

OPERATING ACCOUNT - FOUNDATION BANK

| | | | |
|---------------------------------|---------------------|-------------------|--------------------------|
| BEGINNING BALANCE | | | \$1,894.05 |
| Homeowner Assessments | | 8,237.46 | |
| Insurance Refund | | 3,151.75 | |
| Prepayments | | 1,100.11 | |
| | Total Receipts | <u>12,489.32</u> | |
| Operating Expenses | | (7,314.25) | |
| Transfer to Replacement Reserve | | (1,333.33) | |
| | Total Disbursements | <u>(8,647.58)</u> | |
| ENDING BALANCE | | | <u><u>\$5,735.79</u></u> |

REPLACEMENT RESERVE - FOUNDATION BANK

| | | | |
|--------------------------|---------------------|-----------------|----------------------------|
| BEGINNING BALANCE | | | \$100,810.52 |
| Transfers from Operating | | 1,333.33 | |
| Interest | | 29.68 | |
| | Total Receipts | <u>1,363.01</u> | |
| Invoices Paid: | | | |
| None | | 0.00 | |
| | Total Disbursements | <u>0.00</u> | |
| ENDING BALANCE | | | <u><u>\$102,173.53</u></u> |

Balance Sheet
As of January 31, 2016

ASSETS

Current Assets

Operating Accounts

| | |
|---------------------|----------|
| Checking Account | 5,735.79 |
| Accounts Receivable | 321.82 |
| Prepaid Insurance | 5,542.05 |

Total Operating Accounts

11,599.66

Reserve Accounts

| | |
|---------------------------|------------|
| Replacement Reserve | 102,173.53 |
| A/R - Due from Operations | 2,642.00 |

Total Reserve Accounts

104,815.53

Total Assets

116,415.19

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

| | |
|---------------------|----------|
| Prepaid Assessments | 3,813.40 |
| Accounts Payable | 2,553.60 |

Total Operating Liabilities

6,367.00

Homeowner Equity

| | |
|------------------------|------------|
| Excess of Rev over Exp | 1,528.26 |
| Retained Earnings | 108,559.53 |
| Prior Year Expense | (39.60) |

Total Homeowner Equity

110,048.19

Total Liability & Homeowners Equity

116,415.19

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending January 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 | 8,966 | 8,966 | 0 |
| Transfer to Reserves | (1,333) | (1,333) | 0 | (1,333) | (1,333) | 0 |
| Total Operating Revenue | 7,633 | 7,633 | 0 | 7,633 | 7,633 | 0 |
| Operating Expenses | | | | | | |
| Maintenance Exp. | | | | | | |
| Building Maint. & Repairs | 167 | 0 | 167 | 167 | 0 | 167 |
| Gutter Cleaning | 173 | 0 | 173 | 173 | 0 | 173 |
| Window Cleaning | 70 | 0 | 70 | 70 | 0 | 70 |
| Landscape Contract | 739 | 750 | (11) | 739 | 750 | (11) |
| Landscape - Other | 208 | 1,533 | (1,325) | 208 | 1,533 | (1,325) |
| Alarm Monitoring | 440 | 440 | 0 | 440 | 440 | 0 |
| Pest Control | 147 | 165 | (18) | 147 | 165 | (18) |
| Fire Extinguisher Maint. | 18 | 0 | 18 | 18 | 0 | 18 |
| Fire Alarm Maintenance | 113 | 0 | 113 | 113 | 0 | 113 |
| Total Maintenance Exp. | 2,075 | 2,888 | (813) | 2,075 | 2,888 | (813) |
| Service/Utility Exp. | | | | | | |
| Electricity | 151 | 151 | 0 | 151 | 151 | 0 |
| Water | 531 | 415 | 116 | 531 | 415 | 116 |
| Sewer | 209 | 175 | 34 | 209 | 175 | 34 |
| Metro - Redmond | 511 | 406 | 105 | 511 | 406 | 105 |
| Metro | 83 | 0 | 83 | 83 | 0 | 83 |
| Irrigation | 523 | 100 | 423 | 523 | 100 | 423 |
| Stormwater | 321 | 321 | 0 | 321 | 321 | 0 |
| Total Service/Utility Exp. | 2,329 | 1,568 | 761 | 2,329 | 1,568 | 761 |
| Administrative Exp. | | | | | | |
| Office Expenses | 158 | 133 | 25 | 158 | 133 | 25 |
| Management Fee | 1,407 | 1,350 | 57 | 1,407 | 1,350 | 57 |
| Audit / Tax Return | 127 | 0 | 127 | 127 | 0 | 127 |
| Insurance | 1,535 | 1,527 | 8 | 1,535 | 1,527 | 8 |
| Total Administrative Exp. | 3,227 | 3,010 | 217 | 3,227 | 3,010 | 217 |

