

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,493.31
	Homeowner Assessments	\$7,596.43	
	Prepayments	1,056.47	
	Delinquent Letter Fee	23.50	
	Late Fee	20.00	
	Total Receipts	<u>8,696.40</u>	
	Operating Expenses	(7,190.84)	
	Transfer to Replacement Reserve	(2,642.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(9,832.84)</u>	
ENDING BALANCE			<u><u>\$3,356.87</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$87,976.72
	Transfer from Operating Interest	\$2,642.00	
		26.16	
	Total Receipts	<u>2,668.16</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$90,644.88</u></u>

**Balance Sheet**  
As of January 31, 2015

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	3,356.87
Accounts Receivable	168.39
Prepaid Insurance	6,621.54

**Total Operating Accounts**

10,146.80

**Reserve Accounts**

Replacement Reserve	90,644.88
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**Total Reserve Accounts**

90,644.88

**Total Assets**

100,791.68

**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	2,029.49
Retained Earnings	95,686.54
Prior Year Expense	(440.00)

**Total Homeowner Equity**

97,276.03

**Total Liability & Homeowners Equity**

100,791.68

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending January 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,696	8,696	0	8,696	8,696	0
Transfer to Reserves	(1,321)	(1,321)	0	(1,321)	(1,321)	0
Late Fees & Fines	0	20	20	0	20	20
<b>Total Operating Revenue</b>	<b>7,375</b>	<b>7,395</b>	<b>20</b>	<b>7,375</b>	<b>7,395</b>	<b>20</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	333	756	(423)	333	756	(423)
Window Cleaning	68	0	68	68	0	68
Landscape Contract	739	739	0	739	739	0
Landscape - Other	388	0	388	388	0	388
Alarm Monitoring	440	440	0	440	440	0
Pest Control	147	0	147	147	0	147
Fire Extinguisher Maint.	18	0	18	18	0	18
Fire Alarm Maintenance	113	0	113	113	0	113
<b>Total Maintenance Exp.</b>	<b>2,246</b>	<b>1,935</b>	<b>311</b>	<b>2,246</b>	<b>1,935</b>	<b>311</b>
<b>Service/Utility Exp.</b>						
Electricity	157	142	15	157	142	15
Water	476	436	40	476	436	40
Sewer	190	190	0	190	190	0
Metro - Redmond	453	462	(9)	453	462	(9)
Metro	83	0	83	83	0	83
Irrigation	275	97	178	275	97	178
Stormwater	321	321	0	321	321	0
<b>Total Service/Utility Exp.</b>	<b>1,955</b>	<b>1,648</b>	<b>307</b>	<b>1,955</b>	<b>1,648</b>	<b>307</b>
<b>Administrative Exp.</b>						
Office Expenses	142	258	(116)	142	258	(116)
Management Fee	1,350	1,311	39	1,350	1,311	39
Audit / Tax Return	120	0	120	120	0	120
Insurance	1,562	1,561	1	1,562	1,561	1
<b>Total Administrative Exp.</b>	<b>3,174</b>	<b>3,130</b>	<b>44</b>	<b>3,174</b>	<b>3,130</b>	<b>44</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending January 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>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	1	0	1
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>
<b>Total Operating Expenses</b>	<u>7,376</u>	<u>6,713</u>	<u>663</u>	<u>7,376</u>	<u>6,713</u>	<u>663</u>
<b>Operating Gain(Loss)</b>	<u>(1)</u>	<u>682</u>	<u>683</u>	<u>(1)</u>	<u>682</u>	<u>683</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	1,321	1,321	0
Interest Income - Reserve	33	26	(7)	33	26	(7)
<b>Total Reserve Revenue</b>	<u>1,354</u>	<u>1,347</u>	<u>(7)</u>	<u>1,354</u>	<u>1,347</u>	<u>(7)</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	417	0	417
<b>Total Reserve Expenses</b>	<u>417</u>	<u>0</u>	<u>417</u>	<u>417</u>	<u>0</u>	<u>417</u>
<b>Reserve Gain(Loss)</b>	<u>937</u>	<u>1,347</u>	<u>410</u>	<u>937</u>	<u>1,347</u>	<u>410</u>
<b>Total Gain(Loss)</b>	<u><u>936</u></u>	<u><u>2,029</u></u>	<u><u>1,093</u></u>	<u><u>936</u></u>	<u><u>2,029</u></u>	<u><u>1,093</u></u>

