

WOODBIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period June 01, 2015 to June 30, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,656.12
	Homeowner Assessments		\$8,018.56
	Prepayments		1,056.47
		Total Receipts	<u>9,075.03</u>
	Operating Expenses		(6,196.25)
	Transfer to Replacement Reserve		(2,642.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(8,838.25)</u>
ENDING BALANCE			<u><u>\$4,892.90</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$94,714.10
	Transfers from Operating		\$2,642.00
	Interest		27.21
		Total Receipts	<u>2,669.21</u>
	Invoices Paid:		
	None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$97,383.31</u></u>

Balance Sheet

As of June 30, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	4,892.90
Accounts Receivable	103.09
Prepaid Insurance	6,967.84

Total Operating Accounts

11,963.83

Reserve Accounts

Replacement Reserve	97,383.31
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Total Reserve Accounts

97,383.31

Total Assets

109,347.14

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	10,984.50
Retained Earnings	95,686.54
Prior Year Expense	(839.55)

Total Homeowner Equity

105,831.49

Total Liability & Homeowners Equity

109,347.14

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending June 30, 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	52,176	52,178	2
Transfer to Reserves	(1,321)	(1,321)	0	(7,926)	(7,926)	0
Late Fees & Fines	0	20	20	0	(20)	(20)
Total Operating Revenue	7,375	7,395	20	44,250	44,232	(18)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	0	333	1,998	1,336	662
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	408	0	408
Landscape Contract	739	739	0	4,434	4,435	(1)
Landscape - Other	388	0	388	2,328	197	2,131
Alarm Monitoring	440	440	0	2,640	2,200	440
Pest Control	147	165	(18)	882	991	(109)
Fire Extinguisher Maint.	18	0	18	108	0	108
Fire Alarm Maintenance	113	0	113	678	440	238
Total Maintenance Exp.	2,246	1,344	902	13,476	9,993	3,483
Service/Utility Exp.						
Electricity	157	141	16	942	869	73
Water	476	567	(91)	2,856	2,946	(90)
Sewer	190	190	0	1,140	1,197	(57)
Metro - Redmond	453	462	(9)	2,718	2,953	(235)
Metro	83	0	83	498	495	3
Irrigation	275	103	172	1,650	491	1,159
Stormwater	321	321	0	1,926	1,926	0
Total Service/Utility Exp.	1,955	1,784	171	11,730	10,877	853
Administrative Exp.						
Office Expenses	142	118	24	852	1,067	(215)
Management Fee	1,350	1,350	0	8,100	8,023	77
Legal Expense	0	0	0	0	41	(41)
Audit / Tax Return	120	0	120	720	1,520	(800)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending June 30, 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	1,636	(74)	9,372	9,813	(441)
Total Administrative Exp.	3,174	3,104	70	19,044	20,464	(1,420)
Tax & License						
Licenses & Permits	1	0	1	6	0	6
Total Tax & License	1	0	1	6	0	6
Total Operating Expenses	7,376	6,232	1,144	44,256	41,334	2,922
Operating Gain(Loss)	(1)	1,163	1,164	(6)	2,898	2,904
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	7,926	7,926	0
Interest Income - Reserve	33	27	(6)	198	160	(38)
Total Reserve Revenue	1,354	1,348	(6)	8,124	8,086	(38)
Reserve Expenses						
Major Maintenance Expense	417	0	417	2,502	0	2,502
Total Reserve Expenses	417	0	417	2,502	0	2,502
Reserve Gain(Loss)	937	1,348	411	5,622	8,086	2,464
Total Gain(Loss)	936	2,511	1,575	5,616	10,984	5,368

