

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,186.84
	Homeowner Assessments	7,449.56	
	Prepayments	765.23	
	Total Receipts	<u>8,214.79</u>	
	Operating Expenses	(8,381.00)	
	Transfer to Replacement Reserve	(1,321.00)	
	Total Disbursements	<u>(9,702.00)</u>	
ENDING BALANCE			<u><u>\$2,699.63</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$110,357.41
	Transfers from Operating Interest	1,321.00	
		32.66	
	Total Receipts	<u>1,353.66</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$111,711.07</u></u>

Balance Sheet
As of August 31, 2016

ASSETS

Current Assets

Operating Accounts

Checking Account	2,699.63	
Accounts Receivable	328.53	
Prepaid Insurance	1,786.08	

Total Operating Accounts

4,814.24

Reserve Accounts

Replacement Reserve	111,711.07	
A/R - Due from Operations	2,654.33	

Total Reserve Accounts

114,365.40

Total Assets

119,179.64

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	5,063.64	
Accounts Payable	2,654.33	

Total Operating Liabilities

7,717.97

Homeowner Equity

Excess of Rev over Exp	3,381.74	
Retained Earnings	108,559.53	
Prior Year Expense	(479.60)	

Total Homeowner Equity

111,461.67

Total Liability & Homeowners Equity

119,179.64

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending August 31, 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>
Operating Revenue						
Homeowner Assessment	8,966	8,966	0	71,725	71,725	0
Transfer to Reserves	(1,333)	(1,333)	0	(10,667)	(10,667)	0
Total Operating Revenue	<u>7,633</u>	<u>7,633</u>	<u>0</u>	<u>61,058</u>	<u>61,058</u>	<u>0</u>
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	167	2,001	(1,834)	1,336	12,236	(10,900)
Gutter Cleaning	173	0	173	1,380	1,440	(60)
Window Cleaning	70	0	70	560	0	560
Landscape Contract	739	750	(11)	5,912	6,154	(242)
Landscape - Other	208	0	208	1,664	1,533	131
Alarm Monitoring	440	440	0	3,520	3,080	440
Pest Control	147	165	(18)	1,176	1,156	20
Fire Extinguisher Maint.	18	0	18	144	0	144
Fire Alarm Maintenance	113	0	113	904	800	104
Total Maintenance Exp.	<u>2,075</u>	<u>3,356</u>	<u>(1,281)</u>	<u>16,596</u>	<u>26,399</u>	<u>(9,803)</u>
Service/Utility Exp.						
Electricity	151	147	4	1,208	1,200	8
Water	531	573	(42)	4,248	4,238	10
Sewer	209	198	11	1,672	1,728	(56)
Metro - Redmond	511	476	35	4,088	4,295	(207)
Metro	83	0	83	664	495	169
Irrigation	523	346	177	4,184	1,652	2,532
Stormwater	321	321	0	2,568	2,567	1
Telephone	0	0	0	0	88	(88)
Total Service/Utility Exp.	<u>2,329</u>	<u>2,061</u>	<u>268</u>	<u>18,632</u>	<u>16,263</u>	<u>2,369</u>
Administrative Exp.						
Office Expenses	158	192	(34)	1,264	1,147	117
Management Fee	1,407	1,418	(11)	11,256	11,207	49
Audit / Tax Return	127	0	127	1,016	1,680	(664)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending August 31, 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>
Insurance	1,535	1,190	345	12,280	11,883	397
Total Administrative Exp.	3,227	2,800	427	25,816	25,917	(101)
Tax & License						
Licenses & Permits	1	10	(9)	8	10	(2)
Total Tax & License	1	10	(9)	8	10	(2)
Total Operating Expenses	7,632	8,227	(595)	61,052	68,589	(7,537)
Operating Gain(Loss)	1	(594)	(595)	6	(7,531)	(7,537)
Reserve Revenue						
Major Maintenance Assess	1,333	1,333	0	10,664	10,667	3
Interest Income - Reserve	29	33	4	232	246	14
Total Reserve Revenue	1,362	1,366	4	10,896	10,913	17
Reserve Expenses						
Major Maintenance Expense	900	0	900	7,200	0	7,200
Total Reserve Expenses	900	0	900	7,200	0	7,200
Reserve Gain(Loss)	462	1,366	904	3,696	10,913	7,217
Total Gain(Loss)	463	772	309	3,702	3,382	(320)

