

WOODBIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period Aug 01, 2015 to Aug 31, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$6,489.97
	Homeowner Assessments	\$7,308.14	
	Transfer from Reserves	1,500.00	
	Prepayments	1,069.97	
	Total Receipts	<u>9,878.11</u>	
	Operating Expenses	(13,740.71)	
	Transfer to Replacement Reserve	0.00	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(13,740.71)</u>	
ENDING BALANCE			<u><u>\$2,627.37</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$98,732.92
	Transfers from Operating Interest	\$0.00 29.28	
	Total Receipts	<u>29.28</u>	
	Invoices Paid:		
	Pacific Topsoils	(2,027.67)	
	Transfer to Operating:	(1,500.00)	
	Total Disbursements	<u>(3,527.67)</u>	
ENDING BALANCE			<u><u>\$95,234.53</u></u>

Balance Sheet
As of August 31, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	2,627.37
Accounts Receivable	468.02
Prepaid Insurance	10,093.64

Total Operating Accounts

13,189.03

Reserve Accounts

Replacement Reserve	95,234.53
A/R - Due from Operations	2,821.00

Total Reserve Accounts

98,055.53

Total Assets

111,244.56

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,604.05
Accounts Payable	2,732.60

Total Operating Liabilities

6,336.65

Homeowner Equity

Excess of Rev over Exp	10,060.92
Retained Earnings	95,686.54
Prior Year Expense	(839.55)

Total Homeowner Equity

104,907.91

Total Liability & Homeowners Equity

111,244.56

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending August 31, 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	69,568	69,571	3
Transfer to Reserves	(1,321)	(1,321)	0	(10,568)	(10,568)	0
Late Fees & Fines	0	20	20	0	0	0
Total Operating Revenue	7,375	7,395	20	59,000	59,003	3
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	0	333	2,664	1,336	1,328
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	845	(777)	544	845	(301)
Landscape Contract	739	739	0	5,912	5,913	(1)
Landscape - Other	388	0	388	3,104	197	2,907
Alarm Monitoring	440	440	0	3,520	3,080	440
Pest Control	147	0	147	1,176	991	185
Fire Extinguisher Maint.	18	0	18	144	0	144
Fire Alarm Maintenance	113	0	113	904	440	464
Total Maintenance Exp.	2,246	2,024	222	17,968	13,196	4,772
Service/Utility Exp.						
Electricity	157	147	10	1,256	1,164	92
Water	476	636	(160)	3,808	4,198	(390)
Sewer	190	227	(37)	1,520	1,636	(116)
Metro - Redmond	453	586	(133)	3,624	4,074	(450)
Metro	83	0	83	664	495	169
Irrigation	275	1,848	(1,573)	2,200	3,588	(1,388)
Stormwater	321	321	0	2,568	2,567	1
Total Service/Utility Exp.	1,955	3,765	(1,810)	15,640	17,722	(2,082)
Administrative Exp.						
Office Expenses	142	172	(30)	1,136	1,403	(267)
Management Fee	1,350	1,350	0	10,800	10,723	77
Legal Expense	0	0	0	0	41	(41)
Audit / Tax Return	120	0	120	960	1,520	(560)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending August 31, 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	1,641	(79)	12,496	13,094	(598)
Total Administrative Exp.	3,174	3,163	11	25,392	26,781	(1,389)
Tax & License						
Licenses & Permits	1	0	1	8	0	8
Total Tax & License	1	0	1	8	0	8
Total Operating Expenses	7,376	8,952	(1,576)	59,008	57,699	1,309
Operating Gain(Loss)	(1)	(1,557)	(1,556)	(8)	1,304	1,312
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	10,568	10,568	0
Interest Income - Reserve	33	29	(4)	264	217	(47)
Total Reserve Revenue	1,354	1,350	(4)	10,832	10,785	(47)
Reserve Expenses						
Major Maintenance Expense	417	2,028	(1,611)	3,336	2,028	1,308
Total Reserve Expenses	417	2,028	(1,611)	3,336	2,028	1,308
Reserve Gain(Loss)	937	(678)	(1,615)	7,496	8,757	1,261
Total Gain(Loss)	936	(2,235)	(3,171)	7,488	10,061	2,573

