

WOODBRIIDGE PARKSIDE TOWNHOMES
CASH FLOW STATEMENT
For the Period Sept 01, 2015 to Sept 30, 2015

OPERATING ACCOUNT - FOUNDATION BANK

| | | | |
|-------------------|---------------------------------|---------------------|--------------------------|
| BEGINNING BALANCE | | | \$2,627.37 |
| | Homeowner Assessments | | \$8,005.06 |
| | Prepayments | | 1,833.51 |
| | | Total Receipts | <u>9,838.57</u> |
| | Operating Expenses | | (9,396.95) |
| | Transfer to Replacement Reserve | | 0.00 |
| | Transfer to Insurance Reserve | | 0.00 |
| | | Total Disbursements | <u>(9,396.95)</u> |
| ENDING BALANCE | | | <u><u>\$3,068.99</u></u> |

REPLACEMENT RESERVE - FOUNDATION BANK

| | | | |
|-------------------|--------------------------|---------------------|---------------------------|
| BEGINNING BALANCE | | | \$95,234.53 |
| | Transfers from Operating | | \$0.00 |
| | Interest | | 27.42 |
| | | Total Receipts | <u>27.42</u> |
| | Invoices Paid: | | |
| | None | | 0.00 |
| | | Total Disbursements | <u>0.00</u> |
| ENDING BALANCE | | | <u><u>\$95,261.95</u></u> |

Balance Sheet

As of September 30, 2015

ASSETS

Current Assets

Operating Accounts

| | |
|---------------------|----------|
| Checking Account | 3,068.99 |
| Accounts Receivable | 870.45 |
| Prepaid Insurance | 9,788.09 |

Total Operating Accounts

13,727.53

Reserve Accounts

| | |
|---------------------------|-----------|
| Replacement Reserve | 95,261.95 |
| A/R - Due from Operations | 4,142.00 |

Total Reserve Accounts

99,403.95

Total Assets

113,131.48

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

| | |
|---------------------|----------|
| Prepaid Assessments | 5,067.65 |
| Accounts Payable | 4,053.60 |

Total Operating Liabilities

9,121.25

Homeowner Equity

| | |
|------------------------|-----------|
| Excess of Rev over Exp | 9,163.24 |
| Retained Earnings | 95,686.54 |
| Prior Year Expense | (839.55) |

Total Homeowner Equity

104,010.23

Total Liability & Homeowners Equity

113,131.48

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending September 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 | 78,264 | 78,268 | 4 |
| Transfer to Reserves | (1,321) | (1,321) | 0 | (11,889) | (11,889) | 0 |
| Late Fees & Fines | 0 | 20 | 20 | 0 | 20 | 20 |
| Total Operating Revenue | 7,375 | 7,395 | 20 | 66,375 | 66,399 | 24 |
| Operating Expenses | | | | | | |
| Maintenance Exp. | | | | | | |
| Building Maint. & Repairs | 333 | 0 | 333 | 2,997 | 1,336 | 1,661 |
| Gutter Cleaning | 0 | 0 | 0 | 0 | 394 | (394) |
| Window Cleaning | 68 | 0 | 68 | 612 | 845 | (233) |
| Landscape Contract | 739 | 739 | 0 | 6,651 | 6,652 | (1) |
| Landscape - Other | 388 | 1,161 | (773) | 3,492 | 1,358 | 2,134 |
| Alarm Monitoring | 440 | 440 | 0 | 3,960 | 3,520 | 440 |
| Pest Control | 147 | 330 | (183) | 1,323 | 1,321 | 2 |
| Fire Extinguisher Maint. | 18 | 702 | (684) | 162 | 702 | (540) |
| Fire Alarm Maintenance | 113 | 0 | 113 | 1,017 | 440 | 577 |
| Total Maintenance Exp. | 2,246 | 3,372 | (1,126) | 20,214 | 16,568 | 3,646 |
| Service/Utility Exp. | | | | | | |
| Electricity | 157 | 144 | 13 | 1,413 | 1,309 | 104 |
| Water | 476 | 590 | (114) | 4,284 | 4,788 | (504) |
| Sewer | 190 | 207 | (17) | 1,710 | 1,843 | (133) |
| Metro - Redmond | 453 | 527 | (74) | 4,077 | 4,601 | (524) |
| Metro | 83 | 0 | 83 | 747 | 495 | 252 |
| Irrigation | 275 | 1,372 | (1,097) | 2,475 | 4,960 | (2,485) |
| Stormwater | 321 | 321 | 0 | 2,889 | 2,888 | 1 |
| Total Service/Utility Exp. | 1,955 | 3,161 | (1,206) | 17,595 | 20,884 | (3,289) |
| Administrative Exp. | | | | | | |
| Office Expenses | 142 | 108 | 34 | 1,278 | 1,511 | (233) |
| Management Fee | 1,350 | 1,350 | 0 | 12,150 | 12,074 | 76 |
| Legal Expense | 0 | 0 | 0 | 0 | 41 | (41) |
| Audit / Tax Return | 120 | 0 | 120 | 1,080 | 1,520 | (440) |
| Insurance | 1,562 | 1,641 | (79) | 14,058 | 14,735 | (677) |
| Total Administrative Exp. | 3,174 | 3,099 | 75 | 28,566 | 29,881 | (1,315) |
| Tax & License | | | | | | |