Date Range : 8/1/2016 To 8/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007339	08/01/2016	1KMM	Kappes Miller Management	02529	20163544	08/01/2016	1,417.78	0.00	1,417.78	1,417.78
007341	08/10/2016	1CIRE	City of Redmond Utility	02533	6/22-7/19 IRR	08/09/2016	345.60	0.00	345.60	
				02534	Stormwater	08/09/2016	320.93	0.00	320.93	
				02535	6/22-7/19 Util	08/09/2016	1,247.68	0.00	1,247.68	
				Total for Check Number 007341			1,914.21	0.00	1,914.21	1,914.21
007342	08/10/2016	1INNS	Innovative Systems Tech, Inc.	02537	12792	08/09/2016	440.00	0.00	440.00	440.00
007343	08/10/2016	1KMM	Kappes Miller Management	02530	20163607	08/09/2016	10.00	0.00	10.00	
				02531	20163672	08/09/2016	69.78	0.00	69.78	
				02532	20163737	08/09/2016	39.46	0.00	39.46	
				Total for Check Number 007343			119.24	0.00	119.24	119.24
007344	08/10/2016	1PROG	ProGrass	02538	124772B	08/10/2016	750.08	0.00	750.08	750.08
007345	08/10/2016	1SPRA	Sprague	02536	2907205	08/09/2016	165.13	0.00	165.13	165.13
007346	08/12/2016	1SUNS	Sunset Glass Company, Inc	02539	15668	08/12/2016	203.75	0.00	203.75	203.75
007347	08/18/2016	1NATW	Nationwide	02540	964627693	08/18/2016	1,234.10	0.00	1,234.10	1,234.10
007348	08/26/2016	1KMM	Kappes Miller Management	02541	20163776	08/25/2016	26.79	0.00	26.79	
				02542	20163868	08/25/2016	27.95	0.00	27.95	
				02543	20163944	08/25/2016	27.67	0.00	27.67	
				Total for Check Number 007348			82.41	0.00	82.41	82.41
007349	08/26/2016	1PAWR	Parkside @ Woodbridge	02198		08/01/2015	1,321.00	0.00	1,321.00	1,321.00
007350	08/26/2016	1PRDS	Precision Door Service	02544	O1966291	08/25/2016	1,669.50	0.00	1,669.50	1,669.50
007351	08/26/2016	1PSE	Puget Sound Energy	02545	7/8-8/5 (10 inv)	08/25/2016	147.02	0.00	147.02	147.02
007352	08/29/2016	1CCS	Condominium Construction Services, LLC	02546	201600247	08/29/2016	127.97	0.00	127.97	127.97
007353	08/31/2016	1ALLD	Allied Insurance	02547	ACP 3016837135	08/31/2016	109.81	0.00	109.81	109.81
Cash Account 1 Totals							9,702.00	0.00	9,702.00	9,702.00
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							9,702.00	0.00	9,702.00	9,702.00

