

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,422.89
	Homeowner Assessments		\$6,569.31
	Prepayments		994.32
		Total Receipts	<u>7,563.63</u>
	Operating Expenses		(7,116.69)
	Transfer to Replacement Reserve		(1,321.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(8,437.69)</u>
ENDING BALANCE			<u><u>\$3,548.83</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$88,270.03
	Transfer from Operating		\$1,321.00
	Interest		29.02
		Total Receipts	<u>1,350.02</u>
	Invoices Paid:		
	ProGrass		(4,369.05)
		Total Disbursements	<u>(4,369.05)</u>
ENDING BALANCE			<u><u>\$85,251.00</u></u>

Balance Sheet

As of September 30, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	3,548.83
Accounts Receivable	805.07
Prepaid Insurance	1,497.91

Total Operating Accounts

5,851.81

Reserve Accounts

Replacement Reserve	85,251.00
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Total Reserve Accounts

85,251.00

Total Assets

91,102.81

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	2,806.52
Accounts Payable	(88.40)

Total Operating Liabilities

2,718.12

Homeowner Equity

Excess of Rev over Exp	(2,087.41)
Retained Earnings	90,472.10

Total Homeowner Equity

88,384.69

Total Liability & Homeowners Equity

91,102.81

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending September 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	77,499	77,495	(4)
Transfer to Reserves	(1,321)	(1,321)	0	(11,889)	(11,889)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,290	7,290	0	65,610	65,566	(44)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	307	(90)	1,953	4,188	(2,235)
Gutter Cleaning	115	0	115	1,035	0	1,035
Window Cleaning	62	0	62	558	820	(262)
Landscape Contract	761	739	22	6,849	5,913	936
Landscape - Other	292	476	(184)	2,628	1,016	1,612
Alarm Monitoring	440	440	0	3,960	3,960	0
Pest Control	167	159	8	1,503	1,593	(90)
Fire Extinguisher Maint.	18	220	(202)	162	220	(58)
Fire Alarm Maintenance	113	0	113	1,017	0	1,017
Total Maintenance Exp.	2,185	2,341	(156)	19,665	17,710	1,955
Service/Utility Exp.						
Electricity	146	153	(7)	1,314	1,382	(68)
Water	493	588	(95)	4,437	4,258	179
Sewer	205	205	0	1,845	1,701	144
Metro - Redmond	503	504	(1)	4,527	4,096	431
Metro	83	0	83	747	495	252
Irrigation	392	1,186	(794)	3,528	3,566	(38)
Stormwater	321	321	0	2,889	2,888	1
Telephone	0	(88)	88	0	(88)	88
Total Service/Utility Exp.	2,143	2,869	(726)	19,287	18,298	989
Administrative Exp.						
Office Expenses	117	127	(10)	1,053	1,454	(401)
Management Fee	1,300	1,311	(11)	11,700	11,727	(27)
Audit / Tax Return	117	0	117	1,053	1,440	(387)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending September 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>
Insurance	1,429	1,500	(71)	12,861	13,498	(637)
Total Administrative Exp.	2,963	2,938	25	26,667	28,119	(1,452)
Tax & License						
Licenses & Permits	1	0	1	9	0	9
Total Tax & License	1	0	1	9	0	9
Total Operating Expenses	7,292	8,148	(856)	65,628	64,127	1,501
Operating Gain(Loss)	(2)	(858)	(856)	(18)	1,439	1,457
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	11,889	11,889	0
Interest Income - Reserve	42	29	(13)	378	268	(110)
Total Reserve Revenue	1,363	1,350	(13)	12,267	12,157	(110)
Reserve Expenses						
Major Maintenance Expense	417	4,369	(3,952)	3,753	15,683	(11,930)
Total Reserve Expenses	417	4,369	(3,952)	3,753	15,683	(11,930)
Reserve Gain(Loss)	946	(3,019)	(3,965)	8,514	(3,526)	(12,040)
Total Gain(Loss)	944	(3,877)	(4,821)	8,496	(2,087)	(10,583)

