

WOODBRIIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period Mach 01, 2015 to March 31, 2015

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,041.06
	Homeowner Assessments		\$7,636.79
	Prepayments		1,056.47
		Total Receipts	<u>8,693.26</u>
	Operating Expenses		(6,799.45)
	Transfer to Replacement Reserve		(1,321.00)
	Transfer to Insurance Reserve		0.00
		Total Disbursements	<u>(8,120.45)</u>
ENDING BALANCE			<u><u>\$3,613.87</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$91,990.21
	Transfer from Operating Interest		\$1,321.00
			27.35
		Total Receipts	<u>1,348.35</u>
	Invoices Paid: None		0.00
		Total Disbursements	<u>0.00</u>
ENDING BALANCE			<u><u>\$93,338.56</u></u>

Balance Sheet
As of March 31, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	3,613.87
Accounts Receivable	50.17
Prepaid Insurance	6,650.08

Total Operating Accounts

10,314.12

Reserve Accounts

Replacement Reserve	93,338.56
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Total Reserve Accounts

93,338.56

Total Assets

103,652.68

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	5,055.62
Retained Earnings	95,686.54
Prior Year Expense	(605.13)

Total Homeowner Equity

100,137.03

Total Liability & Homeowners Equity

103,652.68

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending March 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	26,088	26,089	1
Transfer to Reserves	(1,321)	(1,321)	0	(3,963)	(3,963)	0
Late Fees & Fines	0	(40)	(40)	0	(40)	(40)
Total Operating Revenue	7,375	7,335	(40)	22,125	22,086	(39)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	0	333	999	756	243
Gutter Cleaning	0	394	(394)	0	394	(394)
Window Cleaning	68	0	68	204	0	204
Landscape Contract	739	739	0	2,217	2,217	0
Landscape - Other	388	0	388	1,164	0	1,164
Alarm Monitoring	440	440	0	1,320	1,320	0
Pest Control	147	330	(183)	441	495	(54)
Fire Extinguisher Maint.	18	0	18	54	0	54
Fire Alarm Maintenance	113	0	113	339	0	339
Total Maintenance Exp.	2,246	1,903	343	6,738	5,182	1,556
Service/Utility Exp.						
Electricity	157	152	5	471	441	30
Water	476	420	56	1,428	1,324	104
Sewer	190	179	11	570	581	(11)
Metro - Redmond	453	423	30	1,359	885	474
Metro	83	0	83	249	535	(286)
Irrigation	275	97	178	825	291	534
Stormwater	321	321	0	963	963	0
Total Service/Utility Exp.	1,955	1,592	363	5,865	5,020	845
Administrative Exp.						
Office Expenses	142	214	(72)	426	653	(227)
Management Fee	1,350	1,350	0	4,050	3,972	78
Legal Expense	0	41	(41)	0	41	(41)
Audit / Tax Return	120	0	120	360	1,520	(1,160)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending March 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	1,561	1	4,686	4,683	3
Total Administrative Exp.	3,174	3,166	8	9,522	10,869	(1,347)
Tax & License						
Licenses & Permits	1	0	1	3	0	3
Total Tax & License	1	0	1	3	0	3
Total Operating Expenses	7,376	6,661	715	22,128	21,071	1,057
Operating Gain(Loss)	(1)	674	675	(3)	1,015	1,018
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	3,963	3,963	0
Interest Income - Reserve	33	27	(6)	99	78	(21)
Total Reserve Revenue	1,354	1,348	(6)	4,062	4,041	(21)
Reserve Expenses						
Major Maintenance Expense	417	0	417	1,251	0	1,251
Total Reserve Expenses	417	0	417	1,251	0	1,251
Reserve Gain(Loss)	937	1,348	411	2,811	4,041	1,230
Total Gain(Loss)	936	2,022	1,086	2,808	5,056	2,248