Date Range : 8/1/2015 To 8/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007200	08/01/2015	1KMM	Kappes Miller Management	02307	20153907	08/01/2015	1,350.26	0.00	1,350.26	1,350.26
007201	08/06/2015	1LOVW	Lovsted-Worthington LLC	02308	SSE8044400	08/06/2015	5,071.95	0.00	5,071.95	5,071.95
007202	08/13/2015	1CIRE	City of Redmond Utility	02310	6/20-7/23	08/11/2015	1,447.97	0.00	1,447.97	
				02311	6/20-7/23 IRR	08/11/2015	1,847.60	0.00	1,847.60	
				02312	Stormwater	08/11/2015	320.93	0.00	320.93	
				Total for Check Number 007202			3,616.50	0.00	3,616.50	3,616.50
007203	08/13/2015	1INNS	Innovative Systems Tech, Inc.	02313	11709	08/11/2015	440.00	0.00	440.00	440.00
007204	08/13/2015	1KMM	Kappes Miller Management	02314	20154057	08/11/2015	36.43	0.00	36.43	
				02315	20153982	08/11/2015	69.78	0.00	69.78	
				Total for Check Number 007204			106.21	0.00	106.21	106.21
007205	08/28/2015	1INTW	Interlake Window Cleaning	02319	J-071515-8	08/27/2015	845.00	0.00	845.00	845.00
007206	08/28/2015	1KMM	Kappes Miller Management	02320	20154099	08/27/2015	36.49	0.00	36.49	
				02321	20154302	08/27/2015	25.61	0.00	25.61	
				02322	20154224	08/27/2015	27.58	0.00	27.58	
				Total for Check Number 007206			89.68	0.00	89.68	89.68
007207	08/28/2015	1NORI	Northern Investors Co.	02317	47384	08/27/2015	1,335.05	0.00	1,335.05	1,335.05
007208	08/28/2015	1PROG	ProGrass	02323	107188B	08/27/2015	739.13	0.00	739.13	739.13
007209	08/28/2015	1PSE	Puget Sound Energy	02324	7/8-8/6 (10 inv)	08/27/2015	146.93	0.00	146.93	146.93
Cash Account 1 Totals							13,740.71	0.00	13,740.71	13,740.71
000018	08/11/2015	1PACT	Pacific Topsoils	02316	8.11.15	08/11/2015	2,027.67	0.00	2,027.67	2,027.67
Cash Account 3 Totals							2,027.67	0.00	2,027.67	2,027.67
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							15,768.38	0.00	15,768.38	15,768.38