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2015 Through December 31, 2015

For the Month Ending September 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> |
|---------------------------------|-----------------------|-----------------------|-------------------------|-------------------|-------------------|---------------------|
| Licenses & Permits | 1 | 10 | (9) | 9 | 10 | (1) |
| Total Tax & License | 1 | 10 | (9) | 9 | 10 | (1) |
| Total Operating Expenses | 7,376 | 9,642 | (2,266) | 66,384 | 67,343 | (959) |
| Operating Gain(Loss) | (1) | (2,247) | (2,246) | (9) | (944) | (935) |
| Reserve Revenue | | | | | | |
| Major Maintenance Assess | 1,321 | 1,321 | 0 | 11,889 | 11,889 | 0 |
| Interest Income - Reserve | 33 | 27 | (6) | 297 | 245 | (52) |
| Total Reserve Revenue | 1,354 | 1,348 | (6) | 12,186 | 12,134 | (52) |
| Reserve Expenses | | | | | | |
| Major Maintenance Expense | 417 | 0 | 417 | 3,753 | 2,028 | 1,725 |
| Total Reserve Expenses | 417 | 0 | 417 | 3,753 | 2,028 | 1,725 |
| Reserve Gain(Loss) | 937 | 1,348 | 411 | 8,433 | 10,106 | 1,673 |
| Total Gain(Loss) | 936 | (899) | (1,835) | 8,424 | 9,162 | 738 |

Date Range : 9/1/2015 To 9/30/2015 For Cash Account 1

| Check | Check Date | Vendor | Vendor Name | Vch # | Invoice Number | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|--|------------|--------|-------------------------------|--------------------------------------|------------------|--------------|-----------------|-------------|-----------------|-----------------|
| 007210 | 09/01/2015 | 1KMM | Kappes Miller Management | 02325 | 20154403 | 09/01/2015 | 1,350.26 | 0.00 | 1,350.26 | 1,350.26 |
| 007211 | 09/14/2015 | 1CIRE | City of Redmond Utility | 02327 | 7/24-8/19 | 09/10/2015 | 1,323.60 | 0.00 | 1,323.60 | |
| | | | | 02328 | Stormwater | 09/10/2015 | 320.93 | 0.00 | 320.93 | |
| | | | | 02329 | 7/24-8/19 IRR | 09/10/2015 | 1,371.80 | 0.00 | 1,371.80 | |
| | | | | Total for Check Number 007211 | | | 3,016.33 | 0.00 | 3,016.33 | 3,016.33 |
| 007212 | 09/14/2015 | 1INNS | Innovative Systems Tech, Inc. | 02330 | 11873 | 09/10/2015 | 440.00 | 0.00 | 440.00 | 440.00 |
| 007213 | 09/14/2015 | 1KMM | Kappes Miller Management | 02331 | 20154436 | 09/10/2015 | 10.00 | 0.00 | 10.00 | |
| | | | | 02332 | 20154486 | 09/10/2015 | 69.78 | 0.00 | 69.78 | |
| | | | | 02333 | 20154548 | 09/10/2015 | 25.84 | 0.00 | 25.84 | |
| | | | | Total for Check Number 007213 | | | 105.62 | 0.00 | 105.62 | 105.62 |
| 007214 | 09/14/2015 | 1NORI | Northern Investors Co. | 02326 | 47384 | 09/10/2015 | 1,335.05 | 0.00 | 1,335.05 | 1,335.05 |
| 007215 | 09/14/2015 | 1PROG | ProGrass | 02334 | 108083B | 09/10/2015 | 739.13 | 0.00 | 739.13 | 739.13 |
| 007216 | 09/14/2015 | 1SPRA | Sprague | 02335 | 2653471 | 09/10/2015 | 165.13 | 0.00 | 165.13 | 165.13 |
| 007217 | 09/28/2015 | 1AAAF | AAA Fire & Safety, Inc. | 02337 | 722726 | 09/24/2015 | 701.90 | 0.00 | 701.90 | 701.90 |
| 007218 | 09/28/2015 | 1KMM | Kappes Miller Management | 02338 | 20154819 | 09/24/2015 | 15.33 | 0.00 | 15.33 | |
| | | | | 02339 | 20154741 | 09/24/2015 | 18.85 | 0.00 | 18.85 | |
| | | | | 02340 | 20154627 | 09/24/2015 | 39.06 | 0.00 | 39.06 | |
| | | | | Total for Check Number 007218 | | | 73.24 | 0.00 | 73.24 | 73.24 |
| 007219 | 09/28/2015 | 1PROG | ProGrass | 02343 | 391147 | 09/28/2015 | 1,160.70 | 0.00 | 1,160.70 | 1,160.70 |
| 007220 | 09/28/2015 | 1PSE | Puget Sound Energy | 02341 | 8/7-9/4 (10 inv) | 09/24/2015 | 144.46 | 0.00 | 144.46 | 144.46 |
| 007221 | 09/28/2015 | 1SPRA | Sprague | 02342 | 2678481 | 09/24/2015 | 165.13 | 0.00 | 165.13 | 165.13 |
| Cash Account 1 Totals | | | | | | | 9,396.95 | 0.00 | 9,396.95 | 9,396.95 |
| Property/Company Totals for Woodbridge Parkside Townhomes, A Cond | | | | | | | 9,396.95 | 0.00 | 9,396.95 | 9,396.95 |

