

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,126.33
Homeowner Assessments		7,845.84	
Prepayments		1,119.81	
	Total Receipts	<u>8,965.65</u>	
Operating Expenses		(6,600.68)	
Transfer to Replacement Reserve		(1,333.33)	
	Total Disbursements	<u>(7,934.01)</u>	
ENDING BALANCE			<u><u>\$5,157.97</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$104,899.68
Transfers from Operating		1,333.33	
Interest		30.22	
	Total Receipts	<u>1,363.55</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$106,263.23</u></u>

**Balance Sheet**

As of April 30, 2016

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	5,157.97	
Accounts Receivable	0.39	
Prepaid Insurance	5,018.19	

**Total Operating Accounts**

10,176.55

**Reserve Accounts**

Replacement Reserve	106,263.23	
A/R - Due from Operations	2,642.00	

**Total Reserve Accounts**

108,905.23

**Total Assets**

119,081.78

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	3,833.10	
Accounts Payable	2,642.00	

**Total Operating Liabilities**

6,475.10

**Homeowner Equity**

Excess of Rev over Exp	4,526.75	
Retained Earnings	108,559.53	
Prior Year Expense	(479.60)	

**Total Homeowner Equity**

112,606.68

**Total Liability & Homeowners Equity**

119,081.78

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending April 30, 2016

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	8,966	8,966	0	35,863	35,863	0
Transfer to Reserves	(1,333)	(1,333)	0	(5,333)	(5,333)	0
<b>Total Operating Revenue</b>	<b>7,633</b>	<b>7,633</b>	<b>0</b>	<b>30,530</b>	<b>30,530</b>	<b>0</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	167	0	167	668	313	355
Gutter Cleaning	173	0	173	690	1,440	(750)
Window Cleaning	70	0	70	280	0	280
Landscape Contract	739	750	(11)	2,956	3,154	(198)
Landscape - Other	208	0	208	832	1,533	(701)
Alarm Monitoring	440	440	0	1,760	1,320	440
Pest Control	147	165	(18)	588	661	(73)
Fire Extinguisher Maint.	18	0	18	72	0	72
Fire Alarm Maintenance	113	0	113	452	1,240	(788)
<b>Total Maintenance Exp.</b>	<b>2,075</b>	<b>1,355</b>	<b>720</b>	<b>8,298</b>	<b>9,661</b>	<b>(1,363)</b>
<b>Service/Utility Exp.</b>						
Electricity	151	150	1	604	604	0
Water	531	491	40	2,124	1,934	190
Sewer	209	226	(17)	836	885	(49)
Metro - Redmond	511	572	(61)	2,044	2,225	(181)
Metro	83	495	(412)	332	495	(163)
Irrigation	523	100	423	2,092	400	1,692
Stormwater	321	321	0	1,284	1,284	0
Telephone	0	0	0	0	88	(88)
<b>Total Service/Utility Exp.</b>	<b>2,329</b>	<b>2,355</b>	<b>(26)</b>	<b>9,316</b>	<b>7,915</b>	<b>1,401</b>
<b>Administrative Exp.</b>						
Office Expenses	158	139	19	632	554	78
Management Fee	1,407	1,418	(11)	5,628	5,536	92
Audit / Tax Return	127	0	127	508	1,680	(1,172)
Insurance	1,535	1,527	8	6,140	6,110	30
<b>Total Administrative Exp.</b>	<b>3,227</b>	<b>3,084</b>	<b>143</b>	<b>12,908</b>	<b>13,880</b>	<b>(972)</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending April 30, 2016

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>Tax &amp; License</b>						
Licenses & Permits	1	0	1	4	0	4
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>4</u>	<u>0</u>	<u>4</u>
<b>Total Operating Expenses</b>	<u>7,632</u>	<u>6,794</u>	<u>838</u>	<u>30,526</u>	<u>31,456</u>	<u>(930)</u>
<b>Operating Gain(Loss)</b>	<u>1</u>	<u>839</u>	<u>838</u>	<u>4</u>	<u>(926)</u>	<u>(930)</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,333	1,333	0	5,332	5,333	1
Interest Income - Reserve	29	30	1	116	119	3
<b>Total Reserve Revenue</b>	<u>1,362</u>	<u>1,363</u>	<u>1</u>	<u>5,448</u>	<u>5,452</u>	<u>4</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	900	0	900	3,600	0	3,600
<b>Total Reserve Expenses</b>	<u>900</u>	<u>0</u>	<u>900</u>	<u>3,600</u>	<u>0</u>	<u>3,600</u>
<b>Reserve Gain(Loss)</b>	<u>462</u>	<u>1,363</u>	<u>901</u>	<u>1,848</u>	<u>5,452</u>	<u>3,604</u>
<b>Total Gain(Loss)</b>	<u>463</u>	<u>2,202</u>	<u>1,739</u>	<u>1,852</u>	<u>4,526</u>	<u>2,674</u>