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending January 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> |
|---------------------------------|-----------------------|-----------------------|-------------------------|-------------------|---------------------|---------------------|
| Tax & License | | | | | | |
| Licenses & Permits | 1 | 0 | 1 | 1 | 0 | 1 |
| Total Tax & License | <u>1</u> | <u>0</u> | <u>1</u> | <u>1</u> | <u>0</u> | <u>1</u> |
| Total Operating Expenses | <u>7,632</u> | <u>7,466</u> | <u>166</u> | <u>7,632</u> | <u>7,466</u> | <u>166</u> |
| Operating Gain(Loss) | <u>1</u> | <u>167</u> | <u>166</u> | <u>1</u> | <u>167</u> | <u>166</u> |
| Reserve Revenue | | | | | | |
| Major Maintenance Assess | 1,333 | 1,333 | 0 | 1,333 | 1,333 | 0 |
| Interest Income - Reserve | 29 | 30 | 1 | 29 | 30 | 1 |
| Total Reserve Revenue | <u>1,362</u> | <u>1,363</u> | <u>1</u> | <u>1,362</u> | <u>1,363</u> | <u>1</u> |
| Reserve Expenses | | | | | | |
| Major Maintenance Expense | 900 | 0 | 900 | 900 | 0 | 900 |
| Total Reserve Expenses | <u>900</u> | <u>0</u> | <u>900</u> | <u>900</u> | <u>0</u> | <u>900</u> |
| Reserve Gain(Loss) | <u>462</u> | <u>1,363</u> | <u>901</u> | <u>462</u> | <u>1,363</u> | <u>901</u> |
| Total Gain(Loss) | <u><u>463</u></u> | <u><u>1,530</u></u> | <u><u>1,067</u></u> | <u><u>463</u></u> | <u><u>1,530</u></u> | <u><u>1,067</u></u> |

