

WOODBIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period Nov 01, 2014 to Nov 30, 2014

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$622.84
	Homeowner Assessments		\$7,275.58
	Cascade Water Alliance Reimbursement		1,555.00
	Prepayments		717.83
		Total Receipts	<u>9,548.41</u>
	Operating Expenses		(6,962.18)
		Total Disbursements	<u>(6,962.18)</u>
ENDING BALANCE			<u><u>\$3,209.07</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$85,280.36
	Transfer from Operating		\$0.00
	Interest		28.04
		Total Receipts	<u>28.04</u>
	Invoices Paid:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$85,308.40</u></u>

Balance Sheet

As of November 30, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	3,209.07	
Accounts Receivable	2,522.84	
Prepaid Insurance	6,593.00	

Total Operating Accounts

12,324.91

Reserve Accounts

Replacement Reserve	85,308.40	
A/R - Due from Operations	2,642.00	

Total Reserve Accounts

87,950.40

Total Assets

100,275.31

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	2,867.00	
Accounts Payable	3,292.73	

Total Operating Liabilities

6,159.73

Homeowner Equity

Excess of Rev over Exp	3,643.48	
Retained Earnings	90,472.10	

Total Homeowner Equity

94,115.58

Total Liability & Homeowners Equity

100,275.31

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending November 30, 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	94,721	94,716	(5)
Transfer to Reserves	(1,321)	(1,321)	0	(14,531)	(14,531)	0
Late Fees & Fines	0	40	40	0	0	0
Total Operating Revenue	7,290	7,330	40	80,190	80,185	(5)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	205	12	2,387	4,393	(2,006)
Gutter Cleaning	115	0	115	1,265	0	1,265
Window Cleaning	62	0	62	682	820	(138)
Landscape Contract	761	1,478	(717)	8,371	7,391	980
Landscape - Other	292	0	292	3,212	1,016	2,196
Alarm Monitoring	440	880	(440)	4,840	4,840	0
Pest Control	167	165	2	1,837	1,924	(87)
Fire Extinguisher Maint.	18	0	18	198	220	(22)
Fire Alarm Maintenance	113	0	113	1,243	0	1,243
Total Maintenance Exp.	2,185	2,728	(543)	24,035	20,604	3,431
Service/Utility Exp.						
Electricity	146	147	(1)	1,606	1,678	(72)
Water	493	425	68	5,423	5,263	160
Sewer	205	192	13	2,255	2,096	159
Metro - Redmond	503	467	36	5,533	5,053	480
Metro	83	0	83	913	991	(78)
Irrigation	392	(1,343)	1,735	4,312	3,008	1,304
Stormwater	321	321	0	3,531	3,530	1
Telephone	0	0	0	0	(88)	88
Total Service/Utility Exp.	2,143	209	1,934	23,573	21,531	2,042
Administrative Exp.						
Office Expenses	117	220	(103)	1,287	1,636	(349)
Management Fee	1,300	1,311	(11)	14,300	14,349	(49)
Legal Expense	0	0	0	0	(463)	463

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending November 30, 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	1,287	1,440	(153)
Insurance	1,429	1,561	(132)	15,719	16,619	(900)
Total Administrative Exp.	2,963	3,092	(129)	32,593	33,581	(988)
Tax & License						
Licenses & Permits	1	0	1	11	0	11
Total Tax & License	1	0	1	11	0	11
Total Operating Expenses	7,292	6,029	1,263	80,212	75,716	4,496
Operating Gain(Loss)	(2)	1,301	1,303	(22)	4,469	4,491
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	14,531	14,531	0
Interest Income - Reserve	42	28	(14)	462	325	(137)
Total Reserve Revenue	1,363	1,349	(14)	14,993	14,856	(137)
Reserve Expenses						
Major Maintenance Expense	417	0	417	4,587	15,683	(11,096)
Total Reserve Expenses	417	0	417	4,587	15,683	(11,096)
Reserve Gain(Loss)	946	1,349	403	10,406	(827)	(11,233)
Total Gain(Loss)	944	2,650	1,706	10,384	3,642	(6,742)

