

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,850.81
Homeowner Assessments		8,199.53	
Prepayments		1,069.97	
Delinquent Letter Fee		23.50	
Late Fee		20.00	
	Total Receipts	<u>9,313.00</u>	
Operating Expenses		(6,717.33)	
Transfer to Replacement Reserve		(1,321.00)	
Repayment of Loan from Replacement Reserve		<u>(1,500.00)</u>	
	Total Disbursements	<u>(9,538.33)</u>	
ENDING BALANCE			<u><u>\$2,625.48</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$96,611.30
Transfers from Operating		1,321.00	
Repayment of Loan to Operating		1,500.00	
Interest		27.95	
	Total Receipts	<u>2,848.95</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$99,460.25</u></u>

Balance Sheet

As of November 30, 2015

ASSETS

Current Assets

Operating Accounts

Checking Account	2,625.48	
Accounts Receivable	318.68	
Prepaid Insurance	9,078.64	

Total Operating Accounts

12,022.80

Reserve Accounts

Replacement Reserve	99,460.25	
A/R - Due from Operations	2,642.00	

Total Reserve Accounts

102,102.25

Total Assets

114,125.05

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,242.90	
Accounts Payable	3,617.02	

Total Operating Liabilities

6,859.92

Homeowner Equity

Excess of Rev over Exp	12,418.14	
Retained Earnings	95,686.54	
Prior Year Expense	(839.55)	

Total Homeowner Equity

107,265.13

Total Liability & Homeowners Equity

114,125.05

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending November 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	95,656	95,660	4
Transfer to Reserves	(1,321)	(1,321)	0	(14,531)	(14,531)	0
Late Fees & Fines	0	0	0	0	40	40
Total Operating Revenue	7,375	7,375	0	81,125	81,169	44
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	333	1,203	(870)	3,663	2,539	1,124
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	748	845	(97)
Landscape Contract	739	739	0	8,129	8,130	(1)
Landscape - Other	388	0	388	4,268	1,358	2,910
Alarm Monitoring	440	0	440	4,840	3,520	1,320
Pest Control	147	165	(18)	1,617	1,651	(34)
Fire Extinguisher Maint.	18	0	18	198	702	(504)
Fire Alarm Maintenance	113	0	113	1,243	440	803
Total Maintenance Exp.	2,246	2,107	139	24,706	19,579	5,127
Service/Utility Exp.						
Electricity	157	149	8	1,727	1,607	120
Water	476	449	27	5,236	5,900	(664)
Sewer	190	204	(14)	2,090	2,281	(191)
Metro - Redmond	453	510	(57)	4,983	5,724	(741)
Metro	83	0	83	913	991	(78)
Irrigation	275	121	154	3,025	5,922	(2,897)
Stormwater	321	321	0	3,531	3,530	1
Total Service/Utility Exp.	1,955	1,754	201	21,505	25,955	(4,450)
Administrative Exp.						
Office Expenses	142	236	(94)	1,562	1,953	(391)
Management Fee	1,350	1,350	0	14,850	14,774	76
Legal Expense	0	0	0	0	41	(41)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending November 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>
Audit / Tax Return	120	0	120	1,320	1,520	(200)
Insurance	1,562	1,527	35	17,182	17,723	(541)
Total Administrative Exp.	3,174	3,113	61	34,914	36,011	(1,097)
Tax & License						
Licenses & Permits	1	0	1	11	10	1
Total Tax & License	1	0	1	11	10	1
Total Operating Expenses	7,376	6,974	402	81,136	81,555	(419)
Operating Gain(Loss)	(1)	401	402	(11)	(386)	(375)
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	14,531	14,531	0
Interest Income - Reserve	33	28	(5)	363	301	(62)
Total Reserve Revenue	1,354	1,349	(5)	14,894	14,832	(62)
Reserve Expenses						
Major Maintenance Expense	417	0	417	4,587	2,028	2,559
Total Reserve Expenses	417	0	417	4,587	2,028	2,559
Reserve Gain(Loss)	937	1,349	412	10,307	12,804	2,497
Total Gain(Loss)	936	1,750	814	10,296	12,418	2,122

