

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,417.23
	Homeowner Assessments	\$7,255.02	
	ProGrass Reimbursement	1,811.78	
	Prepayments	1,056.47	
	Total Receipts	<u>10,123.27</u>	
	Operating Expenses	(7,884.38)	
	Transfer to Replacement Reserve	0.00	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(7,884.38)</u>	
ENDING BALANCE			<u><u>\$4,656.12</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$94,686.34
	Transfer from Operating Interest	\$0.00	
		27.76	
	Total Receipts	<u>27.76</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$94,714.10</u></u>

Balance Sheet

As of May 31, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	4,656.12	
Accounts Receivable	438.22	
Prepaid Insurance	7,028.35	

Total Operating Accounts

12,122.69

Reserve Accounts

Replacement Reserve	94,714.10	
A/R - Due from Operations	1,321.00	

Total Reserve Accounts

96,035.10

Total Assets

108,157.79

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,604.05	
Accounts Payable	1,232.60	

Total Operating Liabilities

4,836.65

Homeowner Equity

Excess of Rev over Exp	8,474.15	
Retained Earnings	95,686.54	
Prior Year Expense	(839.55)	

Total Homeowner Equity

103,321.14

Total Liability & Homeowners Equity

108,157.79

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending May 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	43,480	43,482	2
Transfer to Reserves	(1,321)	(1,321)	0	(6,605)	(6,605)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	<u>7,375</u>	<u>7,375</u>	<u>0</u>	<u>36,875</u>	<u>36,837</u>	<u>(38)</u>
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	0	333	1,665	1,336	329
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	340	0	340
Landscape Contract	739	739	0	3,695	3,696	(1)
Landscape - Other	388	0	388	1,940	197	1,743
Alarm Monitoring	440	0	440	2,200	1,760	440
Pest Control	147	165	(18)	735	826	(91)
Fire Extinguisher Maint.	18	0	18	90	0	90
Fire Alarm Maintenance	113	440	(327)	565	440	125
Total Maintenance Exp.	<u>2,246</u>	<u>1,344</u>	<u>902</u>	<u>11,230</u>	<u>8,649</u>	<u>2,581</u>
Service/Utility Exp.						
Electricity	157	143	14	785	728	57
Water	476	438	38	2,380	2,379	1
Sewer	190	192	(2)	950	1,007	(57)
Metro - Redmond	453	468	(15)	2,265	2,491	(226)
Metro	83	0	83	415	495	(80)
Irrigation	275	97	178	1,375	388	987
Stormwater	321	321	0	1,605	1,605	0
Total Service/Utility Exp.	<u>1,955</u>	<u>1,659</u>	<u>296</u>	<u>9,775</u>	<u>9,093</u>	<u>682</u>
Administrative Exp.						
Office Expenses	142	143	(1)	710	949	(239)
Management Fee	1,350	1,350	0	6,750	6,673	77
Legal Expense	0	0	0	0	41	(41)
Audit / Tax Return	120	0	120	600	1,520	(920)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending May 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	1,636	(74)	7,810	8,177	(367)
Total Administrative Exp.	3,174	3,129	45	15,870	17,360	(1,490)
Tax & License						
Licenses & Permits	1	0	1	5	0	5
Total Tax & License	1	0	1	5	0	5
Total Operating Expenses	7,376	6,132	1,244	36,880	35,102	1,778
Operating Gain(Loss)	(1)	1,243	1,244	(5)	1,735	1,740
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	6,605	6,605	0
Interest Income - Reserve	33	28	(5)	165	132	(33)
Total Reserve Revenue	1,354	1,349	(5)	6,770	6,737	(33)
Reserve Expenses						
Major Maintenance Expense	417	0	417	2,085	0	2,085
Total Reserve Expenses	417	0	417	2,085	0	2,085
Reserve Gain(Loss)	937	1,349	412	4,685	6,737	2,052
Total Gain(Loss)	936	2,592	1,656	4,680	8,472	3,792

Date Range : 5/1/2015 To 5/31/2015 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>
007172	05/01/2015	1KMM	Kappes Miller Management	02263	20152386	05/01/2015	1,350.26	0.00	1,350.26	1,350.26
007173	05/14/2015	1CIRE	City of Redmond Utility	02266	3/26-4/22 Utilities	05/12/2015	1,098.23	0.00	1,098.23	
				02267	3/26-4/22 Irrigation	05/12/2015	96.90	0.00	96.90	
				02268	4/8-5/5	05/12/2015	320.93	0.00	320.93	
				Total for Check Number 007173			1,516.06	0.00	1,516.06	1,516.06
007174	05/14/2015	1INNS	Innovative Systems Tech, Inc.	02269	11262	05/12/2015	440.00	0.00	440.00	440.00
007175	05/14/2015	1KMM	Kappes Miller Management	02270	20152524	05/12/2015	69.78	0.00	69.78	69.78
007176	05/14/2015	1NORI	Northern Investors Co.	02265	43958	05/12/2015	1,575.12	0.00	1,575.12	1,575.12
007177	05/14/2015	1PROG	ProGrass	02271	102667B	05/12/2015	739.13	0.00	739.13	
				02272	102659B	05/12/2015	1,811.78	0.00	1,811.78	
				Total for Check Number 007177			2,550.91	0.00	2,550.91	2,550.91
007178	05/14/2015	1PSE	Puget Sound Energy	02273	4/8-5/6 (10 inv)	05/12/2015	143.41	0.00	143.41	143.41
007179	05/28/2015	1KMM	Kappes Miller Management	02274	20152681	05/22/2015	17.01	0.00	17.01	
				02275	20152761	05/22/2015	14.96	0.00	14.96	
				02276	20152589	05/22/2015	41.74	0.00	41.74	
				Total for Check Number 007179			73.71	0.00	73.71	73.71
007180	05/28/2015	1SPRA	Sprague	02277	2586766	05/22/2015	165.13	0.00	165.13	165.13
Cash Account 1 Totals							7,884.38	0.00	7,884.38	7,884.38
Property/Company Totals for				Woodbridge Parkside Townhomes, A Cond			7,884.38	0.00	7,884.38	7,884.38

