

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,614.24
	Prepayments		\$2,400.10
	Homeowner Assessments		6,630.65
		Total Receipts	<u>9,030.75</u>
	Operating Expenses		(5,490.85)
	Transfer to Replacement Reserve		(1,321.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(6,811.85)</u>
ENDING BALANCE			<u><u>\$4,833.14</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$85,569.13
	Transfer from Operating		\$1,321.00
	Interest		29.31
		Total Receipts	<u>1,350.31</u>
	Invoices Paid:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$86,919.44</u></u>

**Balance Sheet**

**As of July 31, 2014**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	4,833.14
Accounts Receivable	43.89
Prepaid Insurance	4,497.41

**Total Operating Accounts**

9,374.44

**Reserve Accounts**

Replacement Reserve	86,919.44
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**Total Reserve Accounts**

86,919.44

**Total Assets**

96,293.88

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	5,413.64
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**Total Operating Liabilities**

5,413.64

**Homeowner Equity**

Excess of Rev over Exp	408.14
Retained Earnings	90,472.10

**Total Homeowner Equity**

90,880.24

**Total Liability & Homeowners Equity**

96,293.88

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending July 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	60,277	60,274	(3)
Transfer to Reserves	(1,321)	(1,321)	0	(9,247)	(9,247)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
<b>Total Operating Revenue</b>	<b>7,290</b>	<b>7,290</b>	<b>0</b>	<b>51,030</b>	<b>50,987</b>	<b>(43)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	217	0	217	1,519	3,881	(2,362)
Gutter Cleaning	115	0	115	805	0	805
Window Cleaning	62	0	62	434	0	434
Landscape Contract	761	739	22	5,327	5,174	153
Landscape - Other	292	0	292	2,044	539	1,505
Alarm Monitoring	440	440	0	3,080	3,080	0
Pest Control	167	159	8	1,169	1,111	58
Fire Extinguisher Maint.	18	0	18	126	0	126
Fire Alarm Maintenance	113	0	113	791	0	791
<b>Total Maintenance Exp.</b>	<b>2,185</b>	<b>1,338</b>	<b>847</b>	<b>15,295</b>	<b>13,785</b>	<b>1,510</b>
<b>Service/Utility Exp.</b>						
Electricity	146	154	(8)	1,022	1,081	(59)
Water	493	517	(24)	3,451	3,142	309
Sewer	205	176	29	1,435	1,310	125
Metro - Redmond	503	422	81	3,521	3,146	375
Metro	83	0	83	581	495	86
Irrigation	392	743	(351)	2,744	1,337	1,407
Stormwater	321	321	0	2,247	2,247	0
<b>Total Service/Utility Exp.</b>	<b>2,143</b>	<b>2,333</b>	<b>(190)</b>	<b>15,001</b>	<b>12,758</b>	<b>2,243</b>
<b>Administrative Exp.</b>						
Office Expenses	117	128	(11)	819	1,135	(316)
Management Fee	1,300	1,311	(11)	9,100	9,105	(5)
Audit / Tax Return	117	0	117	819	1,440	(621)
Insurance	1,429	1,500	(71)	10,003	10,498	(495)
<b>Total Administrative Exp.</b>	<b>2,963</b>	<b>2,939</b>	<b>24</b>	<b>20,741</b>	<b>22,178</b>	<b>(1,437)</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	7	0	7
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>7</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending July 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>Total Operating Expenses</b>	<b>7,292</b>	<b>6,610</b>	<b>682</b>	<b>51,044</b>	<b>48,721</b>	<b>2,323</b>
<b>Operating Gain(Loss)</b>	<b>(2)</b>	<b>680</b>	<b>682</b>	<b>(14)</b>	<b>2,266</b>	<b>2,280</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	9,247	9,247	0
Interest Income - Reserve	42	29	(13)	294	209	(85)
<b>Total Reserve Revenue</b>	<b>1,363</b>	<b>1,350</b>	<b>(13)</b>	<b>9,541</b>	<b>9,456</b>	<b>(85)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	2,919	11,314	(8,395)
<b>Total Reserve Expenses</b>	<b>417</b>	<b>0</b>	<b>417</b>	<b>2,919</b>	<b>11,314</b>	<b>(8,395)</b>
<b>Reserve Gain(Loss)</b>	<b>946</b>	<b>1,350</b>	<b>404</b>	<b>6,622</b>	<b>(1,858)</b>	<b>(8,480)</b>
<b>Total Gain(Loss)</b>	<b>944</b>	<b>2,030</b>	<b>1,086</b>	<b>6,608</b>	<b>408</b>	<b>(6,200)</b>