<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						
02308	1LOVW - Lovsted-Worthington LLC	25% Down Payment DIC INS 7/15-7/16	SSE8044400	007201	5,071.95	
02317	1NORI - Northern Investors Co.	Insurance	47384	007207	\$1,335.05	\$6,407.00
1310-0000 Replacement Reserve						
02336	1PAWR - Parkside @ Woodbridge	Payable to Reserves	8.15		1,500.00	
02198	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,321.00	\$2,821.00
5230-0000 Window Cleaning						
02319	1INTW - Interlake Window Cleaning	Window Cleaning Services	J-071515-8	007205	\$845.00	\$845.00
5340-0000 Landscape Contract						
02323	1PROG - ProGrass	Landscaping	107188B	007208	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02313	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	11709	007203	\$440.00	\$440.00
5510-0000 Electricity						
02324	1PSE - Puget Sound Energy	Electricity 7/8-8/6 (10 inv)	7/8-8/6 (10 inv)	007209	\$146.93	\$146.93
5520-0000 Water						
02310	1CIRE - City of Redmond Utility	Utilities 6/20-7/23	6/20-7/23	007202	\$635.59	\$635.59
5530-0000 Sewer						
02310	1CIRE - City of Redmond Utility	Utilities 6/20-7/23	6/20-7/23	007202	\$226.75	\$226.75
5532-0000 Metro - Redmond						
02310	1CIRE - City of Redmond Utility	Utilities 6/20-7/23	6/20-7/23	007202	\$585.63	\$585.63
5535-0000 Irrigation						
02311	1CIRE - City of Redmond Utility	Water Irrigation 6/20-7/23	6/20-7/23 IRR	007202	\$1,847.60	\$1,847.60
5537-0000 Stormwater						
02312	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007202	\$320.93	\$320.93
5710-0000 Office Expenses						
02314	1KMM - Kappes Miller Management	Comm Mailing - Window Washing	20154057	007204	36.43	
02315	1KMM - Kappes Miller Management	Archive Box Storage	20153982	007204	69.78	
02320	1KMM - Kappes Miller Management	7/15 Bank Charges	20154099	007206	36.49	
02321	1KMM - Kappes Miller Management	Copies & Envelopes	20154302	007206	25.61	

<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>
02322	1KMM - Kappes Miller Management	Postage	20154224	007206	\$27.58	\$195.89
5711-0000 Management Fee						
02307	1KMM - Kappes Miller Management	Management Fee - August 2015	20153907	007200	\$1,350.26	\$1,350.26
7110-0000 Major Maintenance Expense						
02316	1PACT - Pacific Topsoils	Mulching Bark 8 Buildings	8.11.15	000018	\$2,027.67	\$2,027.67
Distribution Total						<u><u>\$18,589.38</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	6,407.00	
1310-0000	Replacement Reserve	2,821.00	
5230-0000	Window Cleaning	845.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5510-0000	Electricity	146.93	
5520-0000	Water	635.59	
5530-0000	Sewer	226.75	
5532-0000	Metro - Redmond	585.63	
5535-0000	Irrigation	1,847.60	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	195.89	
5711-0000	Management Fee	1,350.26	
7110-0000	Major Maintenance Expense	2,027.67	
0110-0000	Checking		13,740.71
1310-0000	Replacement		2,027.67
2405-0000	A/P Operations		2,821.00
		<u><u>18,589.38</u></u>	<u><u>18,589.38</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 8/31/15
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>						
1PAWR: Parkside @ Woodbridge										
02198	8/1/2015		8/31/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 Reserve Transfer</i>						1,321.00		
02336	8/31/2015	8.15	8/31/2015	1,500.00		0.00				0.00
				Payable to Reserves					No No	No
	<i>Distribution(s)</i>	<i>1310-0000 Replacement Reserve</i>						1,500.00		
	Vendor Open Amount			<u>2,821.00</u>						

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 8/31/15
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>
<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					1,500.00	
				Total Unposted Payments					0.00	
				Total Unposted Discounts Taken					0.00	
				Net Unposted Payments					0.00	
				Open Unposted AP					1,500.00	
				Total Open AP					2,732.60	
				Total Invoice Amounts					2,732.60	
				Total Distributions					2,732.60	
				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	4102	Ro, Hyung Jin	0.00	467.63	361.79		105.84	
Property Totals			<u>0.00</u>	<u>468.02</u>	<u>361.79</u>	<u>0.00</u>	<u>105.84</u>	<u>0.39</u>

**Parkside At Woodbridge
Aging Report
(Summarized)
as of 08/31/2015**

<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	1107	Hillinger, Howard	0.00	(369.91)	(369.91)			
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	467.63	361.79		105.84	
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)
Property Totals			<u>0.00</u>	<u>(3,136.03)</u>	<u>(708.18)</u>	<u>(700.06)</u>	<u>(79.53)</u>	<u>(1,648.26)</u>