<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						
02265	1NORI - Northern Investors Co.	Insurance	43958	007176	\$1,575.12	\$1,575.12
1310-0000 Replacement Reserve						
02195	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,321.00	\$1,321.00
5340-0000 Landscape Contract						
02271	1PROG - ProGrass	Commercial Maint	102667B	007177	739.13	
02272	1PROG - ProGrass	Commercial Maint	102659B	007177	\$1,811.78	\$2,550.91
5440-0000 Pest Control						
02277	1SPRA - Sprague	4/15 Pest Control	2586766	007180	\$165.13	\$165.13
5450-0000 Fire Alarm Maintenance						
02269	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	11262	007174	\$440.00	\$440.00
5510-0000 Electricity						
02273	1PSE - Puget Sound Energy	Electricity 4/8-5/6 (10 inv)	4/8-5/6 (10 inv)	007178	\$143.41	\$143.41
5520-0000 Water						
02266	1CIRE - City of Redmond Utility	Utilities 3/26-4/22	3/26-4/22 Utilities	007173	\$438.22	\$438.22
5530-0000 Sewer						
02266	1CIRE - City of Redmond Utility	Utilities 3/26-4/22	3/26-4/22 Utilities	007173	\$192.10	\$192.10
5532-0000 Metro - Redmond						
02266	1CIRE - City of Redmond Utility	Utilities 3/26-4/22	3/26-4/22 Utilities	007173	\$467.91	\$467.91
5535-0000 Irrigation						
02267	1CIRE - City of Redmond Utility	Irrigation 3/26-4/22	3/26-4/22 Irrigation	007173	\$96.90	\$96.90
5537-0000 Stormwater						
02268	1CIRE - City of Redmond Utility	4/8-5/5 Stormwater	4/8-5/5	007173	\$320.93	\$320.93
5710-0000 Office Expenses						
02270	1KMM - Kappes Miller Management	Archive Box Storage	20152524	007175	69.78	
02274	1KMM - Kappes Miller Management	Copies & Envelopes	20152681	007179	17.01	
02275	1KMM - Kappes Miller Management	Postage	20152761	007179	14.96	
02276	1KMM - Kappes Miller Management	4/15 Bank Analysis Charge	20152589	007179	\$41.74	\$143.49
5711-0000 Management Fee						

<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>
02263	1KMM - Kappes Miller Management	Management Fee - May 2015	20152386	007172	\$1,350.26	\$1,350.26
Distribution Total						<u><u>\$9,205.38</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	2,550.91	
5440-0000	Pest Control	165.13	
5450-0000	Fire Alarm Maintenance	440.00	
5510-0000	Electricity	143.41	
5520-0000	Water	438.22	
5530-0000	Sewer	192.10	
5532-0000	Metro - Redmond	467.91	
5535-0000	Irrigation	96.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	143.49	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		7,884.38
2405-0000	A/P Operations		1,321.00
		<u><u>9,205.38</u></u>	<u><u>9,205.38</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 5/31/15
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>						

1PAWR: Parkside @ Woodbridge

02195	5/1/2015		5/31/2015	1,321.00		0.00				0.00
				Reserve Transfer					No No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 Reserve Transfer</i>						1,321.00		
	Vendor Open Amount			<u>1,321.00</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	1,321.00
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	1,321.00
Total Open AP	1,232.60
Total Invoice Amounts	1,232.60
Total Distributions	1,232.60
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	56.06	56.06			
CURR	8101	Agarwal, Abhishek	0.00	381.77	381.77			
Property Totals			<u>0.00</u>	<u>438.22</u>	<u>437.83</u>	<u>0.00</u>	<u>0.00</u>	<u>0.39</u>

**Parkside At Woodbridge
Aging Report
(Summarized)
as of 05/31/2015**

<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)
FORM	4101	Schonleitner, Eva	0.00	(33.50)				(33.50)
CURR	4102	Ro, Hyung Jin	0.00	56.06	56.06			
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)	
CURR	8101	Agarwal, Abhishek	0.00	381.77	381.77			
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			<u>0.00</u>	<u>(3,165.83)</u>	<u>(618.64)</u>	<u>(700.06)</u>	<u>(225.37)</u>	<u>(1,621.76)</u>