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

<b>Check</b>	<b>Check Date</b>	<b>Vendor</b>	<b>Vendor Name</b>	<b>Vch #</b>	<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Gross Amount</b>	<b>Discount</b>	<b>Net Amount</b>	<b>Check Amount</b>
007124	01/01/2015	1KMM	Kappes Miller Management	02178	20146771	01/01/2015	1,310.93	0.00	1,310.93	1,310.93
007125	01/14/2015	1CIRE	City of Redmond Utility	02180	24869	01/12/2015	96.90	0.00	96.90	
				02181	35782	01/12/2015	320.93	0.00	320.93	
				02182	12/3-1/8	01/12/2015	1,088.78	0.00	1,088.78	
				<b>Total for Check Number 007125</b>			1,506.61	0.00	1,506.61	1,506.61
007126	01/14/2015	1INNS	Innovative Systems Tech, Inc.	02183	10702	01/12/2015	440.00	0.00	440.00	440.00
007127	01/14/2015	1KMM	Kappes Miller Management	02184	20150206	01/12/2015	63.44	0.00	63.44	
				02185	20150031	01/12/2015	20.90	0.00	20.90	
				02186	20150022	01/12/2015	37.39	0.00	37.39	
				02187	20150277	01/12/2015	25.84	0.00	25.84	
				02188	20150329	01/12/2015	7.59	0.00	7.59	
				02189	20150139	01/12/2015	29.94	0.00	29.94	
				<b>Total for Check Number 007127</b>			185.10	0.00	185.10	185.10
007128	01/14/2015	1NORI	Northern Investors Co.	02179	43958	01/12/2015	1,575.12	0.00	1,575.12	1,575.12
007129	01/14/2015	1PROG	ProGrass	02190	97301B	01/12/2015	739.13	0.00	739.13	739.13
007130	01/28/2015	1INNS	Innovative Systems Tech, Inc.	02203	10564	01/26/2015	440.00	0.00	440.00	440.00
007131	01/28/2015	1KMM	Kappes Miller Management	02204	20150385	01/26/2015	40.12	0.00	40.12	
				02205	20150570	01/26/2015	28.58	0.00	28.58	
				02206	20150488	01/26/2015	27.48	0.00	27.48	
				<b>Total for Check Number 007131</b>			96.18	0.00	96.18	96.18
007132	01/28/2015	1OLYM	Olympic Mechanical Inc.	02207	81632	01/26/2015	755.55	0.00	755.55	755.55
007133	01/28/2015	1PAWR	Parkside @ Woodbridge	01973		10/01/2014	1,321.00	0.00	1,321.00	
				02191		01/01/2015	1,321.00	0.00	1,321.00	
				<b>Total for Check Number 007133</b>			2,642.00	0.00	2,642.00	2,642.00
007134	01/28/2015	1PSE	Puget Sound Energy	02208	12/7-1/7 (10 inv)	01/26/2015	142.22	0.00	142.22	142.22
<b>Cash Account 1 Totals</b>							<b>9,832.84</b>	<b>0.00</b>	<b>9,832.84</b>	<b>9,832.84</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>9,832.84</b>	<b>0.00</b>	<b>9,832.84</b>	<b>9,832.84</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>						
02179	1NORI - Northern Investors Co.	1/15 Insurance	43958	007128	\$1,575.12	\$1,575.12
<b>1310-0000 Replacement Reserve</b>						
02191	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007133	\$1,321.00	\$1,321.00
<b>3511-0000 Prior Year Expense</b>						
02203	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10564	007130	\$440.00	\$440.00
<b>5220-0000 Building Maint. &amp; Repairs</b>						
02207	1OLYM - Olympic Mechanical Inc.	Install fire damper actuator	81632	007132	\$755.55	\$755.55
<b>5340-0000 Landscape Contract</b>						
02190	1PROG - ProGrass	landscaping	97301B	007129	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
02183	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	10702	007126	\$440.00	\$440.00
<b>5510-0000 Electricity</b>						
02208	1PSE - Puget Sound Energy	Electricity 12/7-1/7 (10 inv)	12/7-1/7 (10 inv)	007134	\$142.22	\$142.22
<b>5520-0000 Water</b>						
02182	1CIRE - City of Redmond Utility	12/3-1/6 Utilities	12/3-1/8	007125	\$436.00	\$436.00
<b>5530-0000 Sewer</b>						
02182	1CIRE - City of Redmond Utility	12/3-1/6 Utilities	12/3-1/8	007125	\$190.45	\$190.45
<b>5532-0000 Metro - Redmond</b>						
02182	1CIRE - City of Redmond Utility	12/3-1/6 Utilities	12/3-1/8	007125	\$462.33	\$462.33
<b>5535-0000 Irrigation</b>						
02180	1CIRE - City of Redmond Utility	12/3-1/6 Irrigation	24869	007125	\$96.90	\$96.90
<b>5537-0000 Stormwater</b>						
02181	1CIRE - City of Redmond Utility	12/3-12/6 Stormwater	35782	007125	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02184	1KMM - Kappes Miller Management	Archive Box Storage	20150206	007127	63.44	
02185	1KMM - Kappes Miller Management	Community Mailing-2015 ach schedule/letter	20150031	007127	20.90	
02186	1KMM - Kappes Miller Management	Comm Mailing - 2015 Coupon Book Mailing	20150022	007127	37.39	
02187	1KMM - Kappes Miller Management	DLF	20150277	007127	25.84	