Date Range : 9/1/2014 To 9/30/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007079	09/01/2014	1KMM	Kappes Miller Management	02096	20144712	09/01/2014	1,310.93	0.00	1,310.93	1,310.93
007080	09/11/2014	1CIRE	City of Redmond Utility	02097	35782	09/10/2014	320.93	0.00	320.93	
				02098	24869	09/10/2014	1,185.55	0.00	1,185.55	
				02099	24287	09/10/2014	1,296.70	0.00	1,296.70	
				Total for Check Number 007080			2,803.18	0.00	2,803.18	2,803.18
007081	09/11/2014	1INNS	Innovative Systems Tech, Inc.	02100	10165	09/10/2014	440.00	0.00	440.00	440.00
007082	09/11/2014	1KMM	Kappes Miller Management	02103	20144745	09/10/2014	10.00	0.00	10.00	
				02104	20144861	09/10/2014	57.09	0.00	57.09	
				Total for Check Number 007082			67.09	0.00	67.09	67.09
007083	09/11/2014	1PROG	ProGrass	02101	91241B	09/10/2014	739.13	0.00	739.13	
				02101	91241B	09/10/2014	-739.13	0.00	-739.13	
				02106	315025	09/11/2014	208.05	0.00	208.05	
				02106	315025	09/11/2014	-208.05	0.00	-208.05	
				Total for Check Number 007083			0.00	0.00	0.00	0.00
007084	09/11/2014	1SPRA	Sprague	02105	2414078	09/11/2014	158.78	0.00	158.78	158.78
007085	09/16/2014	1PROG	ProGrass	02101	91241B	09/10/2014	739.13	0.00	739.13	739.13
007086	09/22/2014	1PSE	Puget Sound Energy	02109	8/4-9/8 (10 inv)	09/22/2014	153.12	0.00	153.12	153.12
007087	09/26/2014	1AAA	AAA Fire & Safety, Inc.	02110	123179	09/24/2014	220.10	0.00	220.10	220.10
007088	09/26/2014	1BANS	Atin Bansal	02108		09/16/2014	380.59	0.00	380.59	380.59
007089	09/26/2014	1CCS	Condominium Construction Services, LLC	02111	20140412	09/24/2014	307.07	0.00	307.07	307.07
007090	09/26/2014	1KMM	Kappes Miller Management	02112	20145132	09/24/2014	9.53	0.00	9.53	
				02113	20145215	09/24/2014	14.00	0.00	14.00	
				02114	20145014	09/24/2014	36.84	0.00	36.84	
				Total for Check Number 007090			60.37	0.00	60.37	60.37
007091	09/26/2014	1PROG	ProGrass	02106	315025	09/11/2014	208.05	0.00	208.05	
				02116	316259	09/24/2014	268.28	0.00	268.28	
				Total for Check Number 007091			476.33	0.00	476.33	476.33
007093	09/30/2014	1PAWR	Parkside @ Woodbridge	01972		09/01/2014	1,321.00	0.00	1,321.00	1,321.00
Cash Account 1 Totals							8,437.69	0.00	8,437.69	8,437.69
000017	09/30/2014	1PROG	ProGrass	02120	315057	09/30/2014	4,369.05	0.00	4,369.05	4,369.05
Cash Account 3 Totals							4,369.05	0.00	4,369.05	4,369.05
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							12,806.74	0.00	12,806.74	12,806.74

