

WOODBRIIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period April 01, 2015 to April 30, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,613.87
	Homeowner Assessments		\$7,636.79
	Prepayments		1,056.47
		Total Receipts	<u>8,693.26</u>
	Operating Expenses		(8,568.90)
	Transfer to Replacement Reserve		(1,321.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(9,889.90)</u>
ENDING BALANCE			<u><u>\$2,417.23</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$93,338.56
	Transfer from Operating		\$1,321.00
	Interest		26.78
		Total Receipts	<u>1,347.78</u>
	Invoices Paid:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$94,686.34</u></u>

Balance Sheet
As of April 30, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	2,417.23	
Accounts Receivable	53.31	
Prepaid Insurance	7,088.83	

Total Operating Accounts

9,559.37

Reserve Accounts

Replacement Reserve	94,686.34	
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Total Reserve Accounts

94,686.34

Total Assets

104,245.71

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,604.05	
Accounts Payable	(88.40)	

Total Operating Liabilities

3,515.65

Homeowner Equity

Excess of Rev over Exp	5,883.07	
Retained Earnings	95,686.54	
Prior Year Expense	(839.55)	

Total Homeowner Equity

100,730.06

Total Liability & Homeowners Equity

104,245.71

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending April 30, 2015

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	8,696	8,696	0	34,784	34,786	2
Transfer to Reserves	(1,321)	(1,321)	0	(5,284)	(5,284)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,375	7,375	0	29,500	29,462	(38)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	580	(247)	1,332	1,336	(4)
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	272	0	272
Landscape Contract	739	739	0	2,956	2,957	(1)
Landscape - Other	388	197	191	1,552	197	1,355
Alarm Monitoring	440	440	0	1,760	1,760	0
Pest Control	147	165	(18)	588	661	(73)
Fire Extinguisher Maint.	18	0	18	72	0	72
Fire Alarm Maintenance	113	0	113	452	0	452
Total Maintenance Exp.	2,246	2,121	125	8,984	7,305	1,679
Service/Utility Exp.						
Electricity	157	143	14	628	585	43
Water	476	617	(141)	1,904	1,941	(37)
Sewer	190	233	(43)	760	815	(55)
Metro - Redmond	453	1,138	(685)	1,812	2,023	(211)
Metro	83	(40)	123	332	495	(163)
Irrigation	275	0	275	1,100	291	809
Stormwater	321	321	0	1,284	1,284	0
Total Service/Utility Exp.	1,955	2,412	(457)	7,820	7,434	386
Administrative Exp.						
Office Expenses	142	153	(11)	568	806	(238)
Management Fee	1,350	1,350	0	5,400	5,322	78
Legal Expense	0	0	0	0	41	(41)
Audit / Tax Return	120	0	120	480	1,520	(1,040)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending April 30, 2015

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	1,562	1,859	(297)	6,248	6,542	(294)
Total Administrative Exp.	3,174	3,362	(188)	12,696	14,231	(1,535)
Tax & License						
Licenses & Permits	1	0	1	4	0	4
Total Tax & License	1	0	1	4	0	4
Total Operating Expenses	7,376	7,895	(519)	29,504	28,970	534
Operating Gain(Loss)	(1)	(520)	(519)	(4)	492	496
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	5,284	5,284	0
Interest Income - Reserve	33	27	(6)	132	105	(27)
Total Reserve Revenue	1,354	1,348	(6)	5,416	5,389	(27)
Reserve Expenses						
Major Maintenance Expense	417	0	417	1,668	0	1,668
Total Reserve Expenses	417	0	417	1,668	0	1,668
Reserve Gain(Loss)	937	1,348	411	3,748	5,389	1,641
Total Gain(Loss)	936	828	(108)	3,744	5,881	2,137

Date Range : 4/1/2015 To 4/30/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007159	04/01/2015	1KMM	Kappes Miller Management	02242	20151860	04/01/2015	1,350.26	0.00	1,350.26	1,350.26
007160	04/14/2015	1CIRE	City of Redmond Utility	02243	3/4-4/7	04/10/2015	320.93	0.00	320.93	
				02244	2/18-3/25	04/10/2015	121.30	0.00	121.30	
				02257	2/18-3/25	04/13/2015	1,331.72	0.00	1,331.72	
				Total for Check Number 007160			1,773.95	0.00	1,773.95	1,773.95
007161	04/14/2015	1INNS	Innovative Systems Tech, Inc.	02245	11128	04/10/2015	440.00	0.00	440.00	440.00
007162	04/14/2015	1KINC	King County Treasury Division	02247	1888320	04/10/2015	247.68	0.00	247.68	
				02248	1918144	04/10/2015	247.68	0.00	247.68	
				Total for Check Number 007162			495.36	0.00	495.36	495.36
007163	04/14/2015	1KMM	Kappes Miller Management	02246	20152012	04/10/2015	76.13	0.00	76.13	76.13
007164	04/14/2015	1LOVW	Lovsted-Worthington LLC	02252	77066	04/10/2015	957.00	0.00	957.00	957.00
007165	04/14/2015	1NORI	Northern Investors Co.	02253	43958	04/10/2015	1,575.12	0.00	1,575.12	1,575.12
007166	04/14/2015	1PROG	ProGrass	02250	100894B	04/10/2015	739.13	0.00	739.13	
				02251	356067	04/10/2015	197.10	0.00	197.10	
				Total for Check Number 007166			936.23	0.00	936.23	936.23
007167	04/14/2015	1PSE	Puget Sound Energy	02258	3/10-4/7 (10 inv)	04/13/2015	143.30	0.00	143.30	143.30
007168	04/14/2015	1PSWI	P.S. Windows-Doors-Screens Inc.	02249	4/2/15	04/10/2015	580.00	0.00	580.00	580.00
007169	04/28/2015	1KMM	Kappes Miller Management	02259	20152191	04/28/2015	20.75	0.00	20.75	
				02260	20152273	04/28/2015	14.96	0.00	14.96	
				02261	20152085	04/28/2015	40.71	0.00	40.71	
				Total for Check Number 007169			76.42	0.00	76.42	76.42
007170	04/28/2015	1SPRA	Sprague	02262	2564517	04/28/2015	165.13	0.00	165.13	165.13
007171	04/30/2015	1PAWR	Parkside @ Woodbridge	02194		04/01/2015	1,321.00	0.00	1,321.00	1,321.00
Cash Account 1 Totals							9,889.90	0.00	9,889.90	9,889.90
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							9,889.90	0.00	9,889.90	9,889.90