<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>
02188	1KMM - Kappes Miller Management	Retrieving/sending archive box storage	20150329	007127	7.59	
02189	1KMM - Kappes Miller Management	2015 Coupon Books	20150139	007127	29.94	
02204	1KMM - Kappes Miller Management	12/14 Bank Analysis Charge	20150385	007131	40.12	
02205	1KMM - Kappes Miller Management	Postage	20150570	007131	28.58	
02206	1KMM - Kappes Miller Management	Copies & Envelopes	20150488	007131	\$27.48	\$281.28
<b>5711-0000 Management Fee</b>						
02178	1KMM - Kappes Miller Management	Management Fee - January 2015	20146771	007124	\$1,310.93	\$1,310.93
					<b>Distribution Total</b>	<u><u>\$8,511.84</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	
3511-0000	Prior Year Expense	440.00	
5220-0000	Building Maint. & Repairs	755.55	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5510-0000	Electricity	142.22	
5520-0000	Water	436.00	
5530-0000	Sewer	190.45	
5532-0000	Metro - Redmond	462.33	
5535-0000	Irrigation	96.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	281.28	
5711-0000	Management Fee	1,310.93	
0110-0000	Checking		9,832.84
2405-0000	A/P Operations	1,321.00	
		<u><u>9,832.84</u></u>	<u><u>9,832.84</u></u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 1/31/15**  
**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>
<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	43.50	43.50			
CURR	7104	Liu, Wenchang	0.00	43.50	43.50			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	81.00		20.00	61.00	
<b>Property Totals</b>			<u>0.00</u>	<u>168.39</u>	<u>87.00</u>	<u>20.00</u>	<u>61.00</u>	<u>0.39</u>

**Parkside At Woodbridge  
Aging Report  
(Summarized)  
as of 01/31/2015**

<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)	(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	43.50	43.50			
CURR	6102	Baumgarten, Alex Clark	0.00	(679.44)	(318.29)	(328.81)	(32.34)	
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Liu, Wenchang	0.00	43.50	43.50			
CURR	7106	Beck, Kyle	0.00	(906.05)	(381.77)	(378.00)	(146.28)	
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>(3,435.66)</u>	<u>(969.47)</u>	<u>(686.81)</u>	<u>(117.62)</u>	<u>(1,661.76)</u>