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

| Check | Check Date | Vendor | Vendor Name | Vch # | Invoice Number | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|--|------------|--------|-------------------------------|-------|-------------------|--------------|-----------------|-------------|-----------------|-----------------|
| 007259 | 01/01/2016 | 1KMM | Kappes Miller Management | 02399 | 20160035 | 01/01/2016 | 1,350.26 | 0.00 | 1,350.26 | 1,350.26 |
| 007261 | 01/13/2016 | 1CIRE | City of Redmond Utility | 02424 | 11/18-12/9 | 01/12/2016 | 996.04 | 0.00 | 996.04 | |
| | | | | 02425 | Storm | 01/12/2016 | 320.93 | 0.00 | 320.93 | |
| | | | | 02426 | 11/18-12/9 IRR | 01/12/2016 | 99.90 | 0.00 | 99.90 | |
| Total for Check Number 007261 | | | | | | | 1,416.87 | 0.00 | 1,416.87 | 1,416.87 |
| 007262 | 01/13/2016 | 1INNS | Innovative Systems Tech, Inc. | 02429 | 1063 | 01/13/2016 | 440.00 | 0.00 | 440.00 | 440.00 |
| 007263 | 01/13/2016 | 1KMM | Kappes Miller Management | 02428 | 20160145 | 01/12/2016 | 63.44 | 0.00 | 63.44 | 63.44 |
| 007264 | 01/13/2016 | 1NORI | Northern Investors Co. | 02427 | 47384 | 01/12/2016 | 1,335.05 | 0.00 | 1,335.05 | 1,335.05 |
| 007265 | 01/13/2016 | 1PAWR | Parkside @ Woodbridge | 02400 | | 01/01/2016 | 1,333.33 | 0.00 | 1,333.33 | 1,333.33 |
| 007266 | 01/14/2016 | 1LEEL | Lee's Landscaping | 02430 | estimate 1179 | 01/14/2016 | 1,533.00 | 0.00 | 1,533.00 | 1,533.00 |
| 007267 | 01/28/2016 | 1KMM | Kappes Miller Management | 02432 | 20160249 | 01/26/2016 | 39.60 | 0.00 | 39.60 | |
| | | | | 02433 | 20160345 | 01/26/2016 | 29.94 | 0.00 | 29.94 | |
| | | | | 02434 | 20160396 | 01/26/2016 | 17.88 | 0.00 | 17.88 | |
| | | | | 02435 | 20160474 | 01/26/2016 | 22.06 | 0.00 | 22.06 | |
| Total for Check Number 007267 | | | | | | | 109.48 | 0.00 | 109.48 | 109.48 |
| 007268 | 01/28/2016 | 1PROG | ProGrass | 02436 | 114071B | 01/26/2016 | 750.08 | 0.00 | 750.08 | 750.08 |
| 007269 | 01/28/2016 | 1PSE | Puget Sound Energy | 02437 | 12/8-1/7 (10 inv) | 01/26/2016 | 150.94 | 0.00 | 150.94 | 150.94 |
| 007270 | 01/28/2016 | 1SPRA | Sprague | 02438 | 2760104 | 01/26/2016 | 165.13 | 0.00 | 165.13 | 165.13 |
| Cash Account 1 Totals | | | | | | | 8,647.58 | 0.00 | 8,647.58 | 8,647.58 |
| Property/Company Totals for Woodbridge Parkside Townhomes, A Cond | | | | | | | 8,647.58 | 0.00 | 8,647.58 | 8,647.58 |

| <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 | | | | | | |
| 02427 | 1NORI - Northern Investors Co. | Insurance | 47384 | 007264 | \$1,335.05 | \$1,335.05 |
| 1310-0000 Replacement Reserve | | | | | | |
| 02400 | 1PAWR - Parkside @ Woodbridge | Reserve Transfer | | 007265 | \$1,333.33 | \$1,333.33 |
| 3511-0000 Prior Year Expense | | | | | | |
| 02432 | 1KMM - Kappes Miller Management | 12/15 Bank Charges | 20160249 | 007267 | \$39.60 | \$39.60 |
| 5340-0000 Landscape Contract | | | | | | |
| 02436 | 1PROG - ProGrass | Landscaping | 114071B | 007268 | \$750.08 | \$750.08 |
| 5350-0000 Landscape - Other | | | | | | |
| 02430 | 1LEEL - Lee's Landscaping | Prune suckers from 12 plum trees | estimate 1179 | 007266 | \$1,533.00 | \$1,533.00 |
| 5420-0000 Alarm Monitoring | | | | | | |
| 02429 | 1INNS - Innovative Systems Tech, Inc. | Fire Alarm Monitoring | 1063 | 007262 | \$440.00 | \$440.00 |
| 5440-0000 Pest Control | | | | | | |
| 02438 | 1SPRA - Sprague | Pest Control | 2760104 | 007270 | \$165.13 | \$165.13 |
| 5510-0000 Electricity | | | | | | |
| 02437 | 1PSE - Puget Sound Energy | Electricity 12/8-1/7 (10 inv) | 12/8-1/7 (10 inv) | 007269 | \$150.94 | \$150.94 |
| 5520-0000 Water | | | | | | |
| 02424 | 1CIRE - City of Redmond Utility | Utilities 11/18-12/9 | 11/18-12/9 | 007261 | \$415.25 | \$415.25 |
| 5530-0000 Sewer | | | | | | |
| 02424 | 1CIRE - City of Redmond Utility | Utilities 11/18-12/9 | 11/18-12/9 | 007261 | \$174.50 | \$174.50 |
| 5532-0000 Metro - Redmond | | | | | | |
| 02424 | 1CIRE - City of Redmond Utility | Utilities 11/18-12/9 | 11/18-12/9 | 007261 | \$406.29 | \$406.29 |
| 5535-0000 Irrigation | | | | | | |
| 02426 | 1CIRE - City of Redmond Utility | Irrigation 11/18-12/9 | 11/18-12/9 IRR | 007261 | \$99.90 | \$99.90 |
| 5537-0000 Stormwater | | | | | | |
| 02425 | 1CIRE - City of Redmond Utility | Stormwater | Storm | 007261 | \$320.93 | \$320.93 |
| 5710-0000 Office Expenses | | | | | | |
| 02428 | 1KMM - Kappes Miller Management | Archive Box Storage | 20160145 | 007263 | 63.44 | |
| 02433 | 1KMM - Kappes Miller Management | 2016 Coupon Books | 20160345 | 007267 | 29.94 | |