Date Range : 7/1/2014 To 7/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007059	07/01/2014	1KMM	Kappes Miller Management	02067	20143645	07/01/2014	1,310.93	0.00	1,310.93	1,310.93
007060	07/14/2014	1BREN	Michael Brent Best	02071		07/09/2014	381.45	0.00	381.45	381.45
007061	07/14/2014	1CIRE	City of Redmond Utility	02068	035782-000	07/07/2014	320.93	0.00	320.93	
				02069	024869-000	07/07/2014	743.05	0.00	743.05	
				02070	024287-000	07/07/2014	1,115.37	0.00	1,115.37	
<b>Total for Check Number 007061</b>							<b>2,179.35</b>	<b>0.00</b>	<b>2,179.35</b>	<b>2,179.35</b>
007062	07/14/2014	1INNS	Innovative Systems Tech, Inc.	02074	9889	07/11/2014	440.00	0.00	440.00	440.00
007063	07/14/2014	1KMM	Kappes Miller Management	02072	20143736	07/11/2014	57.09	0.00	57.09	57.09
007064	07/14/2014	1PAWR	Parkside @ Woodbridge	01970		07/01/2014	1,321.00	0.00	1,321.00	1,321.00
007065	07/14/2014	1PROG	ProGrass	02073	86989b	07/11/2014	739.13	0.00	739.13	739.13
007067	07/30/2014	1KMM	Kappes Miller Management	02076	20143883	07/29/2014	42.50	0.00	42.50	
				02077	20144012	07/29/2014	11.96	0.00	11.96	
				02078	20144095	07/29/2014	16.15	0.00	16.15	
<b>Total for Check Number 007067</b>							<b>70.61</b>	<b>0.00</b>	<b>70.61</b>	<b>70.61</b>
007068	07/30/2014	1PSE	Puget Sound Energy	02075	7.19.14-10 inv	07/14/2014	153.51	0.00	153.51	153.51
007069	07/30/2014	1SPRA	Sprague	02079	2356046	07/29/2014	158.78	0.00	158.78	158.78
<b>Cash Account 1 Totals</b>							<b>6,811.85</b>	<b>0.00</b>	<b>6,811.85</b>	<b>6,811.85</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>6,811.85</b>	<b>0.00</b>	<b>6,811.85</b>	<b>6,811.85</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>1310-0000 Replacement Reserve</b>						
01970	1PAWR - Parkside @ Woodbridge	reserve transfer		007064	\$1,321.00	\$1,321.00
<b>2403-0000 Prepaid Assessments</b>						
02071	1BREN - Michael Brent Best	Open Credit Refund		007060	\$381.45	\$381.45
<b>5340-0000 Landscape Contract</b>						
02073	1PROG - ProGrass	7/14 landscaping	86989b	007065	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
02074	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9889	007062	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
02079	1SPRA - Sprague	pest control	2356046	007069	\$158.78	\$158.78
<b>5510-0000 Electricity</b>						
02075	1PSE - Puget Sound Energy	6/7-7/8 electric 10 inv	7.19.14-10 inv	007068	\$153.51	\$153.51
<b>5520-0000 Water</b>						
02070	1CIRE - City of Redmond Utility	6/4-7/1 utility	024287-000	007061	\$517.20	\$517.20
<b>5530-0000 Sewer</b>						
02070	1CIRE - City of Redmond Utility	6/4-7/1 utility	024287-000	007061	\$176.40	\$176.40
<b>5532-0000 Metro - Redmond</b>						
02070	1CIRE - City of Redmond Utility	6/4-7/1 utility	024287-000	007061	\$421.77	\$421.77
<b>5535-0000 Irrigation</b>						
02069	1CIRE - City of Redmond Utility	6/4-7/1 irrigation water	024869-000	007061	\$743.05	\$743.05
<b>5537-0000 Stormwater</b>						
02068	1CIRE - City of Redmond Utility	6/4-7/1 stormwater	035782-000	007061	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02072	1KMM - Kappes Miller Management	archive box storage/tax	20143736	007063	57.09	
02076	1KMM - Kappes Miller Management	6/14 bank analysis charges	20143883	007067	42.50	
02077	1KMM - Kappes Miller Management	copies/envelopes/tax	20144012	007067	11.96	
02078	1KMM - Kappes Miller Management	postage	20144095	007067	\$16.15	\$127.70
<b>5711-0000 Management Fee</b>						
02067	1KMM - Kappes Miller Management	Management Fee - July 2014	20143645	007059	\$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>Distribution Total</b>	<u><u>\$6,811.85</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	381.45	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	153.51	
5520-0000	Water	517.20	
5530-0000	Sewer	176.40	
5532-0000	Metro - Redmond	421.77	
5535-0000	Irrigation	743.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	127.70	
5711-0000	Management Fee	1,310.93	
0110-0000	Checking		6,811.85
		<u><u>6,811.85</u></u>	<u><u>6,811.85</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	43.50	43.50			
<b>Property Totals</b>			0.00	43.89	43.50	0.00	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	(287.01)	(273.51)			(13.50)
CURR	1109	Chikulaev, Pavel	0.00	0.39				0.39
CURR	2111	Tsuji, Wayne Minoru	0.00	(657.62)				(657.62)
CURR	3104	Chandrachud, Neha	0.00	(183.57)			(183.57)	
FORM	3104	Ritz, Kimberly	0.00	(420.33)			(352.83)	(67.50)
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	6101	Sachdev, Neelanjana	0.00	(381.45)	(381.45)			
CURR	6102	Baumgarten, Alex Clark	0.00	(611.14)	(611.14)			
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)		
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	(637.18)				(637.18)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	43.50	43.50			
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
<b>Property Totals</b>			<u>0.00</u>	<u>(5,369.75)</u>	<u>(2,309.60)</u>	<u>(150.05)</u>	<u>(536.40)</u>	<u>(2,373.70)</u>