

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,892.90
	Homeowner Assessments	\$7,579.79	
	Prepayments	1,069.97	
	Delinquent Letter Fee	23.50	
	Late Fees & Fines	20.00	
	Total Receipts	<u>8,693.26</u>	
	Operating Expenses	(5,775.19)	
	Transfer to Replacement Reserve	(1,321.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(7,096.19)</u>	
ENDING BALANCE			<u>\$6,489.97</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$97,383.31
	Transfers from Operating Interest	\$1,321.00	
		28.61	
	Total Receipts	<u>1,349.61</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$98,732.92</u>

Balance Sheet

As of July 31, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	6,489.97	
Accounts Receivable	106.23	
Prepaid Insurance	5,327.24	

Total Operating Accounts

11,923.44

Reserve Accounts

Replacement Reserve	98,732.92	
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Total Reserve Accounts

98,732.92

Total Assets

110,656.36

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	12,293.72	
Retained Earnings	95,686.54	
Prior Year Expense	(839.55)	

Total Homeowner Equity

107,140.71

Total Liability & Homeowners Equity

110,656.36

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending July 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	60,872	60,875	3
Transfer to Reserves	(1,321)	(1,321)	0	(9,247)	(9,247)	0
Late Fees & Fines	0	0	0	0	(20)	(20)
Total Operating Revenue	7,375	7,375	0	51,625	51,608	(17)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	0	333	2,331	1,336	995
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	476	0	476
Landscape Contract	739	739	0	5,173	5,174	(1)
Landscape - Other	388	0	388	2,716	197	2,519
Alarm Monitoring	440	440	0	3,080	2,640	440
Pest Control	147	0	147	1,029	991	38
Fire Extinguisher Maint.	18	0	18	126	0	126
Fire Alarm Maintenance	113	0	113	791	440	351
Total Maintenance Exp.	2,246	1,179	1,067	15,722	11,172	4,550
Service/Utility Exp.						
Electricity	157	148	9	1,099	1,018	81
Water	476	617	(141)	3,332	3,563	(231)
Sewer	190	212	(22)	1,330	1,409	(79)
Metro - Redmond	453	535	(82)	3,171	3,488	(317)
Metro	83	0	83	581	495	86
Irrigation	275	1,250	(975)	1,925	1,740	185
Stormwater	321	321	0	2,247	2,247	0
Total Service/Utility Exp.	1,955	3,083	(1,128)	13,685	13,960	(275)
Administrative Exp.						
Office Expenses	142	163	(21)	994	1,231	(237)
Management Fee	1,350	1,350	0	9,450	9,373	77
Legal Expense	0	0	0	0	41	(41)
Audit / Tax Return	120	0	120	840	1,520	(680)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending July 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)	10,934	11,453	(519)
Total Administrative Exp.	3,174	3,154	20	22,218	23,618	(1,400)
Tax & License						
Licenses & Permits	1	0	1	7	0	7
Total Tax & License	1	0	1	7	0	7
Total Operating Expenses	7,376	7,416	(40)	51,632	48,750	2,882
Operating Gain(Loss)	(1)	(41)	(40)	(7)	2,858	2,865
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	9,247	9,247	0
Interest Income - Reserve	33	29	(4)	231	188	(43)
Total Reserve Revenue	1,354	1,350	(4)	9,478	9,435	(43)
Reserve Expenses						
Major Maintenance Expense	417	0	417	2,919	0	2,919
Total Reserve Expenses	417	0	417	2,919	0	2,919
Reserve Gain(Loss)	937	1,350	413	6,559	9,435	2,876
Total Gain(Loss)	936	1,309	373	6,552	12,293	5,741

