

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

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,068.99
Homeowner Assessments		7,353.64	
D&O Insurance Premium Refund		833.37	
Prepayments		751.68	
Delinquent Letter Fee		47.00	
Late Fee		40.00	
Certified Letter Fee		37.50	
	Total Receipts	<u>9,063.19</u>	
Operating Expenses		(7,960.37)	
Transfer to Replacement Reserve		(1,321.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(9,281.37)</u>	
ENDING BALANCE			<u>\$2,850.81</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$95,261.95
Transfers from Operating Interest		1,321.00	
		28.35	
	Total Receipts	<u>1,349.35</u>	
Invoices Paid: None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$96,611.30</u>

**Balance Sheet**  
As of October 31, 2015

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	2,850.81
Accounts Receivable	998.76
Prepaid Insurance	9,271.06

**Total Operating Accounts**

13,120.63

**Reserve Accounts**

Replacement Reserve	96,611.30
A/R - Due from Operations	4,142.00

**Total Reserve Accounts**

100,753.30

**Total Assets**

113,873.93

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	4,304.11
Accounts Payable	4,053.60

**Total Operating Liabilities**

8,357.71

**Homeowner Equity**

Excess of Rev over Exp	10,669.23
Retained Earnings	95,686.54
Prior Year Expense	(839.55)

**Total Homeowner Equity**

105,516.22

**Total Liability & Homeowners Equity**

113,873.93

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending October 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,696	8,696	0	86,960	86,964	4
Transfer to Reserves	(1,321)	(1,321)	0	(13,210)	(13,210)	0
Late Fees & Fines	0	20	20	0	40	40
<b>Total Operating Revenue</b>	<b>7,375</b>	<b>7,395</b>	<b>20</b>	<b>73,750</b>	<b>73,794</b>	<b>44</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	333	0	333	3,330	1,336	1,994
Gutter Cleaning	0	0	0	0	394	(394)
Window Cleaning	68	0	68	680	845	(165)
Landscape Contract	739	739	0	7,390	7,391	(1)
Landscape - Other	388	0	388	3,880	1,358	2,522
Alarm Monitoring	440	0	440	4,400	3,520	880
Pest Control	147	165	(18)	1,470	1,486	(16)
Fire Extinguisher Maint.	18	0	18	180	702	(522)
Fire Alarm Maintenance	113	0	113	1,130	440	690
<b>Total Maintenance Exp.</b>	<b>2,246</b>	<b>904</b>	<b>1,342</b>	<b>22,460</b>	<b>17,472</b>	<b>4,988</b>
<b>Service/Utility Exp.</b>						
Electricity	157	149	8	1,570	1,458	112
Water	476	662	(186)	4,760	5,450	(690)
Sewer	190	235	(45)	1,900	2,078	(178)
Metro - Redmond	453	614	(161)	4,530	5,215	(685)
Metro	83	495	(412)	830	991	(161)
Irrigation	275	841	(566)	2,750	5,801	(3,051)
Stormwater	321	321	0	3,210	3,209	1
<b>Total Service/Utility Exp.</b>	<b>1,955</b>	<b>3,317</b>	<b>(1,362)</b>	<b>19,550</b>	<b>24,202</b>	<b>(4,652)</b>
<b>Administrative Exp.</b>						
Office Expenses	142	206	(64)	1,420	1,717	(297)
Management Fee	1,350	1,350	0	13,500	13,424	76
Legal Expense	0	0	0	0	41	(41)
Audit / Tax Return	120	0	120	1,200	1,520	(320)

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending October 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	1,461	101	15,620	16,195	(575)
<b>Total Administrative Exp.</b>	<b>3,174</b>	<b>3,017</b>	<b>157</b>	<b>31,740</b>	<b>32,897</b>	<b>(1,157)</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	10	10	0
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Total Operating Expenses</b>	<b>7,376</b>	<b>7,238</b>	<b>138</b>	<b>73,760</b>	<b>74,581</b>	<b>(821)</b>
<b>Operating Gain(Loss)</b>	<b>(1)</b>	<b>157</b>	<b>158</b>	<b>(10)</b>	<b>(787)</b>	<b>(777)</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	13,210	13,210	0
Interest Income - Reserve	33	28	(5)	330	273	(57)
<b>Total Reserve Revenue</b>	<b>1,354</b>	<b>1,349</b>	<b>(5)</b>	<b>13,540</b>	<b>13,483</b>	<b>(57)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	4,170	2,028	2,142
<b>Total Reserve Expenses</b>	<b>417</b>	<b>0</b>	<b>417</b>	<b>4,170</b>	<b>2,028</b>	<b>2,142</b>
<b>Reserve Gain(Loss)</b>	<b>937</b>	<b>1,349</b>	<b>412</b>	<b>9,370</b>	<b>11,455</b>	<b>2,085</b>
<b>Total Gain(Loss)</b>	<b>936</b>	<b>1,506</b>	<b>570</b>	<b>9,360</b>	<b>10,668</b>	<b>1,308</b>