Date Range : 11/1/2014 To 11/30/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007102	11/01/2014	1KMM	Kappes Miller Management	02141	20145745	11/01/2014	1,310.93	0.00	1,310.93	1,310.93
007103	11/13/2014	1ACS	Association Collection Services, LLC	02143	20141289	11/11/2014	41.00	0.00	41.00	41.00
007104	11/13/2014	1CCS	Condominium Construction Services, LLC	02144	20140489	11/11/2014	204.83	0.00	204.83	204.83
007105	11/13/2014	1CIRE	City of Redmond Utility	02145	24287	11/11/2014	1,084.22	0.00	1,084.22	
				02146	35782	11/11/2014	320.93	0.00	320.93	
				02147	24869	11/11/2014	212.05	0.00	212.05	
Total for Check Number 007105							1,617.20	0.00	1,617.20	1,617.20
007106	11/13/2014	1INNS	Innovative Systems Tech, Inc.	02148	10296	11/11/2014	440.00	0.00	440.00	
				02149	10423	11/11/2014	440.00	0.00	440.00	
Total for Check Number 007106							880.00	0.00	880.00	880.00
007107	11/13/2014	1KMM	Kappes Miller Management	02150	20145890	11/11/2014	104.48	0.00	104.48	
				02151	20145631	11/11/2014	15.33	0.00	15.33	
				02152	20145548	11/11/2014	15.92	0.00	15.92	
Total for Check Number 007107							135.73	0.00	135.73	135.73
007108	11/13/2014	1NORI	Northern Investors Co.	02153	43958	11/11/2014	1,575.12	0.00	1,575.12	1,575.12
007109	11/13/2014	1PROG	ProGrass	02154	92479B	11/11/2014	739.13	0.00	739.13	739.13
007110	11/13/2014	1PSE	Puget Sound Energy	02156	10/8-11/5 (10 inv)	11/11/2014	147.49	0.00	147.49	147.49
007111	11/14/2014	1KMM	Kappes Miller Management	02157	20145834	11/14/2014	63.44	0.00	63.44	63.44
007112	11/20/2014	1KMM	Kappes Miller Management	02160	20146064	11/20/2014	26.36	0.00	26.36	
				02161	20145963	11/20/2014	41.34	0.00	41.34	
				02162	20146141	11/20/2014	14.48	0.00	14.48	
Total for Check Number 007112							82.18	0.00	82.18	82.18
007113	11/20/2014	1SPRA	Sprague	02159	2456581	11/18/2014	165.13	0.00	165.13	165.13
Cash Account 1 Totals							6,962.18	0.00	6,962.18	6,962.18
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							6,962.18	0.00	6,962.18	6,962.18

<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>
0250-0000 Prepaid Insurance						
02153	1NORI - Northern Investors Co.	11/14 insurance	43958	007108	\$1,575.12	\$1,575.12
1310-0000 Replacement Reserve						
01974	1PAWR - Parkside @ Woodbridge	reserve transfer			\$1,321.00	\$1,321.00
5220-0000 Building Maint. & Repairs						
02144	1CCS - Condominium Construction Servi	Bird Spike Installation	20140489	007104	\$204.83	\$204.83
5340-0000 Landscape Contract						
02154	1PROG - ProGrass	landscaping	92479B	007109	739.13	
02155	1PROG - ProGrass	landscaping	94358B	007119	\$739.13	\$1,478.26
5420-0000 Alarm Monitoring						
02148	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10296	007106	440.00	
02149	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10423	007106	\$440.00	\$880.00
5440-0000 Pest Control						
02159	1SPRA - Sprague	11/4 Pest Control	2456581	007113	\$165.13	\$165.13
5510-0000 Electricity						
02156	1PSE - Puget Sound Energy	Electricity 10/8-11/5 (10 inv)	10/8-11/5 (10 inv)	007110	\$147.49	\$147.49
5520-0000 Water						
02145	1CIRE - City of Redmond Utility	9/23-10/17 Utilities	24287	007105	\$424.95	\$424.95
5530-0000 Sewer						
02145	1CIRE - City of Redmond Utility	9/23-10/17 Utilities	24287	007105	\$192.40	\$192.40
5532-0000 Metro - Redmond						
02145	1CIRE - City of Redmond Utility	9/23-10/17 Utilities	24287	007105	\$466.87	\$466.87
5535-0000 Irrigation						
02147	1CIRE - City of Redmond Utility	10/8-11/4 Irrigation	24869	007105	\$212.05	\$212.05
5537-0000 Stormwater						
02146	1CIRE - City of Redmond Utility	10/8-11/4 Stormwater	35782	007105	\$320.93	\$320.93
5710-0000 Office Expenses						
02150	1KMM - Kappes Miller Management	Handling Fee	20145890	007107	104.48	
02151	1KMM - Kappes Miller Management	Copies & Envelopes	20145631	007107	15.33	

