

**WOODBIDGE PARKSIDE TOWNHOMES**  
**CASH FLOW STATEMENT**  
For the Period Feb 01, 2015 to Feb 28, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,356.87
	Homeowner Assessments		\$7,636.79
	Prepayments		1,056.47
		Total Receipts	<u>8,693.26</u>
	Operating Expenses		(7,688.07)
	Transfer to Replacement Reserve		(1,321.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(9,009.07)</u>
ENDING BALANCE			<u><u>\$3,041.06</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$90,644.88
	Transfer from Operating		\$1,321.00
	Interest		24.33
		Total Receipts	<u>1,345.33</u>
	Invoices Paid:		
	None		<u>0.00</u>
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$91,990.21</u></u>

**Balance Sheet**  
**As of February 28, 2015**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	3,041.06
Accounts Receivable	128.03
Prepaid Insurance	6,635.81

**Total Operating Accounts**

9,804.90

**Reserve Accounts**

Replacement Reserve	91,990.21
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**Total Reserve Accounts**

91,990.21

**Total Assets**

101,795.11

**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	3,032.92
Retained Earnings	95,686.54
Prior Year Expense	(440.00)

**Total Homeowner Equity**

98,279.46

**Total Liability & Homeowners Equity**

101,795.11

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending February 28, 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,696	8,696	0	17,392	17,393	1
Transfer to Reserves	(1,321)	(1,321)	0	(2,642)	(2,642)	0
Late Fees & Fines	0	(20)	(20)	0	0	0
<b>Total Operating Revenue</b>	<b>7,375</b>	<b>7,355</b>	<b>(20)</b>	<b>14,750</b>	<b>14,751</b>	<b>1</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	333	0	333	666	756	(90)
Window Cleaning	68	0	68	136	0	136
Landscape Contract	739	739	0	1,478	1,478	0
Landscape - Other	388	0	388	776	0	776
Alarm Monitoring	440	440	0	880	880	0
Pest Control	147	165	(18)	294	165	129
Fire Extinguisher Maint.	18	0	18	36	0	36
Fire Alarm Maintenance	113	0	113	226	0	226
<b>Total Maintenance Exp.</b>	<b>2,246</b>	<b>1,344</b>	<b>902</b>	<b>4,492</b>	<b>3,279</b>	<b>1,213</b>
<b>Service/Utility Exp.</b>						
Electricity	157	148	9	314	290	24
Water	476	467	9	952	903	49
Sewer	190	212	(22)	380	402	(22)
Metro - Redmond	453	0	453	906	462	444
Metro	83	535	(452)	166	535	(369)
Irrigation	275	97	178	550	194	356
Stormwater	321	321	0	642	642	0
<b>Total Service/Utility Exp.</b>	<b>1,955</b>	<b>1,780</b>	<b>175</b>	<b>3,910</b>	<b>3,428</b>	<b>482</b>
<b>Administrative Exp.</b>						
Office Expenses	142	182	(40)	284	439	(155)
Management Fee	1,350	1,311	39	2,700	2,622	78
Audit / Tax Return	120	1,520	(1,400)	240	1,520	(1,280)
Insurance	1,562	1,561	1	3,124	3,122	2
<b>Total Administrative Exp.</b>	<b>3,174</b>	<b>4,574</b>	<b>(1,400)</b>	<b>6,348</b>	<b>7,703</b>	<b>(1,355)</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending February 28, 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>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	2	0	2
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
<b>Total Operating Expenses</b>	<u>7,376</u>	<u>7,698</u>	<u>(322)</u>	<u>14,752</u>	<u>14,410</u>	<u>342</u>
<b>Operating Gain(Loss)</b>	<u>(1)</u>	<u>(343)</u>	<u>(342)</u>	<u>(2)</u>	<u>341</u>	<u>343</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	2,642	2,642	0
Interest Income - Reserve	33	24	(9)	66	50	(16)
<b>Total Reserve Revenue</b>	<u>1,354</u>	<u>1,345</u>	<u>(9)</u>	<u>2,708</u>	<u>2,692</u>	<u>(16)</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	834	0	834
<b>Total Reserve Expenses</b>	<u>417</u>	<u>0</u>	<u>417</u>	<u>834</u>	<u>0</u>	<u>834</u>
<b>Reserve Gain(Loss)</b>	<u>937</u>	<u>1,345</u>	<u>408</u>	<u>1,874</u>	<u>2,692</u>	<u>818</u>
<b>Total Gain(Loss)</b>	<u><u>936</u></u>	<u><u>1,002</u></u>	<u><u>66</u></u>	<u><u>1,872</u></u>	<u><u>3,033</u></u>	<u><u>1,161</u></u>

