

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,625.48
Homeowner Assessments		7,241.52	
Prepayments		1,650.32	
	Total Receipts	<u>8,891.84</u>	
Operating Expenses		(8,302.27)	
Transfer to Replacement Reserve		<u>(1,321.00)</u>	
	Total Disbursements	<u>(9,623.27)</u>	
ENDING BALANCE			<u><u>\$1,894.05</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$99,460.25
Transfers from Operating		1,321.00	
Interest		29.27	
	Total Receipts	<u>1,350.27</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$100,810.52</u></u>

Balance Sheet

As of December 31, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	1,894.05	
Accounts Receivable	703.59	
Prepaid Insurance	8,886.22	

Total Operating Accounts

11,483.86

Reserve Accounts

Replacement Reserve	100,810.52	
A/R - Due from Operations	2,642.00	

Total Reserve Accounts

103,452.52

Total Assets

114,936.38

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,823.25	
Accounts Payable	2,553.60	

Total Operating Liabilities

6,376.85

Homeowner Equity

Excess of Rev over Exp	13,712.54	
Retained Earnings	95,686.54	
Prior Year Expense	(839.55)	

Total Homeowner Equity

108,559.53

Total Liability & Homeowners Equity

114,936.38

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending December 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	104,352	104,357	5
Transfer to Reserves	(1,321)	(1,321)	0	(15,852)	(15,852)	0
Late Fees & Fines	0	0	0	0	40	40
Total Operating Revenue	7,375	7,375	0	88,500	88,545	45
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	834	(501)	3,996	3,373	623
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	816	845	(29)
Landscape Contract	739	739	0	8,868	8,870	(2)
Landscape - Other	388	0	388	4,656	1,358	3,298
Alarm Monitoring	440	880	(440)	5,280	4,400	880
Pest Control	147	165	(18)	1,764	1,816	(52)
Fire Extinguisher Maint.	18	0	18	216	702	(486)
Fire Alarm Maintenance	113	0	113	1,356	440	916
Total Maintenance Exp.	2,246	2,618	(372)	26,952	22,198	4,754
Service/Utility Exp.						
Electricity	157	153	4	1,884	1,760	124
Water	476	438	38	5,712	6,338	(626)
Sewer	190	199	(9)	2,280	2,480	(200)
Metro - Redmond	453	499	(46)	5,436	6,223	(787)
Metro	83	0	83	996	991	5
Irrigation	275	97	178	3,300	6,019	(2,719)
Stormwater	321	321	0	3,852	3,851	1
Total Service/Utility Exp.	1,955	1,707	248	23,460	27,662	(4,202)
Administrative Exp.						
Office Expenses	142	228	(86)	1,704	2,181	(477)
Management Fee	1,350	1,350	0	16,200	16,124	76
Legal Expense	0	0	0	0	41	(41)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending December 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>
Audit / Tax Return	120	0	120	1,440	1,520	(80)
Insurance	1,562	1,527	35	18,744	19,250	(506)
Total Administrative Exp.	3,174	3,105	69	38,088	39,116	(1,028)
Tax & License						
Licenses & Permits	1	0	1	12	10	2
Total Tax & License	1	0	1	12	10	2
Total Operating Expenses	7,376	7,430	(54)	88,512	88,986	(474)
Operating Gain(Loss)	(1)	(55)	(54)	(12)	(441)	(429)
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	15,852	15,852	0
Interest Income - Reserve	33	29	(4)	396	330	(66)
Total Reserve Revenue	1,354	1,350	(4)	16,248	16,182	(66)
Reserve Expenses						
Major Maintenance Expense	417	0	417	5,004	2,028	2,976
Total Reserve Expenses	417	0	417	5,004	2,028	2,976
Reserve Gain(Loss)	937	1,350	413	11,244	14,154	2,910
Total Gain(Loss)	936	1,295	359	11,232	13,713	2,481

Date Range : 12/1/2015 To 12/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007245	12/01/2015	1KMM	Kappes Miller Management	02381	20155932	12/01/2015	1,350.26	0.00	1,350.26	1,350.26
007246	12/14/2015	1CCS	Condominium Construction Services, LLC	02382	20150401	12/10/2015	204.83	0.00	204.83	204.83
007247	12/14/2015	1CIRE	City of Redmond Utility	02383	10/22-11/17 Irrig	12/10/2015	96.90	0.00	96.90	
				02384	Stormwater	12/10/2015	320.93	0.00	320.93	
				02385	10/22-11/17	12/10/2015	1,135.66	0.00	1,135.66	
Total for Check Number 007247							1,553.49	0.00	1,553.49	1,553.49
007248	12/14/2015	1INNS	Innovative Systems Tech, Inc.	02386	12339	12/10/2015	440.00	0.00	440.00	440.00
007249	12/14/2015	1KMM	Kappes Miller Management	02387	20156035	12/10/2015	63.44	0.00	63.44	63.44
007250	12/14/2015	1NORI	Northern Investors Co.	02388	47384	12/10/2015	1,335.05	0.00	1,335.05	1,335.05
007251	12/14/2015	1PROG	ProGrass	02389	112615B	12/14/2015	739.13	0.00	739.13	739.13
007252	12/16/2015	1INNS	Innovative Systems Tech, Inc.	02390	12022	12/16/2015	440.00	0.00	440.00	440.00
007254	12/21/2015	1DOOR	DOORMAN SERVICE CO., INC.	02374	64607	11/20/2015	1,063.42	0.00	1,063.42	1,063.42
007255	12/29/2015	1INTW	Interlake Window Cleaning	02391	J-120415-2	12/23/2015	629.63	0.00	629.63	629.63
007256	12/29/2015	1KMM	Kappes Miller Management	02392	20156286	12/23/2015	24.87	0.00	24.87	
				02393	20156365	12/23/2015	36.57	0.00	36.57	
				02394	20156185	12/23/2015	37.19	0.00	37.19	
				02397	20156505	12/29/2015	40.20	0.00	40.20	
				02398	20156516	12/29/2015	25.80	0.00	25.80	
Total for Check Number 007256							164.63	0.00	164.63	164.63
007257	12/29/2015	1PSE	Puget Sound Energy	02395	11/6-12/7 (10 inv)	12/23/2015	153.26	0.00	153.26	153.26
007258	12/29/2015	1SPRA	Sprague	02396	2747335	12/23/2015	165.13	0.00	165.13	165.13
007260	12/31/2015	1PAWR	Parkside @ Woodbridge	02202		12/01/2015	1,321.00	0.00	1,321.00	1,321.00
Cash Account 1 Totals							9,623.27	0.00	9,623.27	9,623.27
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							9,623.27	0.00	9,623.27	9,623.27

