

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,735.79
Homeowner Assessments		8,186.97	
Prepayments		1,513.40	
	Total Receipts	<u>9,700.37</u>	
Operating Expenses		(9,751.60)	
Transfer to Replacement Reserve		<u>(1,333.33)</u>	
	Total Disbursements	<u>(11,084.93)</u>	
ENDING BALANCE			<u><u>\$4,351.23</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$102,173.53
Transfers from Operating		1,333.33	
Interest		28.48	
	Total Receipts	<u>1,361.81</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$103,535.34</u></u>

Balance Sheet
As of February 29, 2016

ASSETS

Current Assets

Operating Accounts

Checking Account	4,351.23
Accounts Receivable	0.39
Prepaid Insurance	5,403.03

Total Operating Accounts

9,754.65

Reserve Accounts

Replacement Reserve	103,535.34
A/R - Due from Operations	2,642.00

Total Reserve Accounts

106,177.34

Total Assets

115,931.99

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	4,226.69
Accounts Payable	2,553.60

Total Operating Liabilities

6,780.29

Homeowner Equity

Excess of Rev over Exp	631.77
Retained Earnings	108,559.53
Prior Year Expense	(39.60)

Total Homeowner Equity

109,151.70

Total Liability & Homeowners Equity

115,931.99

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending February 29, 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	17,931	17,931	0
Transfer to Reserves	(1,333)	(1,333)	0	(2,667)	(2,667)	0
Total Operating Revenue	7,633	7,633	0	15,264	15,264	0
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	167	313	(146)	334	313	21
Gutter Cleaning	173	1,440	(1,267)	345	1,440	(1,095)
Window Cleaning	70	0	70	140	0	140
Landscape Contract	739	750	(11)	1,478	1,500	(22)
Landscape - Other	208	0	208	416	1,533	(1,117)
Alarm Monitoring	440	440	0	880	880	0
Pest Control	147	165	(18)	294	330	(36)
Fire Extinguisher Maint.	18	0	18	36	0	36
Fire Alarm Maintenance	113	0	113	226	0	226
Total Maintenance Exp.	2,075	3,108	(1,033)	4,149	5,996	(1,847)
Service/Utility Exp.						
Electricity	151	148	3	302	299	3
Water	531	546	(15)	1,062	961	101
Sewer	209	268	(59)	418	443	(25)
Metro - Redmond	511	703	(192)	1,022	1,110	(88)
Metro	83	0	83	166	0	166
Irrigation	523	100	423	1,046	200	846
Stormwater	321	321	0	642	642	0
Total Service/Utility Exp.	2,329	2,086	243	4,658	3,655	1,003
Administrative Exp.						
Office Expenses	158	138	20	316	272	44
Management Fee	1,407	1,350	57	2,814	2,701	113
Audit / Tax Return	127	1,680	(1,553)	254	1,680	(1,426)
Insurance	1,535	1,527	8	3,070	3,055	15
Total Administrative Exp.	3,227	4,695	(1,468)	6,454	7,708	(1,254)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending February 29, 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>
Tax & License						
Licenses & Permits	1	0	1	2	0	2
Total Tax & License	<u>1</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
Total Operating Expenses	<u>7,632</u>	<u>9,889</u>	<u>(2,257)</u>	<u>15,263</u>	<u>17,359</u>	<u>(2,096)</u>
Operating Gain(Loss)	<u>1</u>	<u>(2,256)</u>	<u>(2,257)</u>	<u>1</u>	<u>(2,095)</u>	<u>(2,096)</u>
Reserve Revenue						
Major Maintenance Assess	1,333	1,333	0	2,666	2,667	1
Interest Income - Reserve	29	28	(1)	58	58	0
Total Reserve Revenue	<u>1,362</u>	<u>1,361</u>	<u>(1)</u>	<u>2,724</u>	<u>2,725</u>	<u>1</u>
Reserve Expenses						
Major Maintenance Expense	900	0	900	1,800	0	1,800
Total Reserve Expenses	<u>900</u>	<u>0</u>	<u>900</u>	<u>1,800</u>	<u>0</u>	<u>1,800</u>
Reserve Gain(Loss)	<u>462</u>	<u>1,361</u>	<u>899</u>	<u>924</u>	<u>2,725</u>	<u>1,801</u>
Total Gain(Loss)	<u>463</u>	<u>(895)</u>	<u>(1,358)</u>	<u>925</u>	<u>630</u>	<u>(295)</u>

