13/2014	1,043.95	0.00	1,043.95	
				02084	24287	08/13/2014	1,159.95	0.00	1,159.95	
				Total for Check Number 007070			2,524.83	0.00	2,524.83	2,524.83
007071	08/14/2014	1INNS	Innovative Systems Tech, Inc.	02081	10041	11/15/2007	440.00	0.00	440.00	440.00
007072	08/14/2014	1PAWR	Parkside @ Woodbridge	01971		08/01/2014	1,321.00	0.00	1,321.00	1,321.00
007073	08/14/2014	1PSE	Puget Sound Energy	02085	7/9-8/6 (11 Inv)	08/13/2014	148.44	0.00	148.44	148.44
007074	08/15/2014	1KMM	Kappes Miller Management	02086	20144368	08/15/2014	31.90	0.00	31.90	
				02087	20144278	08/15/2014	57.09	0.00	57.09	
				Total for Check Number 007074			88.99	0.00	88.99	88.99
007075	08/28/2014	1INTW	Interlake Window Cleaning	02090	J-072514-4	08/26/2014	820.00	0.00	820.00	820.00
007076	08/28/2014	1KMM	Kappes Miller Management	02091	20144539	08/26/2014	31.40	0.00	31.40	
				02092	20144622	08/26/2014	30.51	0.00	30.51	
				02093	20144418	08/26/2014	40.92	0.00	40.92	
				Total for Check Number 007076			102.83	0.00	102.83	102.83
007077	08/28/2014	1SPRA	Sprague	02094	2382889	08/26/2014	158.78	0.00	158.78	
				02095	2374940	08/26/2014	164.25	0.00	164.25	
				Total for Check Number 007077			323.03	0.00	323.03	323.03
007078	08/28/2014	1GAND	Ashish Gandhe	02088		08/18/2014	183.57	0.00	183.57	
				02089		08/18/2014	183.57	0.00	183.57	
				Total for Check Number 007078			367.14	0.00	367.14	367.14
Cash Account 1 Totals							7,447.19	0.00	7,447.19	7,447.19
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							7,447.19	0.00	7,447.19	7,447.19

<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 Replacement Reserve						
01971	1PAWR - Parkside @ Woodbridge	reserve transfer		007072	\$1,321.00	\$1,321.00
2403-0000 Prepaid Assessments						
02088	1GAND - Ashish Gandhe	Open Credit Refund		007078	183.57	
02089	1GAND - Ashish Gandhe	Open Credit Refund		007078	\$183.57	\$367.14
5230-0000 Window Cleaning						
02090	1INTW - Interlake Window Cleaning	Window Cleaning	J-072514-4	007075	\$820.00	\$820.00
5440-0000 Pest Control						
02094	1SPRA - Sprague	8/13 Pest Control	2382889	007077	158.78	
02095	1SPRA - Sprague	8/13 Pest Control	2374940	007077	\$164.25	\$323.03
5510-0000 Electricity						
02085	1PSE - Puget Sound Energy	7/9-8/6 11 Invoices	7/9-8/6 (11 Inv)	007073	\$148.44	\$148.44
5520-0000 Water						
02084	1CIRE - City of Redmond Utility	6/19-7/18 Utilities	24287	007070	\$528.30	\$528.30
5530-0000 Sewer						
02084	1CIRE - City of Redmond Utility	6/19-7/18 Utilities	24287	007070	\$186.00	\$186.00
5532-0000 Metro - Redmond						
02084	1CIRE - City of Redmond Utility	6/19-7/18 Utilities	24287	007070	\$445.65	\$445.65
5535-0000 Irrigation						
02083	1CIRE - City of Redmond Utility	6/19-7/18 irrigation	24869	007070	\$1,043.95	\$1,043.95
5537-0000 Stormwater						
02082	1CIRE - City of Redmond Utility	7/2-8/5	35782	007070	\$320.93	\$320.93
5710-0000 Office Expenses						
02086	1KMM - Kappes Miller Management	Community Mailing	20144368	007074	31.90	
02087	1KMM - Kappes Miller Management	Archive Box Storage	20144278	007074	57.09	
02091	1KMM - Kappes Miller Management	Copies & Envelopes	20144539	007076	31.40	
02092	1KMM - Kappes Miller Management	Postage	20144622	007076	30.51	
02093	1KMM - Kappes Miller Management	Bank Analysi Charges 7/1-7/31	20144418	007076	\$40.92	\$191.82
5711-0000 Management Fee						

<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>
02080	1KMM - Kappes Miller Management	Management Fee - August 2014	20144190	007066	\$1,310.93	\$1,310.93
					Distribution Total	<u><u>\$7,007.19</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,321.00	
2403-0000	Prepaid Assessments	367.14	
5230-0000	Window Cleaning	820.00	
5440-0000	Pest Control	323.03	
5510-0000	Electricity	148.44	
5520-0000	Water	528.30	
5530-0000	Sewer	186.00	
5532-0000	Metro - Redmond	445.65	
5535-0000	Irrigation	1,043.95	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	191.82	
5711-0000	Management Fee	1,310.93	
0110-0000	Checking		7,447.19
2405-0000	A/P Operations	440.00	
		<u><u>7,447.19</u></u>	<u><u>7,447.19</u></u>

<u>Unit Type</u>	<u>Unit</u>	<u>Occupant Name</u>	<u>Deposits Held</u>	<u>Balance Due</u>	<u>1-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>Over 90 Days</u>
CURR	1109	Chikulaev, Pavel	0.00	0.39				0.39
CURR	8103	Tseng, Yu-Chien Teresa	0.00	424.09	380.59		43.50	
Property Totals			<u>0.00</u>	<u>424.48</u>	<u>380.59</u>	<u>0.00</u>	<u>43.50</u>	<u>0.39</u>

<u>Unit Type</u>	<u>Unit</u>	<u>Occupant Name</u>	<u>Deposits Held</u>	<u>Balance Due</u>	<u>1-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>Over 90 Days</u>
CURR	1107	Hillinger, Howard	0.00	(303.59)	(290.09)			(13.50)
CURR	1109	Chikulaev, Pavel	0.00	0.39				0.39
CURR	2111	Tsuji, Wayne Minoru	0.00	(657.62)				(657.62)
FORM	3104	Ritz, Kimberly	0.00	(420.33)				(420.33)
CURR	3105	Holbrook, Ann E.	0.00	(108.24)				(108.24)
CURR	3106	Cagatay, Aziz	0.00	0.00				
CURR	4101	Narayanan, Venkatesan	0.00	0.00				
FORM	4101	Schonleitner, Eva	0.00	(33.50)				(33.50)
FORM	5104	Bansal, Atin	0.00	(380.59)				(380.59)
CURR	6102	Baumgarten, Alex Clark	0.00	(295.99)		(295.99)		
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Liu, Wenchang	0.00	0.00	47.00			(47.00)
CURR	7106	Beck, Kyle	0.00	(528.05)		(528.05)		
CURR	8101	Agarwal, Abhishek	0.00	(378.00)	(378.00)			
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
CURR	8102	Nagaraj	0.00	(318.59)				(318.59)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	424.09	380.59		43.50	
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			<u>0.00</u>	<u>(3,428.98)</u>	<u>(240.50)</u>	<u>(824.04)</u>	<u>43.50</u>	<u>(2,407.94)</u>