| <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> |
|---------------------------------|---------------------------------|-------------------------------|--------------------|------------------|---------------------------|----------------------|
| 02434 | 1KMM - Kappes Miller Management | Postage | 20160396 | 007267 | 17.88 | |
| 02435 | 1KMM - Kappes Miller Management | Copies & Envelopes | 20160474 | 007267 | \$22.06 | \$133.32 |
| 5711-0000 Management Fee | | | | | | |
| 02399 | 1KMM - Kappes Miller Management | Management Fee - January 2016 | 20160035 | 007259 | \$1,350.26 | \$1,350.26 |
| | | | | | Distribution Total | <u>\$8,647.58</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 | 1,333.33 | |
| 3511-0000 | Prior Year Expense | 39.60 | |
| 5340-0000 | Landscape Contract | 750.08 | |
| 5350-0000 | Landscape - Other | 1,533.00 | |
| 5420-0000 | Alarm Monitoring | 440.00 | |
| 5440-0000 | Pest Control | 165.13 | |
| 5510-0000 | Electricity | 150.94 | |
| 5520-0000 | Water | 415.25 | |
| 5530-0000 | Sewer | 174.50 | |
| 5532-0000 | Metro - Redmond | 406.29 | |
| 5535-0000 | Irrigation | 99.90 | |
| 5537-0000 | Stormwater | 320.93 | |
| 5710-0000 | Office Expenses | 133.32 | |
| 5711-0000 | Management Fee | 1,350.26 | |
| 0110-0000 | Checking | | 8,647.58 |
| | | <u>8,647.58</u> | <u>8,647.58</u> |

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 1/31/16
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> |
|-------------------------------------|------------------------|-----------------------------------|-------------------------|-----------------------|----------------------|------------------------|---------------------|-------------------|------------------------------------|--|
| 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 | | | | | 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 1/31/16
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> |
|-----------------------------|-------------------------|---------------------------|-----------------------------|--------------------------------|--------------------------|----------------------------|-------------------------|-----------------------|--|--|
| <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 |
| CURR | 4102 | Ro, Hyung Jin | 0.00 | 321.43 | 321.43 | | | |
| Property Totals | | | 0.00 | 321.82 | 321.43 | 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) | (552.18) | | |
| 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 | 321.43 | 321.43 | | | |
| CURR | 6102 | Liang, Jing | 0.00 | (308.44) | (308.44) | | | |
| CURR | 6103 | Martchenko, Serguei | 0.00 | (0.02) | | | | (0.02) |
| CURR | 7106 | Beck, Kyle | 0.00 | (906.05) | (393.59) | (381.77) | (130.69) | |
| FORM | 8101 | Firouzbakht, Reza | 0.00 | (428.94) | | | | (428.94) |
| Property Totals | | | 0.00 | (3,491.58) | (778.68) | (933.95) | (130.69) | (1,648.26) |