

**WOODBRIAGE PARKSIDE TOWNHOMES**  
**CASH FLOW STATEMENT**  
**For the Period Dec 01, 2014 to Dec 31, 2014**

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,209.07
	Homeowner Assessments	\$9,400.04	
	Prepayments	1,770.03	
	Monthly Service Fee	463.00	
	Handling Fee	95.00	
	Certified Letter Fee	37.50	
	Delinquent Letter Fee	23.50	
	Late Fee	20.00	
	Total Receipts	<u>11,809.07</u>	
	Operating Expenses	(7,882.83)	
	Transfer to Replacement Reserve	(2,642.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(10,524.83)</u>	
ENDING BALANCE			<u><u>\$4,493.31</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$85,308.40
	Transfer from Operating Interest	\$2,642.00	
		26.32	
	Total Receipts	<u>2,668.32</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$87,976.72</u></u>

**Balance Sheet**

**As of December 31, 2014**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	4,493.31	
Accounts Receivable	124.89	
Prepaid Insurance	6,607.27	

**Total Operating Accounts**

11,225.47

**Reserve Accounts**

Replacement Reserve	87,976.72	
A/R - Due from Operations	1,321.00	

**Total Reserve Accounts**

89,297.72

**Total Assets**

100,523.19

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	3,604.05	
Accounts Payable	1,232.60	

**Total Operating Liabilities**

4,836.65

**Homeowner Equity**

Excess of Rev over Exp	5,214.44	
Retained Earnings	90,472.10	

**Total Homeowner Equity**

95,686.54

**Total Liability & Homeowners Equity**

100,523.19

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending December 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,611	8,611	0	103,332	103,327	(5)
Transfer to Reserves	(1,321)	(1,321)	0	(15,852)	(15,852)	0
Late Fees & Fines	0	40	40	0	40	40
<b>Total Operating Revenue</b>	<b>7,290</b>	<b>7,330</b>	<b>40</b>	<b>87,480</b>	<b>87,515</b>	<b>35</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	217	1,021	(804)	2,604	5,415	(2,811)
Gutter Cleaning	115	0	115	1,380	0	1,380
Window Cleaning	62	0	62	744	820	(76)
Landscape Contract	761	739	22	9,132	8,130	1,002
Landscape - Other	292	0	292	3,504	1,016	2,488
Alarm Monitoring	440	0	440	5,280	4,840	440
Pest Control	167	0	167	2,004	1,924	80
Fire Extinguisher Maint.	18	0	18	216	220	(4)
Fire Alarm Maintenance	113	0	113	1,356	0	1,356
<b>Total Maintenance Exp.</b>	<b>2,185</b>	<b>1,760</b>	<b>425</b>	<b>26,220</b>	<b>22,365</b>	<b>3,855</b>
<b>Service/Utility Exp.</b>						
Electricity	146	150	(4)	1,752	1,828	(76)
Water	493	455	38	5,916	5,718	198
Sewer	205	210	(5)	2,460	2,306	154
Metro - Redmond	503	517	(14)	6,036	5,571	465
Metro	83	0	83	996	991	5
Irrigation	392	94	298	4,704	3,102	1,602
Stormwater	321	321	0	3,852	3,851	1
Telephone	0	0	0	0	(88)	88
<b>Total Service/Utility Exp.</b>	<b>2,143</b>	<b>1,747</b>	<b>396</b>	<b>25,716</b>	<b>23,279</b>	<b>2,437</b>
<b>Administrative Exp.</b>						
Office Expenses	117	263	(146)	1,404	1,899	(495)
Management Fee	1,300	1,311	(11)	15,600	15,660	(60)
Legal Expense	0	463	(463)	0	0	0