Date Range : 3/1/2015 To 3/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007147	03/01/2015	1KMM	Kappes Miller Management	02224	20151280	03/01/2015	1,350.26	0.00	1,350.26	1,350.26
007148	03/12/2015	1CIRE	City of Redmond Utility	02225	1/22-2/17 Util	03/09/2015	1,022.46	0.00	1,022.46	
				02226	1/22-2/17 Irr	03/09/2015	96.90	0.00	96.90	
				02227	2/4-3/3 Stormwater	03/09/2015	320.93	0.00	320.93	
				Total for Check Number 007148			1,440.29	0.00	1,440.29	1,440.29
007149	03/12/2015	1INNS	Innovative Systems Tech, Inc.	02228	10976	03/09/2015	440.00	0.00	440.00	440.00
007150	03/12/2015	1KMM	Kappes Miller Management	02229	20151395	03/09/2015	63.44	0.00	63.44	
				02230	20151284	03/09/2015	39.46	0.00	39.46	
				02235	20151490	03/11/2015	7.38	0.00	7.38	
				Total for Check Number 007150			110.28	0.00	110.28	110.28
007151	03/12/2015	1NORI	Northern Investors Co.	02233	43958	03/09/2015	1,575.12	0.00	1,575.12	1,575.12
007152	03/12/2015	1PROG	ProGrass	02234	99664B	03/10/2015	739.13	0.00	739.13	739.13
007153	03/12/2015	1SPRA	Sprague	02231	2477887	03/09/2015	165.13	0.00	165.13	
				02232	2491510	03/09/2015	165.13	0.00	165.13	
				Total for Check Number 007153			330.26	0.00	330.26	330.26
007154	03/26/2015	1CCS	Condominium Construction Services, LLC	02236	20150118	03/24/2015	394.04	0.00	394.04	394.04
007155	03/26/2015	1KMM	Kappes Miller Management	02237	20151710	03/24/2015	38.48	0.00	38.48	
				02238	20151632	03/24/2015	24.49	0.00	24.49	
				02239	20151532	03/24/2015	40.42	0.00	40.42	
				Total for Check Number 007155			103.39	0.00	103.39	103.39
007156	03/26/2015	1PAWR	Parkside @ Woodbridge	02193		03/01/2015	1,321.00	0.00	1,321.00	1,321.00
007157	03/26/2015	1PSE	Puget Sound Energy	02240	2/6-3/9 (10 inv)	03/24/2015	151.55	0.00	151.55	151.55
007158	03/26/2015	1SPRA	Sprague	02241	2541654	03/24/2015	165.13	0.00	165.13	165.13
Cash Account 1 Totals							8,120.45	0.00	8,120.45	8,120.45
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,120.45	0.00	8,120.45	8,120.45

<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						
02233	1NORI - Northern Investors Co.	3/15 Insurance	43958	007151	\$1,575.12	\$1,575.12
1310-0000 Replacement Reserve						
02193	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007156	\$1,321.00	\$1,321.00
3511-0000 Prior Year Expense						
02231	1SPRA - Sprague	Pest Control	2477887	007153	\$165.13	\$165.13
5225-0000 Gutter Cleaning						
02236	1CCS - Condominium Construction Servi	Gutter Cleaning	20150118	007154	\$394.04	\$394.04
5340-0000 Landscape Contract						
02234	1PROG - ProGrass	Landscaping	99664B	007152	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02228	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	10976	007149	\$440.00	\$440.00
5440-0000 Pest Control						
02232	1SPRA - Sprague	Pest Control	2491510	007153	165.13	
02241	1SPRA - Sprague	Pest Control	2541654	007158	\$165.13	\$330.26
5510-0000 Electricity						
02240	1PSE - Puget Sound Energy	Electricity 2/6-3/9 (10 inv)	2/6-3/9 (10 inv)	007157	\$151.55	\$151.55
5520-0000 Water						
02225	1CIRE - City of Redmond Utility	Utilities 1/22-2/17	1/22-2/17 Util	007148	\$420.46	\$420.46
5530-0000 Sewer						
02225	1CIRE - City of Redmond Utility	Utilities 1/22-2/17	1/22-2/17 Util	007148	\$178.90	\$178.90
5532-0000 Metro - Redmond						
02225	1CIRE - City of Redmond Utility	Utilities 1/22-2/17	1/22-2/17 Util	007148	\$423.10	\$423.10
5535-0000 Irrigation						
02226	1CIRE - City of Redmond Utility	Irrigation 1/22-2/17	1/22-2/17 Irr	007148	\$96.90	\$96.90
5537-0000 Stormwater						
02227	1CIRE - City of Redmond Utility	Stormwater 2/4-3/3	2/4-3/3 Stormwater	007148	\$320.93	\$320.93
5710-0000 Office Expenses						
02229	1KMM - Kappes Miller Management	Archive Box Storage	20151395	007150	63.44	

<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>
02230	1KMM - Kappes Miller Management	Comm Mailing - Annual H/O Meeting	20151284	007150	39.46	
02235	1KMM - Kappes Miller Management	Retrieving/Sending Archive Boxes	20151490	007150	7.38	
02237	1KMM - Kappes Miller Management	Postage	20151710	007155	38.48	
02238	1KMM - Kappes Miller Management	Copies & Envelopes	20151632	007155	24.49	
02239	1KMM - Kappes Miller Management	2/15 Bank Analysis Charge	20151532	007155	\$40.42	\$213.67
5711-0000 Management Fee						
02224	1KMM - Kappes Miller Management	Management Fee - March 2015	20151280	007147	\$1,350.26	\$1,350.26
					Distribution Total	<u><u>\$8,120.45</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	165.13	
5225-0000	Gutter Cleaning	394.04	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	330.26	
5510-0000	Electricity	151.55	
5520-0000	Water	420.46	
5530-0000	Sewer	178.90	
5532-0000	Metro - Redmond	423.10	
5535-0000	Irrigation	96.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	213.67	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		8,120.45
		<u><u>8,120.45</u></u>	<u><u>8,120.45</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 3/31/15
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

<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	49.78	49.78			
Property Totals			0.00	50.17	49.78	0.00	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	(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	49.78	49.78			
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	(40.00)			40.00
Property Totals			0.00	(3,553.88)	(1,046.69)	(700.06)	(185.37)	(1,621.76)