Date Range : 7/1/2015 To 7/31/2015 For Cash Account 1

<u>Check</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Vendor Name</u>	<u>Vch #</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Gross Amount</u>	<u>Discount</u>	<u>Net Amount</u>	<u>Check Amount</u>
007191	07/01/2015	1KMM	Kappes Miller Management	02292	20153377	07/01/2015	1,350.26	0.00	1,350.26	1,350.26
007193	07/14/2015	1CIRE	City of Redmond Utility	02300	5/20-6/19	07/10/2015	1,363.62	0.00	1,363.62	
				02301	5/20-6/19	07/10/2015	1,249.80	0.00	1,249.80	
				02302	6/3-7/7	07/10/2015	320.93	0.00	320.93	
				Total for Check Number 007193			2,934.35	0.00	2,934.35	2,934.35
007194	07/14/2015	1INNS	Innovative Systems Tech, Inc.	02293	11565	07/10/2015	440.00	0.00	440.00	440.00
007195	07/14/2015	1KMM	Kappes Miller Management	02294	20153537	07/10/2015	25.84	0.00	25.84	
				02295	20153479	07/10/2015	69.78	0.00	69.78	
				Total for Check Number 007195			95.62	0.00	95.62	95.62
007196	07/14/2015	1PROG	ProGrass	02296	105848B	07/10/2015	739.13	0.00	739.13	739.13
007197	07/28/2015	1KMM	Kappes Miller Management	02303	20153637	07/24/2015	39.23	0.00	39.23	
				02304	20153739	07/24/2015	11.96	0.00	11.96	
				02305	20153821	07/24/2015	16.43	0.00	16.43	
				Total for Check Number 007197			67.62	0.00	67.62	67.62
007198	07/28/2015	1PAWR	Parkside @ Woodbridge	02197		07/01/2015	1,321.00	0.00	1,321.00	1,321.00
007199	07/28/2015	1PSE	Puget Sound Energy	02306	6/6-7/7 (10 inv)	07/24/2015	148.21	0.00	148.21	148.21
Cash Account 1 Totals							7,096.19	0.00	7,096.19	7,096.19
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							7,096.19	0.00	7,096.19	7,096.19

<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>
1310-0000 Replacement Reserve						
02197	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007198	\$1,321.00	\$1,321.00
5340-0000 Landscape Contract						
02296	1PROG - ProGrass	Landscaping	105848B	007196	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02293	1INNS - Innovative Systems Tech, Inc.	Fire alarm monitoring	11565	007194	\$440.00	\$440.00
5510-0000 Electricity						
02306	1PSE - Puget Sound Energy	Electricity 6/6-7/7 (10 inv)	6/6-7/7 (10 inv)	007199	\$148.21	\$148.21
5520-0000 Water						
02300	1CIRE - City of Redmond Utility	Utilities 5/20-6/19	5/20-6/19		616.54	
02301	1CIRE - City of Redmond Utility	Water 5/20-6/19	5/20-6/19	007193	1,249.80	
02309	1CIRE - City of Redmond Utility	Water (IRR) 5/20-6/19	5/20-6/119		(\$1,249.80)	\$616.54
5530-0000 Sewer						
02300	1CIRE - City of Redmond Utility	Utilities 5/20-6/19	5/20-6/19		\$211.90	\$211.90
5532-0000 Metro - Redmond						
02300	1CIRE - City of Redmond Utility	Utilities 5/20-6/19	5/20-6/19		\$535.18	\$535.18
5535-0000 Irrigation						
02309	1CIRE - City of Redmond Utility	Water (IRR) 5/20-6/19	5/20-6/119		\$1,249.80	\$1,249.80
5537-0000 Stormwater						
02302	1CIRE - City of Redmond Utility	Stormwater 6/3-7/7	6/3-7/7	007193	\$320.93	\$320.93
5710-0000 Office Expenses						
02294	1KMM - Kappes Miller Management	DLF	20153537	007195	25.84	
02295	1KMM - Kappes Miller Management	Archive Box Storage	20153479	007195	69.78	
02303	1KMM - Kappes Miller Management	6/15 Bank Analysis Charge	20153637	007197	39.23	
02304	1KMM - Kappes Miller Management	Copies & Envelopes	20153739	007197	11.96	
02305	1KMM - Kappes Miller Management	Postage	20153821	007197	\$16.43	\$163.24
5711-0000 Management Fee						
02292	1KMM - Kappes Miller Management	Management Fee - July 2015	20153377	007191	\$1,350.26	\$1,350.26
					Distribution Total	<u><u>\$7,096.19</u></u>

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
Account Summary			
<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,321.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5510-0000	Electricity	148.21	
5520-0000	Water	616.54	
5530-0000	Sewer	211.90	
5532-0000	Metro - Redmond	535.18	
5535-0000	Irrigation	1,249.80	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	163.24	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		7,096.19
		<u>7,096.19</u>	<u>7,096.19</u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 7/31/15
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>						

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 07/31/2015**

<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	105.84	105.84			
Property Totals			<u>0.00</u>	<u>106.23</u>	<u>105.84</u>	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>

**Parkside At Woodbridge
Aging Report
(Summarized)
as of 07/31/2015**

<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	105.84	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>(3,497.82)</u>	<u>(964.13)</u>	<u>(700.06)</u>	<u>(185.37)</u>	<u>(1,648.26)</u>