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending December 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>
Audit / Tax Return	117	0	117	1,404	1,440	(36)
Insurance	1,429	1,561	(132)	17,148	18,180	(1,032)
<b>Total Administrative Exp.</b>	<b>2,963</b>	<b>3,598</b>	<b>(635)</b>	<b>35,556</b>	<b>37,179</b>	<b>(1,623)</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	12	0	12
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>12</b>	<b>0</b>	<b>12</b>
<b>Total Operating Expenses</b>	<b>7,292</b>	<b>7,105</b>	<b>187</b>	<b>87,504</b>	<b>82,823</b>	<b>4,681</b>
<b>Operating Gain(Loss)</b>	<b>(2)</b>	<b>225</b>	<b>227</b>	<b>(24)</b>	<b>4,692</b>	<b>4,716</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	15,852	15,852	0
Interest Income - Reserve	42	26	(16)	504	352	(152)
<b>Total Reserve Revenue</b>	<b>1,363</b>	<b>1,347</b>	<b>(16)</b>	<b>16,356</b>	<b>16,204</b>	<b>(152)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	5,004	15,683	(10,679)
<b>Total Reserve Expenses</b>	<b>417</b>	<b>0</b>	<b>417</b>	<b>5,004</b>	<b>15,683</b>	<b>(10,679)</b>
<b>Reserve Gain(Loss)</b>	<b>946</b>	<b>1,347</b>	<b>401</b>	<b>11,352</b>	<b>521</b>	<b>(10,831)</b>
<b>Total Gain(Loss)</b>	<b>944</b>	<b>1,572</b>	<b>628</b>	<b>11,328</b>	<b>5,213</b>	<b>(6,115)</b>

Date Range : 12/1/2014 To 12/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007114	12/01/2014	1KMM	Kappes Miller Management	02163	20146234	12/01/2014	1,310.93	0.00	1,310.93	1,310.93
007115	12/15/2014	1ACS	Association Collection Services, LLC	02165	20141238	12/11/2014	463.00	0.00	463.00	463.00
007116	12/15/2014	1CIRE	City of Redmond Utility	02166	35782	12/11/2014	320.93	0.00	320.93	
				02167	24287	12/11/2014	1,182.31	0.00	1,182.31	
				02168	24869	12/11/2014	94.05	0.00	94.05	
<b>Total for Check Number 007116</b>							<b>1,597.29</b>	<b>0.00</b>	<b>1,597.29</b>	<b>1,597.29</b>
007117	12/15/2014	1KMM	Kappes Miller Management	02169	20146201	12/11/2014	39.59	0.00	39.59	
				02170	20146419	12/11/2014	67.09	0.00	67.09	
				02171	20146358	12/11/2014	63.44	0.00	63.44	
<b>Total for Check Number 007117</b>							<b>170.12</b>	<b>0.00</b>	<b>170.12</b>	<b>170.12</b>
007118	12/15/2014	1NORI	Northern Investors Co.	02164	43958	12/11/2014	1,575.12	0.00	1,575.12	1,575.12
007119	12/15/2014	1PROG	ProGrass	02155	94358B	11/11/2014	739.13	0.00	739.13	
				02172	96070B	12/11/2014	739.13	0.00	739.13	
<b>Total for Check Number 007119</b>							<b>1,478.26</b>	<b>0.00</b>	<b>1,478.26</b>	<b>1,478.26</b>
007120	12/22/2014	1PSE	Puget Sound Energy	02173	11/6-12/6 (10 inv)	12/22/2014	150.28	0.00	150.28	150.28
007121	12/27/2014	1CCS	Condominium Construction Services, LLC	02174	20140593	12/22/2014	1,021.32	0.00	1,021.32	1,021.32
007122	12/27/2014	1KMM	Kappes Miller Management	02175	20146482	12/22/2014	43.71	0.00	43.71	
				02176	20146674	12/22/2014	36.08	0.00	36.08	
				02177	20146590	12/22/2014	36.72	0.00	36.72	
<b>Total for Check Number 007122</b>							<b>116.51</b>	<b>0.00</b>	<b>116.51</b>	<b>116.51</b>
007123	12/27/2014	1PAWR	Parkside @ Woodbridge	01974		11/01/2014	1,321.00	0.00	1,321.00	
				01975		12/01/2014	1,321.00	0.00	1,321.00	
<b>Total for Check Number 007123</b>							<b>2,642.00</b>	<b>0.00</b>	<b>2,642.00</b>	<b>2,642.00</b>
<b>Cash Account 1 Totals</b>							<b>10,524.83</b>	<b>0.00</b>	<b>10,524.83</b>	<b>10,524.83</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>10,524.83</b>	<b>0.00</b>	<b>10,524.83</b>	<b>10,524.83</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>						
02164	1NORI - Northern Investors Co.	12/14 Insurance	43958	007118	\$1,575.12	\$1,575.12
<b>1310-0000 Replacement Reserve</b>						
01975	1PAWR - Parkside @ Woodbridge	reserve transfer		007123	\$1,321.00	\$1,321.00
<b>5220-0000 Building Maint. &amp; Repairs</b>						
02174	1CCS - Condominium Construction Servi	Replace Garage Door Opener	20140593	007121	\$1,021.32	\$1,021.32
<b>5340-0000 Landscape Contract</b>						
02172	1PROG - ProGrass	Landscaping	96070B	007119	\$739.13	\$739.13
<b>5510-0000 Electricity</b>						
02173	1PSE - Puget Sound Energy	Electricity 11/6-12/6 (10 inv)	11/6-12/6 (10 inv)	007120	\$150.28	\$150.28
<b>5520-0000 Water</b>						
02167	1CIRE - City of Redmond Utility	Utilities 11/5-12/2	24287	007116	\$455.05	\$455.05
<b>5530-0000 Sewer</b>						
02167	1CIRE - City of Redmond Utility	Utilities 11/5-12/2	24287	007116	\$210.00	\$210.00
<b>5532-0000 Metro - Redmond</b>						
02167	1CIRE - City of Redmond Utility	Utilities 11/5-12/2	24287	007116	\$517.26	\$517.26
<b>5535-0000 Irrigation</b>						
02168	1CIRE - City of Redmond Utility	Irrigation 11/5-12/2	24869	007116	\$94.05	\$94.05
<b>5537-0000 Stormwater</b>						
02166	1CIRE - City of Redmond Utility	11/5-12/2 Stormwater	35782	007116	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02169	1KMM - Kappes Miller Management	Community Mailing-2015 Budget Meeting	20146201	007117	39.59	
02170	1KMM - Kappes Miller Management	CLF, DLF	20146419	007117	67.09	
02171	1KMM - Kappes Miller Management	Archive Box Storage	20146358	007117	63.44	
02175	1KMM - Kappes Miller Management	Bank Analysis Charge 11/1-11/30	20146482	007122	43.71	
02176	1KMM - Kappes Miller Management	Copies & Envelopes	20146674	007122	36.08	
02177	1KMM - Kappes Miller Management	Postage	20146590	007122	\$36.72	\$286.63
<b>5711-0000 Management Fee</b>						
02163	1KMM - Kappes Miller Management	Management Fee - December 2014	20146234	007114	\$1,310.93	\$1,310.93