<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						
01972	1PAWR - Parkside @ Woodbridge	reserve transfer		007093	\$1,321.00	\$1,321.00
2403-0000 Prepaid Assessments						
02108	1BANS - Atin Bansal	Open Credit Refund		007088	\$380.59	\$380.59
5220-0000 Building Maint. & Repairs						
02111	1CCS - Condominium Construction Servi	Gutter Maint/Bird Spike Installation	20140412	007089	\$307.07	\$307.07
5340-0000 Landscape Contract						
02101	1PROG - ProGrass	landscaping	91241B		\$739.13	\$739.13
5350-0000 Landscape - Other						
02121	1PROG - ProGrass	Replace Sprink Controllers,nozzles,heads	315057		(4,369.05)	
02106	1PROG - ProGrass	Comm Maint Irrigation	315025		208.05	
02116	1PROG - ProGrass	Comm Maint Irrigation	316259	007091	268.28	
02120	1PROG - ProGrass	Replace sprink controllers, nozzles, heads	315057	000017	\$4,369.05	\$476.33
5420-0000 Alarm Monitoring						
02100	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	10165	007081	\$440.00	\$440.00
5440-0000 Pest Control						
02105	1SPRA - Sprague	9/3 Pest Control	2414078	007084	\$158.78	\$158.78
5445-0000 Fire Extinguisher Maint.						
02110	1AAA - AAA Fire & Safety, Inc.	Fire Ext Service	123179	007087	\$220.10	\$220.10
5510-0000 Electricity						
02109	1PSE - Puget Sound Energy	Electricity 8/4-9/8 (10 inv)	8/4-9/8 (10 inv)	007086	\$153.12	\$153.12
5520-0000 Water						
02122	1CIRE - City of Redmond Utility	8/6-9/2	84869		(1,091.50)	
02098	1CIRE - City of Redmond Utility	8/6-9/2	24869	007080	1,091.50	
02099	1CIRE - City of Redmond Utility	8/6-9/2	24287	007080	\$587.50	\$587.50
5530-0000 Sewer						
02099	1CIRE - City of Redmond Utility	8/6-9/2	24287	007080	\$205.20	\$205.20
5532-0000 Metro - Redmond						
02099	1CIRE - City of Redmond Utility	8/6-9/2	24287	007080	\$504.00	\$504.00

<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>
5535-0000 Irrigation						
02098	1CIRE - City of Redmond Utility	8/6-9/2	24869	007080	94.05	
02122	1CIRE - City of Redmond Utility	8/6-9/2	84869		\$1,091.50	\$1,185.55
5537-0000 Stormwater						
02097	1CIRE - City of Redmond Utility	8/6-6/6 utilities	35782	007080	\$320.93	\$320.93
5560-0000 Telephone						
02118	1FRON - Frontier	2061880274	2061880274		(\$88.40)	(\$88.40)
5710-0000 Office Expenses						
02103	1KMM - Kappes Miller Management	Secretary of State Filing Fee	20144745	007082	10.00	
02104	1KMM - Kappes Miller Management	Archive Box Storage	20144861	007082	57.09	
02112	1KMM - Kappes Miller Management	Copies	20145132	007090	9.53	
02113	1KMM - Kappes Miller Management	Postage	20145215	007090	14.00	
02114	1KMM - Kappes Miller Management	Bank Analysis Charge	20145014	007090	\$36.84	\$127.46
5711-0000 Management Fee						
02096	1KMM - Kappes Miller Management	Management Fee - September 2014	20144712	007079	\$1,310.93	\$1,310.93
7110-0000 Major Maintenance Expense						
02121	1PROG - ProGrass	Replace Sprink Controllers,nozzles,heads	315057		\$4,369.05	\$4,369.05
					Distribution Total	<u><u>\$12,718.34</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	380.59	
5220-0000	Building Maint. & Repairs	307.07	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	476.33	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5445-0000	Fire Extinguisher Maint.	220.10	
5510-0000	Electricity	153.12	
5520-0000	Water	587.50	
5530-0000	Sewer	205.20	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5532-0000	Metro - Redmond	504.00	
5535-0000	Irrigation	1,185.55	
5537-0000	Stormwater	320.93	
5560-0000	Telephone		88.40
5710-0000	Office Expenses	127.46	
5711-0000	Management Fee	1,310.93	
7110-0000	Major Maintenance Expense	4,369.05	
0110-0000	Checking		8,437.69
1310-0000	Replacement		4,369.05
2405-0000	A/P Operations	88.40	
		<u>12,895.14</u>	<u>12,895.14</u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 9/30/14
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>						

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	0.00
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	0.00
Total Open AP	-88.40
Total Invoice Amounts	-88.40
Total Distributions	-88.40
Difference	0.00

<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	804.68	380.59	380.59		43.50
Property Totals			<u>0.00</u>	<u>805.07</u>	<u>380.59</u>	<u>380.59</u>	<u>0.00</u>	<u>43.89</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	(320.17)	(306.67)			(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	(309.65)	(309.65)			
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	8103	Tseng, Yu-Chien Teresa	0.00	804.68	380.59	380.59		43.50
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			<u>0.00</u>	<u>(2,001.45)</u>	<u>(566.73)</u>	<u>380.59</u>	<u>(150.05)</u>	<u>(1,665.26)</u>