<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						
02540	1NATW - Nationwide	INS BPHD 3016837135 CAA 3016837135	964627693	007347	1,234.10	
02547	1ALLD - Allied Insurance	Insurance	ACP 3016837135	007353	\$109.81	\$1,343.91
1310-0000 Replacement Reserve						
02407	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,333.33	\$1,333.33
5220-0000 Building Maint. & Repairs						
02539	1SUNS - Sunset Glass Company, Inc	Replace 1 Failed Insulated Unit in Garage	15668	007346	203.75	
02544	1PRDS - Precision Door Service	Service #107	O1966291	007350	1,669.50	
02546	1CCS - Condominium Construction Servi	Garage Door #107 Project Admin Fee	201600247	007352	\$127.97	\$2,001.22
5340-0000 Landscape Contract						
02538	1PROG - ProGrass	Landscaping	124772B	007344	\$750.08	\$750.08
5420-0000 Alarm Monitoring						
02537	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12792	007342	\$440.00	\$440.00
5440-0000 Pest Control						
02536	1SPRA - Sprague	Pest Control	2907205	007345	\$165.13	\$165.13
5510-0000 Electricity						
02545	1PSE - Puget Sound Energy	Electricity 7/8-8/5 (10 inv)	7/8-8/5 (10 inv)	007351	\$147.02	\$147.02
5520-0000 Water						
02535	1CIRE - City of Redmond Utility	Utilities 6/22-7/19	6/22-7/19 Util	007341	\$572.94	\$572.94
5530-0000 Sewer						
02535	1CIRE - City of Redmond Utility	Utilities 6/22-7/19	6/22-7/19 Util	007341	\$198.40	\$198.40
5532-0000 Metro - Redmond						
02535	1CIRE - City of Redmond Utility	Utilities 6/22-7/19	6/22-7/19 Util	007341	\$476.34	\$476.34
5535-0000 Irrigation						
02533	1CIRE - City of Redmond Utility	Irrigation 6/22-7/19	6/22-7/19 IRR	007341	\$345.60	\$345.60
5537-0000 Stormwater						
02534	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007341	\$320.93	\$320.93
5710-0000 Office Expenses						
02531	1KMM - Kappes Miller Management	Archive Box Storage	20163672	007343	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>
02532	1KMM - Kappes Miller Management	Comm Mailing - Website/Contact Info	20163737	007343	39.46	
02541	1KMM - Kappes Miller Management	Bank Charges	20163776	007348	26.79	
02542	1KMM - Kappes Miller Management	Postage	20163868	007348	27.95	
02543	1KMM - Kappes Miller Management	Copies & Envelopes	20163944	007348	\$27.67	\$191.65
5711-0000 Management Fee						
02529	1KMM - Kappes Miller Management	Management Fee - August 2016	20163544	007339	\$1,417.78	\$1,417.78
5930-0000 Licenses & Permits						
02530	1KMM - Kappes Miller Management	Secretary of State Filing Fee	20163607	007343	\$10.00	\$10.00
Distribution Total						<u><u>\$9,714.33</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,343.91	
1310-0000	Replacement Reserve	1,333.33	
5220-0000	Building Maint. & Repairs	2,001.22	
5340-0000	Landscape Contract	750.08	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	147.02	
5520-0000	Water	572.94	
5530-0000	Sewer	198.40	
5532-0000	Metro - Redmond	476.34	
5535-0000	Irrigation	345.60	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	191.65	
5711-0000	Management Fee	1,417.78	
5930-0000	Licenses & Permits	10.00	
0110-0000	Checking		9,702.00
2405-0000	A/P Operations		12.33
		<u><u>9,714.33</u></u>	<u><u>9,714.33</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 8/31/16
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>
1PAWR: Parkside @ Woodbridge										
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			
02407	8/1/2016		8/1/2016	1,333.33		0.00			No No	Recurred
				Reserve Transfer					No No	Recurred
<i>Distribution(s)</i>		1310-0000	<i>Reserve Transfer</i>				1,333.33			
Vendor Open Amount				<u><u>2,654.33</u></u>						

Company Recap

Total Posted Invoices	1,321.00
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	1,321.00
New Unposted Invoices	1,333.33
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	1,333.33
Total Open AP	2,654.33
Total Invoice Amounts	2,654.33
Total Distributions	2,654.33
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	328.14	328.14			
Property Totals			0.00	328.53	328.14	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	(552.18)		(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	4102	Ro, Hyung Jin	0.00	328.14	328.14			
CURR	6102	Liang, Jing	0.00	(328.14)	(328.14)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Zhou, Yan	0.00	(1,585.12)			(1,585.12)	
CURR	7106	Beck, Kyle	0.00	(949.55)	(437.09)	(393.59)	(118.87)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
Property Totals			<u>0.00</u>	<u>(4,735.11)</u>	<u>(437.09)</u>	<u>(791.67)</u>	<u>(1,858.09)</u>	<u>(1,648.26)</u>