<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>5730-0000 Legal Expense</b>						
02165	1ACS - Association Collection Services, L	Lien Recording/Release Fee	20141238	007115	\$463.00	\$463.00
					<b>Distribution Total</b>	<b>\$8,464.70</b>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,575.12	
1310-0000	Replacement Reserve	1,321.00	
5220-0000	Building Maint. & Repairs	1,021.32	
5340-0000	Landscape Contract	739.13	
5510-0000	Electricity	150.28	
5520-0000	Water	455.05	
5530-0000	Sewer	210.00	
5532-0000	Metro - Redmond	517.26	
5535-0000	Irrigation	94.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	286.63	
5711-0000	Management Fee	1,310.93	
5730-0000	Legal Expense	463.00	
0110-0000	Checking		10,524.83
2405-0000	A/P Operations	2,060.13	
		<b>10,524.83</b>	<b>10,524.83</b>





<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	4102	Ro, Hyung Jin	0.00	43.50	43.50			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	81.00	20.00	61.00		
<b>Property Totals</b>			0.00	124.89	63.50	61.00	0.00	0.39

<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	(369.91)	(356.41)			(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)
CURR	4102	Ro, Hyung Jin	0.00	43.50	43.50			
CURR	6102	Baumgarten, Alex Clark	0.00	(679.44)	(657.62)		(21.82)	
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	(906.05)	(756.00)	(150.05)		
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	81.00	20.00	61.00		
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
<b>Property Totals</b>			0.00	(3,479.16)	(1,659.53)	(89.05)	(21.82)	(1,708.76)