Date Range : 4/1/2016 To 4/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007296	04/01/2016	1KMM	Kappes Miller Management	02470	20161340	04/01/2016	1,417.78	0.00	1,417.78	1,417.78
007297	04/12/2016	1CIRE	City of Redmond Utility	02476	2/19-3/22 Irrigation	04/08/2016	99.90	0.00	99.90	
				02477	3/2-4/5 Storm	04/08/2016	320.93	0.00	320.93	
				02478	2/19-3/22 Utilities	04/12/2016	1,287.94	0.00	1,287.94	
				<b>Total for Check Number 007297</b>			1,708.77	0.00	1,708.77	1,708.77
007298	04/12/2016	1INNS	Innovative Systems Tech, Inc.	02472	12644	04/08/2016	440.00	0.00	440.00	440.00
007299	04/12/2016	1KINC	King County Treasury Division	02479	1888322	04/12/2016	247.68	0.00	247.68	
				02480	1918146	04/12/2016	247.68	0.00	247.68	
				<b>Total for Check Number 007299</b>			495.36	0.00	495.36	495.36
007300	04/12/2016	1KMM	Kappes Miller Management	02473	20161762	04/08/2016	69.78	0.00	69.78	69.78
007301	04/12/2016	1NORI	Northern Investors Co.	02475	47384	04/08/2016	1,335.05	0.00	1,335.05	1,335.05
007302	04/12/2016	1PROG	ProGrass	02474	117409B	04/08/2016	750.08	0.00	750.08	750.08
007303	04/26/2016	1KMM	Kappes Miller Management	02483	20161998	04/25/2016	17.30	0.00	17.30	
				02484	20161923	04/25/2016	16.82	0.00	16.82	
				02485	20161838	04/25/2016	34.89	0.00	34.89	
				<b>Total for Check Number 007303</b>			69.01	0.00	69.01	69.01
007304	04/26/2016	1PAWR	Parkside @ Woodbridge	02403		04/01/2016	1,333.33	0.00	1,333.33	1,333.33
007305	04/26/2016	1PSE	Puget Sound Energy	02481	3/9-4/7 (10 inv)	04/22/2016	149.72	0.00	149.72	149.72
007306	04/26/2016	1SPRA	Sprague	02482	2834782	04/22/2016	165.13	0.00	165.13	165.13
<b>Cash Account 1 Totals</b>							<b>7,934.01</b>	<b>0.00</b>	<b>7,934.01</b>	<b>7,934.01</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>7,934.01</b>	<b>0.00</b>	<b>7,934.01</b>	<b>7,934.01</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>						
02475	1NORI - Northern Investors Co.	Insurance	47384	007301	\$1,335.05	\$1,335.05
<b>1310-0000 Replacement Reserve</b>						
02403	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007304	\$1,333.33	\$1,333.33
<b>5340-0000 Landscape Contract</b>						
02474	1PROG - ProGrass	Landscaping	117409B	007302	\$750.08	\$750.08
<b>5420-0000 Alarm Monitoring</b>						
02472	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12644	007298	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
02482	1SPRA - Sprague	Pest Control	2834782	007306	\$165.13	\$165.13
<b>5510-0000 Electricity</b>						
02481	1PSE - Puget Sound Energy	Electricity 3/9-4/7	3/9-4/7 (10 inv)	007305	\$149.72	\$149.72
<b>5520-0000 Water</b>						
02478	1CIRE - City of Redmond Utility	Utilities 2/19-3/22	2/19-3/22 Utilities	007297	\$490.82	\$490.82
<b>5530-0000 Sewer</b>						
02478	1CIRE - City of Redmond Utility	Utilities 2/19-3/22	2/19-3/22 Utilities	007297	\$225.50	\$225.50
<b>5532-0000 Metro - Redmond</b>						
02478	1CIRE - City of Redmond Utility	Utilities 2/19-3/22	2/19-3/22 Utilities	007297	\$571.62	\$571.62
<b>5533-0000 Metro</b>						
02479	1KINC - King County Treasury Division	Sewer Capacity Charge 10/15-3/16	1888322	007299	247.68	
02480	1KINC - King County Treasury Division	Sewer Capacity Charge 10/15-3/16	1918146	007299	\$247.68	\$495.36
<b>5535-0000 Irrigation</b>						
02476	1CIRE - City of Redmond Utility	Irrigation 2/19-3/22	2/19-3/22 Irrigation	007297	\$99.90	\$99.90
<b>5537-0000 Stormwater</b>						
02477	1CIRE - City of Redmond Utility	Stormwater 3/2-4/5	3/2-4/5 Storm	007297	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02473	1KMM - Kappes Miller Management	Archive Box Storage	20161762	007300	69.78	
02483	1KMM - Kappes Miller Management	Postage	20161998	007303	17.30	
02484	1KMM - Kappes Miller Management	Copies & Envelopes	20161923	007303	16.82	

<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>
02485	1KMM - Kappes Miller Management	3/16 Bank Charges	20161838	007303	\$34.89	\$138.79
<b>5711-0000 Management Fee</b>						
02470	1KMM - Kappes Miller Management	Management Fee - April 2016	20161340	007296	\$1,417.78	\$1,417.78
					<b>Distribution Total</b>	<b>\$7,934.01</b>

**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	1,333.33	
5340-0000	Landscape Contract	750.08	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	149.72	
5520-0000	Water	490.82	
5530-0000	Sewer	225.50	
5532-0000	Metro - Redmond	571.62	
5533-0000	Metro	495.36	
5535-0000	Irrigation	99.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	138.79	
5711-0000	Management Fee	1,417.78	
0110-0000	Checking		7,934.01
		<b>7,934.01</b>	<b>7,934.01</b>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 4/30/16**  
**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>1PAWR: Parkside @ Woodbridge</b>										
<b>02198</b>	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		
<b>02199</b>	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>						

**Company Recap**

Total Posted Invoices	2,642.00
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	2,642.00
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	2,642.00
Total Invoice Amounts	2,642.00
Total Distributions	2,642.00
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
<b>Property Totals</b>			0.00	0.39	0.00	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	(950.26)	(398.08)	(398.08)	(154.10)	
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	6102	Liang, Jing	0.00	(328.14)	(328.14)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(906.05)	(393.59)		(512.46)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
<b>Property Totals</b>			<u>0.00</u>	<u>(3,832.71)</u>	<u>(1,119.81)</u>	<u>(398.08)</u>	<u>(666.56)</u>	<u>(1,648.26)</u>