

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,548.83
	Homeowner Assessments		\$6,917.07
	Prepayments		1,353.37
		Total Receipts	<u>8,270.44</u>
	Operating Expenses		(11,196.43)
		Total Disbursements	<u>(11,196.43)</u>
ENDING BALANCE			<u><u>\$622.84</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$85,251.00
	Transfer from Operating		\$0.00
	Interest		29.36
		Total Receipts	<u>29.36</u>
	Invoices Paid:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$85,280.36</u></u>

Balance Sheet
As of October 31, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	622.84	
Accounts Receivable	2,062.25	
Prepaid Insurance	6,578.73	

Total Operating Accounts

9,263.82

Reserve Accounts

Replacement Reserve	85,280.36	
A/R - Due from Operations	1,321.00	

Total Reserve Accounts

86,601.36

Total Assets

95,865.18

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,165.57	
Accounts Payable	1,232.60	

Total Operating Liabilities

4,398.17

Homeowner Equity

Excess of Rev over Exp	994.91	
Retained Earnings	90,472.10	

Total Homeowner Equity

91,467.01

Total Liability & Homeowners Equity

95,865.18

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending October 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	86,110	86,106	(4)
Transfer to Reserves	(1,321)	(1,321)	0	(13,210)	(13,210)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,290	7,290	0	72,900	72,856	(44)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	0	217	2,170	4,188	(2,018)
Gutter Cleaning	115	0	115	1,150	0	1,150
Window Cleaning	62	0	62	620	820	(200)
Landscape Contract	761	0	761	7,610	5,913	1,697
Landscape - Other	292	0	292	2,920	1,016	1,904
Alarm Monitoring	440	0	440	4,400	3,960	440
Pest Control	167	165	2	1,670	1,758	(88)
Fire Extinguisher Maint.	18	0	18	180	220	(40)
Fire Alarm Maintenance	113	0	113	1,130	0	1,130
Total Maintenance Exp.	2,185	165	2,020	21,850	17,875	3,975
Service/Utility Exp.						
Electricity	146	148	(2)	1,460	1,530	(70)
Water	493	580	(87)	4,930	4,838	92
Sewer	205	202	3	2,050	1,903	147
Metro - Redmond	503	491	12	5,030	4,586	444
Metro	83	495	(412)	830	991	(161)
Irrigation	392	784	(392)	3,920	4,351	(431)
Stormwater	321	321	0	3,210	3,209	1
Telephone	0	0	0	0	(88)	88
Total Service/Utility Exp.	2,143	3,021	(878)	21,430	21,320	110
Administrative Exp.						
Office Expenses	117	(38)	155	1,170	1,416	(246)
Management Fee	1,300	1,311	(11)	13,000	13,038	(38)
Legal Expense	0	(463)	463	0	(463)	463

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending October 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	1,170	1,440	(270)
Insurance	1,429	1,561	(132)	14,290	15,059	(769)
Total Administrative Exp.	2,963	2,371	592	29,630	30,490	(860)
Tax & License						
Licenses & Permits	1	0	1	10	0	10
Total Tax & License	1	0	1	10	0	10
Total Operating Expenses	7,292	5,557	1,735	72,920	69,685	3,235
Operating Gain(Loss)	(2)	1,733	1,735	(20)	3,171	3,191
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	13,210	13,210	0
Interest Income - Reserve	42	29	(13)	420	297	(123)
Total Reserve Revenue	1,363	1,350	(13)	13,630	13,507	(123)
Reserve Expenses						
Major Maintenance Expense	417	0	417	4,170	15,683	(11,513)
Total Reserve Expenses	417	0	417	4,170	15,683	(11,513)
Reserve Gain(Loss)	946	1,350	404	9,460	(2,176)	(11,636)
Total Gain(Loss)	944	3,083	2,139	9,440	995	(8,445)

Date Range : 10/1/2014 To 10/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007092	10/01/2014	1KMM	Kappes Miller Management	02119	20144968	10/01/2014	1,310.93	0.00	1,310.93	1,310.93
007094	10/10/2014	1LOVW	Lovsted-Worthington LLC	02123	P00041854	10/10/2014	4,624.55	0.00	4,624.55	4,624.55
007095	10/13/2014	1CIRE	City of Redmond Utility	02124	24287	10/10/2014	1,272.83	0.00	1,272.83	
				02125	24869	10/10/2014	784.35	0.00	784.35	
				02126	35782	10/10/2014	320.93	0.00	320.93	
Total for Check Number 007095							2,378.11	0.00	2,378.11	2,378.11
007096	10/13/2014	1KCFI	King County Finance	02128	1888319	10/10/2014	247.68	0.00	247.68	
				02129	1918143	10/10/2014	247.68	0.00	247.68	
Total for Check Number 007096							495.36	0.00	495.36	495.36
007097	10/13/2014	1KMM	Kappes Miller Management	02127	20145382	10/10/2014	57.09	0.00	57.09	57.09
007098	10/13/2014	1SPRA	Sprague	02132	2432283	10/10/2014	165.13	0.00	165.13	165.13
007099	10/29/2014	1LOVW	Lovsted-Worthington LLC	02139	75122	10/27/2014	442.00	0.00	442.00	442.00
007100	10/29/2014	1NORI	Northern Investors Co.	02134	43958	10/27/2014	1,575.12	0.00	1,575.12	1,575.12
007101	10/29/2014	1PSE	Puget Sound Energy	02140	9/9-10/7 (10 inv)	10/27/2014	148.14	0.00	148.14	148.14
Cash Account 1 Totals							11,196.43	0.00	11,196.43	11,196.43
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							11,196.43	0.00	11,196.43	11,196.43