Date Range : 2/1/2015 To 2/28/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007135	02/01/2015	1KMM	Kappes Miller Management	02209	20150675	02/01/2015	1,310.93	0.00	1,310.93	1,310.93
007136	02/12/2015	1CIRE	City of Redmond Utility	02210	1/7-2/3	02/10/2015	1,214.17	0.00	1,214.17	
				02211	1/7-2/3 IRR	02/10/2015	96.90	0.00	96.90	
				02212	1/7-2/3 stormwater	02/10/2015	320.93	0.00	320.93	
<b>Total for Check Number 007136</b>							1,632.00	0.00	1,632.00	1,632.00
007137	02/12/2015	1INNS	Innovative Systems Tech, Inc.	02214	10854	02/10/2015	440.00	0.00	440.00	440.00
007138	02/12/2015	1KMM	Kappes Miller Management	02213	20150813	02/10/2015	63.44	0.00	63.44	63.44
007139	02/12/2015	1NORI	Northern Investors Co.	02215	2/15 Ins	02/10/2015	1,575.12	0.00	1,575.12	1,575.12
007140	02/12/2015	1PAWR	Parkside @ Woodbridge	02192		02/01/2015	1,321.00	0.00	1,321.00	1,321.00
007141	02/12/2015	1PROG	ProGrass	02216	98322B	02/10/2015	739.13	0.00	739.13	739.13
007142	02/20/2015	1KMM	Kappes Miller Management	02217	20150877	02/20/2015	25.84	0.00	25.84	25.84
007143	02/26/2015	1JVAN	Joseph H. Vandal, CPA PS	02221	126049	02/24/2015	1,520.00	0.00	1,520.00	1,520.00
007144	02/26/2015	1KMM	Kappes Miller Management	02218	20150936	02/24/2015	37.49	0.00	37.49	
				02219	20151027	02/24/2015	16.82	0.00	16.82	
				02220	20151105	02/24/2015	14.48	0.00	14.48	
<b>Total for Check Number 007144</b>							68.79	0.00	68.79	68.79
007145	02/26/2015	1PSE	Puget Sound Energy	02223	1/8-2/8 (10 inv)	02/24/2015	147.69	0.00	147.69	147.69
007146	02/26/2015	1SPRA	Sprague	02222	2518361	02/24/2015	165.13	0.00	165.13	165.13
<b>Cash Account 1 Totals</b>							<b>9,009.07</b>	<b>0.00</b>	<b>9,009.07</b>	<b>9,009.07</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>9,009.07</b>	<b>0.00</b>	<b>9,009.07</b>	<b>9,009.07</b>

<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>
<b>0250-0000 Prepaid Insurance</b>						
02215	1NORI - Northern Investors Co.	2/15 Insurance	2/15 Ins	007139	\$1,575.12	\$1,575.12
<b>1310-0000 Replacement Reserve</b>						
02192	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007140	\$1,321.00	\$1,321.00
<b>5340-0000 Landscape Contract</b>						
02216	1PROG - ProGrass	Landscaping	98322B	007141	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
02214	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10854	007137	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
02222	1SPRA - Sprague	2/3 Pest Control	2518361	007146	\$165.13	\$165.13
<b>5510-0000 Electricity</b>						
02223	1PSE - Puget Sound Energy	Electricity 1/8-2/8 (10 inv)	1/8-2/8 (10 inv)	007145	\$147.69	\$147.69
<b>5520-0000 Water</b>						
02210	1CIRE - City of Redmond Utility	Utilities 1/7-2/3	1/7-2/3	007136	\$467.08	\$467.08
<b>5530-0000 Sewer</b>						
02210	1CIRE - City of Redmond Utility	Utilities 1/7-2/3	1/7-2/3	007136	\$211.90	\$211.90
<b>5533-0000 Metro</b>						
02210	1CIRE - City of Redmond Utility	Utilities 1/7-2/3	1/7-2/3	007136	\$535.19	\$535.19
<b>5535-0000 Irrigation</b>						
02211	1CIRE - City of Redmond Utility	1/7-2/3 Irrigation	1/7-2/3 IRR	007136	\$96.90	\$96.90
<b>5537-0000 Stormwater</b>						
02212	1CIRE - City of Redmond Utility	Stormwater 1/7-2/3	1/7-2/3 stormwater	007136	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02213	1KMM - Kappes Miller Management	Archive Box Storage	20150813	007138	63.44	
02217	1KMM - Kappes Miller Management	DLF	20150877	007142	25.84	
02218	1KMM - Kappes Miller Management	1/15 Bank Analysis Charge	20150936	007144	37.49	
02219	1KMM - Kappes Miller Management	Copies & Envelopes	20151027	007144	16.82	
02220	1KMM - Kappes Miller Management	Postage	20151105	007144	\$14.48	\$158.07
<b>5711-0000 Management Fee</b>						

**Woodbridge Parkside Townhomes, A Condominium OA**  
**AP Expense Distribution**  
For Cash Account : All  
From 2/1/2015 To 2/28/2015

<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>
02209	1KMM - Kappes Miller Management	Management Fee - February 2015	20150675	007135	\$1,310.93	\$1,310.93
<b>5740-0000 Audit / Tax Return</b>						
02221	1JVAN - Joseph H. Vandal, CPA PS	2014 Audit/Tax Preparation	126049	007143	\$1,520.00	\$1,520.00
					<b>Distribution Total</b>	<u><u>\$9,009.07</u></u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,575.12	
1310-0000	Replacement Reserve	1,321.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	147.69	
5520-0000	Water	467.08	
5530-0000	Sewer	211.90	
5533-0000	Metro	535.19	
5535-0000	Irrigation	96.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	158.07	
5711-0000	Management Fee	1,310.93	
5740-0000	Audit / Tax Return	1,520.00	
0110-0000	Checking		9,009.07
		<u>9,009.07</u>	<u>9,009.07</u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 2/28/15**  
**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>
<b>1FRON: Frontier</b>										
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	4102	Ro, Hyung Jin	0.00	46.64	46.64			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	81.00			20.00	61.00
<b>Property Totals</b>			0.00	128.03	46.64	0.00	20.00	61.39

<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)
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	4102	Ro, Hyung Jin	0.00	46.64	46.64			
CURR	6102	Baumgarten, Alex Clark	0.00	(679.44)	(318.29)	(361.15)		
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(906.05)	(381.77)	(524.28)		
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	81.00			20.00	61.00
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
<b>Property Totals</b>			<u>0.00</u>	<u>(3,476.02)</u>	<u>(1,009.83)</u>	<u>(885.43)</u>	<u>20.00</u>	<u>(1,600.76)</u>