Date Range : 2/1/2016 To 2/29/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007271	02/01/2016	1KMM	Kappes Miller Management	02439	20160617	02/01/2016	1,350.26	0.00	1,350.26	1,350.26
007272	02/10/2016	1CCS	Condominium Construction Services, LLC	02444	20160025	02/09/2016	313.45	0.00	313.45	313.45
007273	02/10/2016	1CIRE	City of Redmond Utility	02440	12/10-1/20 Util	02/08/2016	1,517.09	0.00	1,517.09	
				02441	Stormwater	02/08/2016	320.93	0.00	320.93	
				02442	Irrigation	02/08/2016	99.90	0.00	99.90	
Total for Check Number 007273							1,937.92	0.00	1,937.92	1,937.92
007274	02/10/2016	1INTW	Interlake Window Cleaning	02431	J-123015-3	02/01/2016	1,439.93	0.00	1,439.93	1,439.93
007275	02/10/2016	1KMM	Kappes Miller Management	02445	20160746	02/09/2016	69.78	0.00	69.78	69.78
007276	02/10/2016	1PAWR	Parkside @ Woodbridge	02401		02/01/2016	1,333.33	0.00	1,333.33	1,333.33
007277	02/10/2016	1PROG	ProGrass	02443	114782B	02/08/2016	750.08	0.00	750.08	750.08
007278	02/24/2016	1INNS	Innovative Systems Tech, Inc.	02446	12619	02/23/2016	440.00	0.00	440.00	440.00
007279	02/24/2016	1JVAN	Joseph H. Vandal, CPA PS	02447	127034	02/23/2016	1,680.00	0.00	1,680.00	1,680.00
007280	02/24/2016	1KMM	Kappes Miller Management	02448	20160815	02/23/2016	38.40	0.00	38.40	
				02449	20160966	02/23/2016	15.46	0.00	15.46	
				02450	20160888	02/23/2016	14.58	0.00	14.58	
Total for Check Number 007280							68.44	0.00	68.44	68.44
007281	02/24/2016	1NORI	Northern Investors Co.	02451	47384	02/23/2016	1,388.45	0.00	1,388.45	1,388.45
007282	02/24/2016	1PSE	Puget Sound Energy	02452	1/8-2/5 (10 inv)	02/23/2016	148.16	0.00	148.16	148.16
007283	02/24/2016	1SPRA	Sprague	02453	2787173	02/23/2016	165.13	0.00	165.13	165.13
Cash Account 1 Totals							11,084.93	0.00	11,084.93	11,084.93
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							11,084.93	0.00	11,084.93	11,084.93

<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						
02451	1NORI - Northern Investors Co.	Insurance	47384	007281	\$1,388.45	\$1,388.45
1310-0000 Replacement Reserve						
02401	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007276	\$1,333.33	\$1,333.33
5220-0000 Building Maint. & Repairs						
02444	1CCS - Condominium Construction Servi	Replace Burnt Out Bulbs	20160025	007272	\$313.45	\$313.45
5225-0000 Gutter Cleaning						
02431	1INTW - Interlake Window Cleaning	Gutters Cleaned/Moss Treatment	J-123015-3	007274	\$1,439.93	\$1,439.93
5340-0000 Landscape Contract						
02443	1PROG - ProGrass	Landscaping	114782B	007277	\$750.08	\$750.08
5420-0000 Alarm Monitoring						
02446	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12619	007278	\$440.00	\$440.00
5440-0000 Pest Control						
02453	1SPRA - Sprague	Pest Control	2787173	007283	\$165.13	\$165.13
5510-0000 Electricity						
02452	1PSE - Puget Sound Energy	Electricity 1/8-2/5 (10 inv)	1/8-2/5 (10 inv)	007282	\$148.16	\$148.16
5520-0000 Water						
02440	1CIRE - City of Redmond Utility	Utilities 12/10-1/20	12/10-1/20 Util	007273	\$545.78	\$545.78
5530-0000 Sewer						
02440	1CIRE - City of Redmond Utility	Utilities 12/10-1/20	12/10-1/20 Util	007273	\$268.00	\$268.00
5532-0000 Metro - Redmond						
02440	1CIRE - City of Redmond Utility	Utilities 12/10-1/20	12/10-1/20 Util	007273	\$703.31	\$703.31
5535-0000 Irrigation						
02442	1CIRE - City of Redmond Utility	Irrigation	Irrigation	007273	\$99.90	\$99.90
5537-0000 Stormwater						
02441	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007273	\$320.93	\$320.93
5710-0000 Office Expenses						
02445	1KMM - Kappes Miller Management	Archive Box Storage	20160746	007275	69.78	
02448	1KMM - Kappes Miller Management	1/16 Bank Charges	20160815	007280	38.40	

<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>
02449	1KMM - Kappes Miller Management	Postage	20160966	007280	15.46	
02450	1KMM - Kappes Miller Management	Copies & Envelopes	20160888	007280	\$14.58	\$138.22
5711-0000 Management Fee						
02439	1KMM - Kappes Miller Management	Management Fee - February 2016	20160617	007271	\$1,350.26	\$1,350.26
5740-0000 Audit / Tax Return						
02447	1JVAN - Joseph H. Vandal, CPA PS	2015 Prep of Audited Financial Statements	127034	007279	\$1,680.00	\$1,680.00
Distribution Total						\$11,084.93

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,388.45	
1310-0000	Replacement Reserve	1,333.33	
5220-0000	Building Maint. & Repairs	313.45	
5225-0000	Gutter Cleaning	1,439.93	
5340-0000	Landscape Contract	750.08	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	148.16	
5520-0000	Water	545.78	
5530-0000	Sewer	268.00	
5532-0000	Metro - Redmond	703.31	
5535-0000	Irrigation	99.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	138.22	
5711-0000	Management Fee	1,350.26	
5740-0000	Audit / Tax Return	1,680.00	
0110-0000	Checking		11,084.93
		11,084.93	11,084.93

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 2/29/16
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>
1FRON: Frontier										
02118	9/26/2014	2061880274	10/26/2014	-88.40		0.00				0.00
				2061880274					Yes No	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					Yes No	Recurred
	<i>Distribution(s)</i>	<i>1310-0000 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 2/29/16
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>
<u>Company Recap</u>										
				Total Posted Invoices					2,553.60	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					2,553.60	
				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					2,553.60	
				Total Invoice Amounts					2,553.60	
				Total Distributions					2,553.60	
				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
Property Totals			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	(1,299.64)	(787.18)	(393.59)	(118.87)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
Property Totals			<u>0.00</u>	<u>(4,226.30)</u>	<u>(1,513.40)</u>	<u>(791.67)</u>	<u>(272.97)</u>	<u>(1,648.26)</u>