Date Range : 11/1/2015 To 11/30/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007234	11/01/2015	1KMM	Kappes Miller Management	02361	20155430	11/01/2015	1,350.26	0.00	1,350.26	1,350.26
007235	11/12/2015	1BAEA	Alex & Elizabeth Baumgarten	02362		11/06/2015	42.86	0.00	42.86	
				02363		11/06/2015	318.29	0.00	318.29	
				02364		11/06/2015	318.29	0.00	318.29	
				02365		11/06/2015	318.29	0.00	318.29	
				Total for Check Number 007235			997.73	0.00	997.73	997.73
007236	11/12/2015	1CIRE	City of Redmond Utility	02366	9/23-10/21 Utilities	11/10/2015	1,162.94	0.00	1,162.94	
				02367	10/7-11/3 storm	11/10/2015	320.93	0.00	320.93	
				02368	Irrig 9/23-10/21	11/10/2015	121.30	0.00	121.30	
				Total for Check Number 007236			1,605.17	0.00	1,605.17	1,605.17
007237	11/12/2015	1KMM	Kappes Miller Management	02369	20155572	11/10/2015	63.44	0.00	63.44	
				02370	20155511	11/10/2015	25.84	0.00	25.84	
				Total for Check Number 007237			89.28	0.00	89.28	89.28
007238	11/12/2015	1NORI	Northern Investors Co.	02371	47384	11/10/2015	1,335.05	0.00	1,335.05	1,335.05
007239	11/12/2015	1PAWR	Parkside @ Woodbridge	02201		11/01/2015	1,321.00	0.00	1,321.00	1,321.00
007240	11/12/2015	1PROG	ProGrass	02372	111432B	11/10/2015	739.13	0.00	739.13	739.13
007241	11/24/2015	1CCS	Condominium Construction Services, LLC	02373	20150391	11/20/2015	139.73	0.00	139.73	139.73
007242	11/24/2015	1KMM	Kappes Miller Management	02375	20155709	11/20/2015	29.52	0.00	29.52	
				02376	20155762	11/20/2015	38.51	0.00	38.51	
				02377	20155828	11/20/2015	40.87	0.00	40.87	
				02378	20155646	11/20/2015	37.94	0.00	37.94	
				Total for Check Number 007242			146.84	0.00	146.84	146.84
007243	11/24/2015	1PSE	Puget Sound Energy	02379	10/7-11/5 (10 inv)	11/20/2015	149.01	0.00	149.01	149.01
007244	11/24/2015	1SPRA	Sprague	02380	2730333	11/20/2015	165.13	0.00	165.13	165.13
007253	11/30/2015	1PAWR	Parkside @ Woodbridge	02336	8.15	08/31/2015	1,500.00	0.00	1,500.00	1,500.00
Cash Account 1 Totals							9,538.33	0.00	9,538.33	9,538.33
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							9,538.33	0.00	9,538.33	9,538.33

<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						
02371	1NORI - Northern Investors Co.	Insurance	47384	007238	\$1,335.05	\$1,335.05
1310-0000 Replacement Reserve						
02201	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007239	\$1,321.00	\$1,321.00
2403-0000 Prepaid Assessments						
02362	1BAEA - Alex & Elizabeth Baumgarten	Open Credit Refund		007235	42.86	
02363	1BAEA - Alex & Elizabeth Baumgarten	Open Credit Refund		007235	318.29	
02364	1BAEA - Alex & Elizabeth Baumgarten	Open Credit Refund		007235	318.29	
02365	1BAEA - Alex & Elizabeth Baumgarten	Open Credit Refund		007235	\$318.29	\$997.73
5220-0000 Building Maint. & Repairs						
02373	1CCS - Condominium Construction Servi	Proj Admin/Mang Fee Garage Door	20150391	007241	139.73	
02374	1DOOR - DOORMAN SERVICE CO., INC	#105 Garage	64607		\$1,063.42	\$1,203.15
5340-0000 Landscape Contract						
02372	1PROG - ProGrass	Landscaping	111432B	007240	\$739.13	\$739.13
5440-0000 Pest Control						
02380	1SPRA - Sprague	Pest Control	2730333	007244	\$165.13	\$165.13
5510-0000 Electricity						
02379	1PSE - Puget Sound Energy	Electricity 10/7-11/5 (10 inv)	10/7-11/5 (10 inv)	007243	\$149.01	\$149.01
5520-0000 Water						
02366	1CIRE - City of Redmond Utility	Utilities 9/23-10/21	9/23-10/21 Utilities	007236	\$449.32	\$449.32
5530-0000 Sewer						
02366	1CIRE - City of Redmond Utility	Utilities 9/23-10/21	9/23-10/21 Utilities	007236	\$203.65	\$203.65
5532-0000 Metro - Redmond						
02366	1CIRE - City of Redmond Utility	Utilities 9/23-10/21	9/23-10/21 Utilities	007236	\$509.97	\$509.97
5535-0000 Irrigation						
02368	1CIRE - City of Redmond Utility	Irrigation 9/23-10/21	Irrig 9/23-10/21	007236	\$121.30	\$121.30
5537-0000 Stormwater						
02367	1CIRE - City of Redmond Utility	Stormwater 10/7-11/3	10/7-11/3 storm	007236	\$320.93	\$320.93
5710-0000 Office Expenses						