<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>
02152	1KMM - Kappes Miller Management	Postage	20145548	007107	15.92	
02157	1KMM - Kappes Miller Management	Archive Box Storage	20145834	007111	63.44	
02160	1KMM - Kappes Miller Management	Copies & Envelopes	20146064	007112	26.36	
02161	1KMM - Kappes Miller Management	10/14 Bank Analysis Charge	20145963	007112	41.34	
02162	1KMM - Kappes Miller Management	Postage	20146141	007112	\$14.48	\$281.35
5711-0000 Management Fee						
02141	1KMM - Kappes Miller Management	November 2014 Management Fees	20145745	007102	\$1,310.93	\$1,310.93
5730-0000 Legal Expense						
02143	1ACS - Association Collection Services, L	Monthly Acct Maint Fee	20141289	007103	\$41.00	\$41.00
					Distribution Total	<u><u>\$9,022.31</u></u>

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	204.83	
5340-0000	Landscape Contract	1,478.26	
5420-0000	Alarm Monitoring	880.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	147.49	
5520-0000	Water	424.95	
5530-0000	Sewer	192.40	
5532-0000	Metro - Redmond	466.87	
5535-0000	Irrigation	212.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	281.35	
5711-0000	Management Fee	1,310.93	
5730-0000	Legal Expense	41.00	
0110-0000	Checking		6,962.18
2405-0000	A/P Operations		2,060.13
		<u><u>9,022.31</u></u>	<u><u>9,022.31</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 11/30/14
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>
1FRON: Frontier										
02118	9/26/2014	2061880274	10/26/2014	-88.40		0.00				0.00
				2061880274					Yes Yes	No
	<i>Distribution(s)</i>	<i>5560-0000 Telephone</i>						-88.40		
	Vendor Open Amount			<u>-88.40</u>						
1PAWR: Parkside @ Woodbridge										
01973	10/1/2014		10/31/2014	1,321.00		0.00				0.00
				reserve transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 reserve transfer</i>						1,321.00		
01974	11/1/2014		11/30/2014	1,321.00		0.00				0.00
				reserve transfer					No Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 reserve transfer</i>						1,321.00		
	Vendor Open Amount			<u>2,642.00</u>						
1PROG: ProGrass										
02155	11/11/2014	94358B	12/11/2014	739.13		0.00				0.00
				landscaping					No No	No
	<i>Distribution(s)</i>	<i>5340-0000 Landscape Contract</i>						739.13		
	Vendor Open Amount			<u>739.13</u>						

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 11/30/14
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					1,232.60	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					1,232.60	
				New Unposted Invoices					2,060.13	
				Total Unposted Payments					0.00	
				Total Unposted Discounts Taken					0.00	
				Net Unposted Payments					0.00	
				Open Unposted AP					2,060.13	
				Total Open AP					3,292.73	
				Total Invoice Amounts					3,292.73	
				Total Distributions					3,292.73	
				Difference					0.00	

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 11/30/2014**

<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	8102	Nagaraj	0.00	718.18	399.59	318.59		
CURR	8103	Tseng, Yu-Chien Teresa	0.00	1,804.27	61.00	938.59	380.59	424.09
Property Totals			0.00	2,522.84	460.59	1,257.18	380.59	424.48

<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	(353.33)	(339.83)			(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	6102	Baumgarten, Alex Clark	0.00	(336.97)		(336.97)		
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)	(378.00)	(150.05)		
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
CURR	8102	Nagaraj	0.00	718.18	399.59	318.59		
CURR	8103	Tseng, Yu-Chien Teresa	0.00	1,804.27	61.00	938.59	380.59	424.09
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			<u>0.00</u>	<u>(344.16)</u>	<u>(210.24)</u>	<u>770.16</u>	<u>380.59</u>	<u>(1,284.67)</u>