<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						
02388	1NORI - Northern Investors Co.	Insurance	47384	007250	\$1,335.05	\$1,335.05
1310-0000 Replacement Reserve						
02202	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,321.00	\$1,321.00
5220-0000 Building Maint. & Repairs						
02382	1CCS - Condominium Construction Servi	Garage Door	20150401	007246	204.83	
02391	1INTW - Interlake Window Cleaning	Moss Treatment	J-120415-2	007255	\$629.63	\$834.46
5340-0000 Landscape Contract						
02389	1PROG - ProGrass	Landscaping	112615B	007251	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02386	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12339	007248	440.00	
02390	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring (OCT)	12022	007252	\$440.00	\$880.00
5440-0000 Pest Control						
02396	1SPRA - Sprague	Pest Control	2747335	007258	\$165.13	\$165.13
5510-0000 Electricity						
02395	1PSE - Puget Sound Energy	Electricity 11/6-12/7 (10 inv)	11/6-12/7 (10 inv)	007257	\$153.26	\$153.26
5520-0000 Water						
02385	1CIRE - City of Redmond Utility	Utilities 10/22-11/17	10/22-11/17	007247	\$438.22	\$438.22
5530-0000 Sewer						
02385	1CIRE - City of Redmond Utility	Utilities 10/22-11/17	10/22-11/17	007247	\$198.70	\$198.70
5532-0000 Metro - Redmond						
02385	1CIRE - City of Redmond Utility	Utilities 10/22-11/17	10/22-11/17	007247	\$498.74	\$498.74
5535-0000 Irrigation						
02383	1CIRE - City of Redmond Utility	10/22-11/17 Irrigation	10/22-11/17 Irrig	007247	\$96.90	\$96.90
5537-0000 Stormwater						
02384	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007247	\$320.93	\$320.93
5710-0000 Office Expenses						
02387	1KMM - Kappes Miller Management	Archive Box Storage	20156035	007249	63.44	
02392	1KMM - Kappes Miller Management	Copies	20156286	007256	24.87	

<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>
02393	1KMM - Kappes Miller Management	Envelopes & Postage	20156365	007256	36.57	
02394	1KMM - Kappes Miller Management	11/15 Bank Analysis Charge	20156185	007256	37.19	
02397	1KMM - Kappes Miller Management	Comm Mailing - 2016 Coupon Books	20156505	007256	40.20	
02398	1KMM - Kappes Miller Management	Comm Mailing - 2016 ACH and Dues	20156516	007256	\$25.80	\$228.07
5711-0000 Management Fee						
02381	1KMM - Kappes Miller Management	Management Fee - December 2015	20155932	007245	\$1,350.26	\$1,350.26
Distribution Total						<u><u>\$8,559.85</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,335.05	
1310-0000	Replacement Reserve	1,321.00	
5220-0000	Building Maint. & Repairs	834.46	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	880.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	153.26	
5520-0000	Water	438.22	
5530-0000	Sewer	198.70	
5532-0000	Metro - Redmond	498.74	
5535-0000	Irrigation	96.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	228.07	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		8,302.27
2405-0000	A/P Operations		257.58
		<u><u>8,559.85</u></u>	<u><u>8,559.85</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 12/31/15
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		
02199	9/1/2015		9/30/2015	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		
	Vendor Open Amount			<u>2,642.00</u>						

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 12/31/15
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					2,553.60	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					2,553.60	
				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					2,553.60	
				Total Invoice Amounts					2,553.60	
				Total Distributions					2,553.60	
				Difference					0.00	

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 12/31/2015**

<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	1109	Chikulaev, Pavel	0.00	0.39				0.39
CURR	4102	Ro, Hyung Jin	0.00	321.43	318.29	3.14		
CURR	8101	Agarwal, Abhishek	0.00	381.77	381.77			
Property Totals			0.00	703.59	700.06	3.14	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	(950.26)	(950.26)			
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	321.43	318.29	3.14		
CURR	6102	Liang, Jing	0.00	(318.29)	(318.29)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(906.05)	(381.77)	(381.77)	(142.51)	
CURR	8101	Agarwal, Abhishek	0.00	381.77	381.77			
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
Property Totals			<u>0.00</u>	<u>(3,119.66)</u>	<u>(950.26)</u>	<u>(378.63)</u>	<u>(142.51)</u>	<u>(1,648.26)</u>