Woodbridge Parkside Townhomes, A Condominium OA
AP Expense Distribution
For Cash Account : All
From 11/1/2015 To 11/30/2015

<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>
02369	1KMM - Kappes Miller Management	Archive Box Storage	20155572	007237	63.44	
02370	1KMM - Kappes Miller Management	DLF	20155511	007237	25.84	
02375	1KMM - Kappes Miller Management	Postage	20155709	007242	29.52	
02376	1KMM - Kappes Miller Management	Copies & Envelopes	20155762	007242	38.51	
02377	1KMM - Kappes Miller Management	10/15 Bank Analysis Charge	20155828	007242	40.87	
02378	1KMM - Kappes Miller Management	Comm Mailing - Annual Budget Meeting	20155646	007242	\$37.94	\$236.12
5711-0000 Management Fee						
02361	1KMM - Kappes Miller Management	Management Fee - November 2015	20155430	007234	\$1,350.26	\$1,350.26
					Distribution Total	\$9,101.75

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,335.05	
1310-0000	Replacement Reserve	1,321.00	
2403-0000	Prepaid Assessments	997.73	
5220-0000	Building Maint. & Repairs	1,203.15	
5340-0000	Landscape Contract	739.13	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	149.01	
5520-0000	Water	449.32	
5530-0000	Sewer	203.65	
5532-0000	Metro - Redmond	509.97	
5535-0000	Irrigation	121.30	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	236.12	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		8,038.33
2405-0000	A/P Operations		1,063.42
		9,101.75	9,101.75

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 11/30/15
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>
<u>1DOOR: DOORMAN SERVICE CO., INC.</u>										
02374	11/20/2015	64607	12/20/2015	1,063.42		0.00				0.00
				#105 Garage					Yes No	No
	<i>Distribution(s)</i>	5220-0000	<i>Building Maint. & Repairs</i>				1,063.42			
	Vendor Open Amount			<u>1,063.42</u>						
<u>1FRON: Frontier</u>										
02118	9/26/2014	2061880274	10/26/2014	-88.40		0.00				0.00
				2061880274					Yes No	No
	<i>Distribution(s)</i>	5560-0000	<i>Telephone</i>				-88.40			
	Vendor Open Amount			<u>-88.40</u>						
<u>1PAWR: Parkside @ Woodbridge</u>										
02198	8/1/2015		8/31/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes No	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>				1,321.00			
02199	9/1/2015		9/30/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes No	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>				1,321.00			
	Vendor Open Amount			<u>2,642.00</u>						

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 11/30/15
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>
<u>Company Recap</u>										
				Total Posted Invoices					3,617.02	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					3,617.02	
				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					3,617.02	
				Total Invoice Amounts					3,617.02	
				Total Distributions					3,617.02	
				Difference					0.00	

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 11/30/2015**

<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	1109	Chikulaev, Pavel	0.00	0.39				0.39
CURR	4102	Ro, Hyung Jin	0.00	318.29	318.29			
Property Totals			0.00	318.68	318.29	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)	(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	318.29	318.29			
CURR	6102	Liang, Jing	0.00	(318.29)	(318.29)			
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			0.00	(2,924.22)	(751.68)	(381.77)	(142.51)	(1,648.26)