<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						
02252	1LOVW - Lovsted-Worthington LLC	Directors/Officers Ins 6.22.15-6.22.16	77066	007164	957.00	
02253	1NORI - Northern Investors Co.	Insurance	43958	007165	\$1,575.12	\$2,532.12
1310-0000 Replacement Reserve						
02194	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007171	\$1,321.00	\$1,321.00
5220-0000 Building Maint. & Repairs						
02249	1PSWI - P.S. Windows-Doors-Screens Inc	Skylight replacement	4/2/15	007168	\$580.00	\$580.00
5340-0000 Landscape Contract						
02250	1PROG - ProGrass	Landscaping	100894B	007166	\$739.13	\$739.13
5350-0000 Landscape - Other						
02251	1PROG - ProGrass	Comm Maint Irrigation	356067	007166	\$197.10	\$197.10
5420-0000 Alarm Monitoring						
02245	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	11128	007161	\$440.00	\$440.00
5440-0000 Pest Control						
02262	1SPRA - Sprague	Pest Control	2564517	007170	\$165.13	\$165.13
5510-0000 Electricity						
02258	1PSE - Puget Sound Energy	Electricity 3/10-4/7	3/10-4/7 (10 inv)	007167	\$143.30	\$143.30
5520-0000 Water						
02244	1CIRE - City of Redmond Utility	Water 2/18-3/25	2/18-3/25	007160	121.30	
02257	1CIRE - City of Redmond Utility	Utilities 2/18-3/25	2/18-3/25	007160	\$495.94	\$617.24
5530-0000 Sewer						
02257	1CIRE - City of Redmond Utility	Utilities 2/18-3/25	2/18-3/25	007160	\$233.35	\$233.35
5532-0000 Metro - Redmond						
02264	1CIRE - City of Redmond Utility	Utilities 2/18-3/25	2/18-3/25		\$602.43	\$602.43
5533-0000 Metro						
02264	1CIRE - City of Redmond Utility	Utilities 2/18-3/25	2/18-3/25		(602.43)	
02247	1KINC - King County Treasury Division	10/1/14-3/31/15 sewer capacity charge	1888320	007162	247.68	
02248	1KINC - King County Treasury Division	10/1-14-3/31/15 sewer capacity charge	1918144	007162	247.68	
02257	1CIRE - City of Redmond Utility	Utilities 2/18-3/25	2/18-3/25	007160	\$602.43	\$495.36

<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>
5537-0000 Stormwater						
02243	1CIRE - City of Redmond Utility	Stormwater 3/4-4/7	3/4-4/7	007160	\$320.93	\$320.93
5710-0000 Office Expenses						
02246	1KMM - Kappes Miller Management	Archive Box Storage	20152012	007163	76.13	
02259	1KMM - Kappes Miller Management	Copies & Envelopes	20152191	007169	20.75	
02260	1KMM - Kappes Miller Management	Postage	20152273	007169	14.96	
02261	1KMM - Kappes Miller Management	3/15 Bank Analysis Charge	20152085	007169	\$40.71	\$152.55
5711-0000 Management Fee						
02242	1KMM - Kappes Miller Management	April 2015 Management Fee	20151860	007159	\$1,350.26	\$1,350.26
					Distribution Total	\$9,889.90

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	2,532.12	
1310-0000	Replacement Reserve	1,321.00	
5220-0000	Building Maint. & Repairs	580.00	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	197.10	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	143.30	
5520-0000	Water	617.24	
5530-0000	Sewer	233.35	
5532-0000	Metro - Redmond	602.43	
5533-0000	Metro	495.36	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	152.55	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		9,889.90
		9,889.90	9,889.90

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 4/30/15
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

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 04/30/2015**

<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	52.92	52.92			
Property Totals			0.00	53.31	52.92	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	(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)
FORM	4101	Schonleitner, Eva	0.00	(33.50)				(33.50)
CURR	4102	Ro, Hyung Jin	0.00	52.92	52.92			
CURR	6102	Baumgarten, Alex Clark	0.00	(679.44)	(318.29)	(318.29)	(42.86)	
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(906.05)	(381.77)	(381.77)	(142.51)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	0.00		(40.00)		40.00
Property Totals			<u>0.00</u>	<u>(3,550.74)</u>	<u>(1,003.55)</u>	<u>(740.06)</u>	<u>(185.37)</u>	<u>(1,621.76)</u>