Date Range : 10/1/2015 To 10/31/2015 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007222	10/01/2015	1KMM	Kappes Miller Management	02344	20154905	10/01/2015	1,350.26	0.00	1,350.26	1,350.26
007223	10/14/2015	1CAAZ	Aziz Cagatay & Nazan Kurt	02345		10/07/2015	381.77	0.00	381.77	381.77
007224	10/14/2015	1CIRE	City of Redmond Utility	02346	8/20-9/22	10/13/2015	1,510.90	0.00	1,510.90	
				02347	8/20-9/22 Irrigatio	10/13/2015	841.10	0.00	841.10	
				02348	9/2-10/6	10/13/2015	320.93	0.00	320.93	
				<b>Total for Check Number 007224</b>			<b>2,672.93</b>	<b>0.00</b>	<b>2,672.93</b>	<b>2,672.93</b>
007225	10/14/2015	1KINC	King County Treasury Division	02351	1918145	10/13/2015	247.68	0.00	247.68	
				02352	1888321	10/13/2015	247.68	0.00	247.68	
				<b>Total for Check Number 007225</b>			<b>495.36</b>	<b>0.00</b>	<b>495.36</b>	<b>495.36</b>
007226	10/14/2015	1KMM	Kappes Miller Management	02349	20155055	10/13/2015	69.78	0.00	69.78	
				02350	20154996	10/13/2015	67.09	0.00	67.09	
				<b>Total for Check Number 007226</b>			<b>136.87</b>	<b>0.00</b>	<b>136.87</b>	<b>136.87</b>
007227	10/14/2015	1NORI	Northern Investors Co.	02353	47384	10/13/2015	1,335.05	0.00	1,335.05	1,335.05
007228	10/14/2015	1PROG	ProGrass	02354	110005B	10/13/2015	739.13	0.00	739.13	739.13
007229	10/14/2015	1PSE	Puget Sound Energy	02355	9/5-10/6 (10 inv)	10/13/2015	149.01	0.00	149.01	149.01
007230	10/28/2015	1KMM	Kappes Miller Management	02356	20155320	10/23/2015	28.72	0.00	28.72	
				02357	20155239	10/23/2015	24.49	0.00	24.49	
				02358	20155124	10/23/2015	39.65	0.00	39.65	
				<b>Total for Check Number 007230</b>			<b>92.86</b>	<b>0.00</b>	<b>92.86</b>	<b>92.86</b>
007231	10/28/2015	1LOVW	Lovsted-Worthington LLC	02360	52bddgj3997	10/26/2015	442.00	0.00	442.00	442.00
007232	10/28/2015	1PAWR	Parkside @ Woodbridge	02200		10/01/2015	1,321.00	0.00	1,321.00	1,321.00
007233	10/28/2015	1SPRA	Sprague	02359	2705478	10/23/2015	165.13	0.00	165.13	165.13
<b>Cash Account 1 Totals</b>							<b>9,281.37</b>	<b>0.00</b>	<b>9,281.37</b>	<b>9,281.37</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>9,281.37</b>	<b>0.00</b>	<b>9,281.37</b>	<b>9,281.37</b>