Date Range : 6/1/2015 To 6/30/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007181	06/01/2015	1KMM	Kappes Miller Management	02278	20152890	06/01/2015	1,350.26	0.00	1,350.26	1,350.26
007182	06/15/2015	1CIRE	City of Redmond Utility	02279	4/23-5/19	06/15/2015	1,219.79	0.00	1,219.79	
				02280	4/23-5/19 Irr	06/15/2015	103.00	0.00	103.00	
				02281	5/6-6/2 Storm	06/15/2015	320.93	0.00	320.93	
Total for Check Number 007182							1,643.72	0.00	1,643.72	1,643.72
007183	06/15/2015	1INNS	Innovative Systems Tech, Inc.	02282	11412	06/15/2015	440.00	0.00	440.00	440.00
007184	06/15/2015	1KMM	Kappes Miller Management	02283	20152970	06/15/2015	69.78	0.00	69.78	69.78
007185	06/15/2015	1NORI	Northern Investors Co.	02286	43958	06/15/2015	1,575.09	0.00	1,575.09	1,575.09
007186	06/15/2015	1PROG	ProGrass	02284	104251B	06/15/2015	739.13	0.00	739.13	739.13
007187	06/15/2015	1PSE	Puget Sound Energy	02287	5/7-6/5 (10 inv)	06/15/2015	141.13	0.00	141.13	141.13
007188	06/15/2015	1SPRA	Sprague	02285	2606976	06/15/2015	165.13	0.00	165.13	165.13
007189	06/26/2015	1KMM	Kappes Miller Management	02288	20153084	06/24/2015	40.22	0.00	40.22	
				02289	20153209	06/24/2015	16.82	0.00	16.82	
				02290	21053293	06/24/2015	14.97	0.00	14.97	
Total for Check Number 007189							72.01	0.00	72.01	72.01
007190	06/26/2015	1PAWR	Parkside @ Woodbridge	02195		05/01/2015	1,321.00	0.00	1,321.00	1,321.00
007192	06/30/2015	1PAWR	Parkside @ Woodbridge	02196		06/01/2015	1,321.00	0.00	1,321.00	1,321.00
Cash Account 1 Totals							8,838.25	0.00	8,838.25	8,838.25
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,838.25	0.00	8,838.25	8,838.25

<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						
02286	1NORI - Northern Investors Co.	Insurance	43958	007185	\$1,575.09	\$1,575.09
1310-0000 Replacement Reserve						
02196	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,321.00	\$1,321.00
5340-0000 Landscape Contract						
02284	1PROG - ProGrass	Landscaping	104251B	007186	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02282	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	11412	007183	\$440.00	\$440.00
5440-0000 Pest Control						
02285	1SPRA - Sprague	Pest Control	2606976	007188	\$165.13	\$165.13
5510-0000 Electricity						
02287	1PSE - Puget Sound Energy	Electricity 5/7-6/5 (10 inv)	5/7-6/5 (10 inv)	007187	\$141.13	\$141.13
5520-0000 Water						
02279	1CIRE - City of Redmond Utility	Utilities 4/23-5/19	4/23-5/19	007182	\$567.01	\$567.01
5530-0000 Sewer						
02279	1CIRE - City of Redmond Utility	Utilities 4/23-5/19	4/23-5/19	007182	\$190.45	\$190.45
5532-0000 Metro - Redmond						
02279	1CIRE - City of Redmond Utility	Utilities 4/23-5/19	4/23-5/19	007182	\$462.33	\$462.33
5535-0000 Irrigation						
02280	1CIRE - City of Redmond Utility	Irrigation 4/23-5/19	4/23-5/19 Irr	007182	\$103.00	\$103.00
5537-0000 Stormwater						
02281	1CIRE - City of Redmond Utility	Stormwater 5/6-6/2	5/6-6/2 Storm	007182	\$320.93	\$320.93
5710-0000 Office Expenses						
02283	1KMM - Kappes Miller Management	Archive Box Storage	20152970	007184	69.78	
02288	1KMM - Kappes Miller Management	5/15 Bank Analysis Charge	20153084	007189	40.22	
02289	1KMM - Kappes Miller Management	Copies & Envelopes	20153209	007189	16.82	
02290	1KMM - Kappes Miller Management	Postage	21053293	007189	\$14.97	\$141.79
5711-0000 Management Fee						
02278	1KMM - Kappes Miller Management	Management Fee - June 2015	20152890	007181	\$1,350.26	\$1,350.26

<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>
Distribution Total						<u>\$7,517.25</u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,575.09	
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	141.13	
5520-0000	Water	567.01	
5530-0000	Sewer	190.45	
5532-0000	Metro - Redmond	462.33	
5535-0000	Irrigation	103.00	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	141.79	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		7,517.25
		<u>7,517.25</u>	<u>7,517.25</u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 6/30/15
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 No	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	102.70	102.70			
Property Totals			<u>0.00</u>	<u>103.09</u>	<u>102.70</u>	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>

**Parkside At Woodbridge
Aging Report
(Summarized)
as of 06/30/2015**

<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)
FORM	4101	Schonleitner, Eva	0.00	(33.50)				(33.50)
CURR	4102	Ro, Hyung Jin	0.00	102.70	102.70			
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)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	0.00				
Property Totals			0.00	(3,500.96)	(953.77)	(700.06)	(185.37)	(1,661.76)