<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						
02123	1LOVW - Lovsted-Worthington LLC	Insurance Down Payment	P00041854	007094	4,624.55	
02134	1NORI - Northern Investors Co.	10/14 insurance	43958	007100	1,575.12	
02139	1LOVW - Lovsted-Worthington LLC	10/14-10/15 Crime Shield Policy	75122	007099	\$442.00	\$6,641.67
1310-0000 Replacement Reserve						
01973	1PAWR - Parkside @ Woodbridge	reserve transfer			\$1,321.00	\$1,321.00
5440-0000 Pest Control						
02132	1SPRA - Sprague	10/1 Pest Control	2432283	007098	\$165.13	\$165.13
5510-0000 Electricity						
02140	1PSE - Puget Sound Energy	Electricity 9/9-10/7 (10 inv)	9/9-10/7 (10 inv)	007101	\$148.14	\$148.14
5520-0000 Water						
02124	1CIRE - City of Redmond Utility	Utilities 8/22-9/22	24287	007095	\$580.10	\$580.10
5530-0000 Sewer						
02124	1CIRE - City of Redmond Utility	Utilities 8/22-9/22	24287	007095	\$202.00	\$202.00
5532-0000 Metro - Redmond						
02124	1CIRE - City of Redmond Utility	Utilities 8/22-9/22	24287	007095	\$490.73	\$490.73
5533-0000 Metro						
02128	1KCFI - King County Finance	4/1-8/30 Sewer Capacity Charge	1888319	007096	247.68	
02129	1KCFI - King County Finance	Sewer Capacity Charge 4/1-9/30	1918143	007096	\$247.68	\$495.36
5535-0000 Irrigation						
02125	1CIRE - City of Redmond Utility	Irrigation 8/22-9/22	24869	007095	\$784.35	\$784.35
5537-0000 Stormwater						
02126	1CIRE - City of Redmond Utility	Stormwater 9/3-10/7	35782	007095	\$320.93	\$320.93
5710-0000 Office Expenses						
02127	1KMM - Kappes Miller Management	Archive Box Storage	20145382	007097	\$57.09	\$57.09
5711-0000 Management Fee						
02119	1KMM - Kappes Miller Management	Management Fee - October 2014	20144968	007092	\$1,310.93	\$1,310.93
					Distribution Total	<u><u>\$12,517.43</u></u>

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
Account Summary			
<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	6,641.67	
1310-0000	Replacement Reserve	1,321.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	148.14	
5520-0000	Water	580.10	
5530-0000	Sewer	202.00	
5532-0000	Metro - Redmond	490.73	
5533-0000	Metro	495.36	
5535-0000	Irrigation	784.35	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	57.09	
5711-0000	Management Fee	1,310.93	
0110-0000	Checking		11,196.43
2405-0000	A/P Operations		1,321.00
		12,517.43	12,517.43

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 10/31/14
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					No Yes	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 reserve transfer</i>						1,321.00		
	Vendor Open Amount			<u>1,321.00</u>						

Company Recap

Total Posted Invoices	-88.40
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	-88.40
New Unposted Invoices	1,321.00
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	1,321.00
Total Open AP	1,232.60
Total Invoice Amounts	1,232.60
Total Distributions	1,232.60
Difference	0.00

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 10/31/2014**

<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	318.59	318.59			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	1,743.27	938.59	380.59		424.09
Property Totals			<u>0.00</u>	<u>2,062.25</u>	<u>1,257.18</u>	<u>380.59</u>	<u>0.00</u>	<u>424.48</u>

**Parkside At Woodbridge
Aging Report
(Summarized)
as of 10/31/2014**

<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	1107	Hillinger, Howard	0.00	(336.75)	(323.25)			(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	(652.12)	(652.12)			
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	318.59	318.59			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	1,743.27	938.59	380.59		424.09
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			<u>0.00</u>	<u>(1,103.32)</u>	<u>(49.19)</u>	<u>230.54</u>	<u>0.00</u>	<u>(1,284.67)</u>