<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>
<b>0250-0000 Prepaid Insurance</b>						
02353	1NORI - Northern Investors Co.	Insurace	47384	007227	1,335.05	
02360	1LOVW - Lovsted-Worthington LLC	Crime Shield 10/15-10/16	52bddgj3997	007231	\$442.00	\$1,777.05
<b>1310-0000 Replacement Reserve</b>						
02200	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007232	\$1,321.00	\$1,321.00
<b>2403-0000 Prepaid Assessments</b>						
02345	1CAAZ - Aziz Cagatay & Nazan Kurt	Open Credit Refund		007223	\$381.77	\$381.77
<b>5340-0000 Landscape Contract</b>						
02354	1PROG - ProGrass	Landscaping	110005B	007228	\$739.13	\$739.13
<b>5440-0000 Pest Control</b>						
02359	1SPRA - Sprague	Pest Control	2705478	007233	\$165.13	\$165.13
<b>5510-0000 Electricity</b>						
02355	1PSE - Puget Sound Energy	Electricity 9/5-10/6 (10 inv)	9/5-10/6 (10 inv)	007229	\$149.01	\$149.01
<b>5520-0000 Water</b>						
02346	1CIRE - City of Redmond Utility	Utilities 8/20-9/22	8/20-9/22	007224	\$662.26	\$662.26
<b>5530-0000 Sewer</b>						
02346	1CIRE - City of Redmond Utility	Utilities 8/20-9/22	8/20-9/22	007224	\$235.00	\$235.00
<b>5532-0000 Metro - Redmond</b>						
02346	1CIRE - City of Redmond Utility	Utilities 8/20-9/22	8/20-9/22	007224	\$613.64	\$613.64
<b>5533-0000 Metro</b>						
02351	1KINC - King County Treasury Division	Sewer Capacity Chage 4/1-9/30	1918145	007225	247.68	
02352	1KINC - King County Treasury Division	Sewer Capacity Charge 4/1-9/30	1888321	007225	\$247.68	\$495.36
<b>5535-0000 Irrigation</b>						
02347	1CIRE - City of Redmond Utility	Irrigation 8/20-9/22	8/20-9/22 Irrigatio	007224	\$841.10	\$841.10
<b>5537-0000 Stormwater</b>						
02348	1CIRE - City of Redmond Utility	Stormwater	9/2-10/6	007224	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02349	1KMM - Kappes Miller Management	Archive Box Storage	20155055	007226	69.78	
02350	1KMM - Kappes Miller Management	CLF, DLF	20154996	007226	67.09	

<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>
02356	1KMM - Kappes Miller Management	Postage	20155320	007230	28.72	
02357	1KMM - Kappes Miller Management	Copies & Envelopes	20155239	007230	24.49	
02358	1KMM - Kappes Miller Management	9/15 Bank Analysis Charge	20155124	007230	\$39.65	\$229.73
<b>5711-0000 Management Fee</b>						
02344	1KMM - Kappes Miller Management	Management Fee - October 2015	20154905	007222	\$1,350.26	\$1,350.26
					<b>Distribution Total</b>	<u><u>\$9,281.37</u></u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,777.05	
1310-0000	Replacement Reserve	1,321.00	
2403-0000	Prepaid Assessments	381.77	
5340-0000	Landscape Contract	739.13	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	149.01	
5520-0000	Water	662.26	
5530-0000	Sewer	235.00	
5532-0000	Metro - Redmond	613.64	
5533-0000	Metro	495.36	
5535-0000	Irrigation	841.10	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	229.73	
5711-0000	Management Fee	1,350.26	
0110-0000	Checking		9,281.37
		<u>9,281.37</u>	<u>9,281.37</u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 10/31/15**  
**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>
<b>1FRON: Frontier</b>										
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>						
<b>1PAWR: Parkside @ Woodbridge</b>										
02198	8/1/2015		8/31/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 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>	<i>1310-0000 Reserve Transfer</i>						1,321.00		
02336	8/31/2015	8.15	8/31/2015	1,500.00		0.00				0.00
				Payable to Reserves					Yes Yes	No
	<i>Distribution(s)</i>	<i>1310-0000 Replacement Reserve</i>						1,500.00		
	Vendor Open Amount			<u>4,142.00</u>						



**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 10/31/15**  
**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>
<b><u>Company Recap</u></b>										
				Total Posted Invoices					4,053.60	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					4,053.60	
				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					4,053.60	
				Total Invoice Amounts					4,053.60	
				Total Distributions					4,053.60	
				Difference					0.00	

**Parkside At Woodbridge  
Delinquency / Aging Report  
(Summarized)  
as of 10/31/2015**

<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	361.79	361.79			
CURR	6102	Liang, Jing	0.00	636.58	318.29	318.29		
<b>Property Totals</b>			0.00	998.76	680.08	318.29	0.00	0.39

**Parkside At Woodbridge  
Aging Report  
(Summarized)  
as of 10/31/2015**

<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)
CURR	3106	Singh, Parminder Pal	0.00	(381.77)		(381.77)		
FORM	4101	Schonleitner, Eva	0.00	(33.50)				(33.50)
CURR	4102	Ro, Hyung Jin	0.00	361.79	361.79			
CURR	6102	Liang, Jing	0.00	636.58	318.29	318.29		
FORM	6102	Baumgarten, Alex Clark	0.00	(997.73)		(636.58)	(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)
<b>Property Totals</b>			0.00	(3,305.35)	(71.60)	(1,081.83)	(460.80)	(1,691.12)