| <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 | | | | | | |
| 02326 | 1NORI - Northern Investors Co. | Insurance | 47384 | 007214 | \$1,335.05 | \$1,335.05 |
| 1310-0000 Replacement Reserve | | | | | | |
| 02199 | 1PAWR - Parkside @ Woodbridge | Reserve Transfer | | | \$1,321.00 | \$1,321.00 |
| 5340-0000 Landscape Contract | | | | | | |
| 02334 | 1PROG - ProGrass | Landscaping | 108083B | 007215 | \$739.13 | \$739.13 |
| 5350-0000 Landscape - Other | | | | | | |
| 02343 | 1PROG - ProGrass | remove plants back yard/install new drain pipe | 391147 | 007219 | \$1,160.70 | \$1,160.70 |
| 5420-0000 Alarm Monitoring | | | | | | |
| 02330 | 1INNS - Innovative Systems Tech, Inc. | Fire Alarm Monitoring | 11873 | 007212 | \$440.00 | \$440.00 |
| 5440-0000 Pest Control | | | | | | |
| 02335 | 1SPRA - Sprague | Pest Control | 2653471 | 007216 | 165.13 | |
| 02342 | 1SPRA - Sprague | Pest Control | 2678481 | 007221 | \$165.13 | \$330.26 |
| 5445-0000 Fire Extinguisher Maint. | | | | | | |
| 02337 | 1AAAF - AAA Fire & Safety, Inc. | #5 ABC Fire Ext Hydrotest per NFPA 10 | 722726 | 007217 | \$701.90 | \$701.90 |
| 5510-0000 Electricity | | | | | | |
| 02341 | 1PSE - Puget Sound Energy | Electricity 8/7-9/4 (10 inv) | 8/7-9/4 (10 inv) | 007220 | \$144.46 | \$144.46 |
| 5520-0000 Water | | | | | | |
| 02327 | 1CIRE - City of Redmond Utility | Utilities 7/24-8/19 | 7/24-8/19 | 007211 | \$589.87 | \$589.87 |
| 5530-0000 Sewer | | | | | | |
| 02327 | 1CIRE - City of Redmond Utility | Utilities 7/24-8/19 | 7/24-8/19 | 007211 | \$206.95 | \$206.95 |
| 5532-0000 Metro - Redmond | | | | | | |
| 02327 | 1CIRE - City of Redmond Utility | Utilities 7/24-8/19 | 7/24-8/19 | 007211 | \$526.78 | \$526.78 |
| 5535-0000 Irrigation | | | | | | |
| 02329 | 1CIRE - City of Redmond Utility | Irrigation 7/24-8/19 | 7/24-8/19 IRR | 007211 | \$1,371.80 | \$1,371.80 |
| 5537-0000 Stormwater | | | | | | |
| 02328 | 1CIRE - City of Redmond Utility | Stormwater | Stormwater | 007211 | \$320.93 | \$320.93 |
| 5710-0000 Office Expenses | | | | | | |
| 02332 | 1KMM - Kappes Miller Management | Archive Box Storage | 20154486 | 007213 | 69.78 | |

| <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> |
|---|---------------------------------|---------------------------------|--------------------|------------------|---------------|---------------------------|
| 02333 | 1KMM - Kappes Miller Management | DLF | 20154548 | 007213 | 25.84 | |
| 02338 | 1KMM - Kappes Miller Management | Copies & Envelopes | 20154819 | 007218 | 15.33 | |
| 02339 | 1KMM - Kappes Miller Management | Postage | 20154741 | 007218 | 18.85 | |
| 02340 | 1KMM - Kappes Miller Management | 9/15 Bank Analysis Charge | 20154627 | 007218 | \$39.06 | \$168.86 |
| 5711-0000 Management Fee | | | | | | |
| 02325 | 1KMM - Kappes Miller Management | Management Fee - September 2015 | 20154403 | 007210 | \$1,350.26 | \$1,350.26 |
| 5930-0000 Licenses & Permits | | | | | | |
| 02331 | 1KMM - Kappes Miller Management | Secretary of State Filing Fee | 20154436 | 007213 | \$10.00 | \$10.00 |
| Distribution Total | | | | | | <u><u>\$10,717.95</u></u> |

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 | |
| 5340-0000 | Landscape Contract | 739.13 | |
| 5350-0000 | Landscape - Other | 1,160.70 | |
| 5420-0000 | Alarm Monitoring | 440.00 | |
| 5440-0000 | Pest Control | 330.26 | |
| 5445-0000 | Fire Extinguisher Maint. | 701.90 | |
| 5510-0000 | Electricity | 144.46 | |
| 5520-0000 | Water | 589.87 | |
| 5530-0000 | Sewer | 206.95 | |
| 5532-0000 | Metro - Redmond | 526.78 | |
| 5535-0000 | Irrigation | 1,371.80 | |
| 5537-0000 | Stormwater | 320.93 | |
| 5710-0000 | Office Expenses | 168.86 | |
| 5711-0000 | Management Fee | 1,350.26 | |
| 5930-0000 | Licenses & Permits | 10.00 | |
| 0110-0000 | Checking | | 9,396.95 |
| 2405-0000 | A/P Operations | | 1,321.00 |
| | | <u><u>10,717.95</u></u> | <u><u>10,717.95</u></u> |

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 9/30/15
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 Yes | No |
| | <i>Distribution(s)</i> | <i>5560-0000 Telephone</i> | | | | | | -88.40 | | |
| | Vendor Open Amount | | | <u>-88.40</u> | | | | | | |
| 1PAWR: Parkside @ Woodbridge | | | | | | | | | | |
| 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 | | | | | No 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 No | 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 9/30/15
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 | | | | | 2,732.60 | |
| | | | | Total Posted Payments | | | | | 0.00 | |
| | | | | Total Posted Discounts Taken | | | | | 0.00 | |
| | | | | Net Posted Payments | | | | | 0.00 | |
| | | | | Open Posted AP | | | | | 2,732.60 | |
| | | | | | | | | | | |
| | | | | 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 | | | | | 4,053.60 | |
| | | | | | | | | | | |
| | | | | Total Invoice Amounts | | | | | 4,053.60 | |
| | | | | Total Distributions | | | | | 4,053.60 | |
| | | | | 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 | 551.77 | 399.29 | 152.48 | | |
| CURR | 6102 | Liang, Jing | 0.00 | 318.29 | 318.29 | | | |
| Property Totals | | | 0.00 | 870.45 | 717.58 | 152.48 | 0.00 | 0.39 |

**Parkside At Woodbridge
Aging Report
(Summarized)
as of 09/30/2015**

| <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) | (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 | (763.54) | (763.54) | | | |
| FORM | 3106 | Cagatay, Aziz | 0.00 | (381.77) | (381.77) | | | |
| FORM | 4101 | Schonleitner, Eva | 0.00 | (33.50) | | | | (33.50) |
| CURR | 4102 | Ro, Hyung Jin | 0.00 | 551.77 | 399.29 | 152.48 | | |
| CURR | 6102 | Liang, Jing | 0.00 | 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) |
| Property Totals | | | <u>0.00</u> | <u>(4,197.20)</u> | <u>(1,815.99)</u> | <u>(547.58)</u> | <u>(185.37)</u> | <u>(1,648.26)</u> |