

OPERATING ACCOUNT - FOUNDATION BANK

| | | | |
|----------------------------------|---------------------|-------------------|--------------------------|
| BEGINNING BALANCE | | | \$3,718.59 |
| Homeowner Assessments | | 7,121.42 | |
| Prepayments | | 1,119.81 | |
| Nothern Investors Company Refund | | 138.40 | |
| | Total Receipts | <u>8,379.63</u> | |
| Operating Expenses | | (5,244.72) | |
| Transfer to Replacement Reserve | | (2,666.66) | |
| | Total Disbursements | <u>(7,911.38)</u> | |
| ENDING BALANCE | | | <u><u>\$4,186.84</u></u> |

REPLACEMENT RESERVE - FOUNDATION BANK

| | | | |
|--------------------------|---------------------|-----------------|----------------------------|
| BEGINNING BALANCE | | | \$107,658.74 |
| Transfers from Operating | | 2,666.66 | |
| Interest | | 32.01 | |
| | Total Receipts | <u>2,698.67</u> | |
| Invoices Paid: | | | |
| None | | 0.00 | |
| | Total Disbursements | <u>0.00</u> | |
| ENDING BALANCE | | | <u><u>\$110,357.41</u></u> |

Balance Sheet

As of July 31, 2016

ASSETS

Current Assets

Operating Accounts

| | |
|---------------------|----------|
| Checking Account | 4,186.84 |
| Accounts Receivable | 328.53 |
| Prepaid Insurance | 1,632.43 |

Total Operating Accounts

6,147.80

Reserve Accounts

| | |
|---------------------------|------------|
| Replacement Reserve | 110,357.41 |
| A/R - Due from Operations | 2,642.00 |

Total Reserve Accounts

112,999.41

Total Assets

119,147.21

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

| | |
|---------------------|----------|
| Prepaid Assessments | 5,814.50 |
| Accounts Payable | 2,642.00 |

Total Operating Liabilities

8,456.50

Homeowner Equity

| | |
|------------------------|------------|
| Excess of Rev over Exp | 2,610.78 |
| Retained Earnings | 108,559.53 |
| Prior Year Expense | (479.60) |

Total Homeowner Equity

110,690.71

Total Liability & Homeowners Equity

119,147.21

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending July 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 | 62,760 | 62,760 | 0 |
| Transfer to Reserves | (1,333) | (1,333) | 0 | (9,333) | (9,333) | 0 |
| Total Operating Revenue | <u>7,633</u> | <u>7,633</u> | <u>0</u> | <u>53,427</u> | <u>53,427</u> | <u>0</u> |
| Operating Expenses | | | | | | |
| Maintenance Exp. | | | | | | |
| Building Maint. & Repairs | 167 | 71 | 96 | 1,169 | 10,235 | (9,066) |
| Gutter Cleaning | 173 | 0 | 173 | 1,208 | 1,440 | (232) |
| Window Cleaning | 70 | 0 | 70 | 490 | 0 | 490 |
| Landscape Contract | 739 | 750 | (11) | 5,173 | 5,404 | (231) |
| Landscape - Other | 208 | 0 | 208 | 1,456 | 1,533 | (77) |
| Alarm Monitoring | 440 | 0 | 440 | 3,080 | 2,640 | 440 |
| Pest Control | 147 | 0 | 147 | 1,029 | 991 | 38 |
| Fire Extinguisher Maint. | 18 | 0 | 18 | 126 | 0 | 126 |
| Fire Alarm Maintenance | 113 | 0 | 113 | 791 | 800 | (9) |
| Total Maintenance Exp. | <u>2,075</u> | <u>821</u> | <u>1,254</u> | <u>14,522</u> | <u>23,043</u> | <u>(8,521)</u> |
| Service/Utility Exp. | | | | | | |
| Electricity | 151 | 149 | 2 | 1,057 | 1,053 | 4 |
| Water | 531 | 738 | (207) | 3,717 | 3,665 | 52 |
| Sewer | 209 | 265 | (56) | 1,463 | 1,529 | (66) |
| Metro - Redmond | 511 | 692 | (181) | 3,577 | 3,819 | (242) |
| Metro | 83 | 0 | 83 | 581 | 495 | 86 |
| Irrigation | 523 | 707 | (184) | 3,661 | 1,306 | 2,355 |
| Stormwater | 321 | 321 | 0 | 2,247 | 2,247 | 0 |
| Telephone | 0 | 0 | 0 | 0 | 88 | (88) |
| Total Service/Utility Exp. | <u>2,329</u> | <u>2,872</u> | <u>(543)</u> | <u>16,303</u> | <u>14,202</u> | <u>2,101</u> |
| Administrative Exp. | | | | | | |
| Office Expenses | 158 | 135 | 23 | 1,106 | 956 | 150 |
| Management Fee | 1,407 | 1,418 | (11) | 9,849 | 9,789 | 60 |
| Audit / Tax Return | 127 | 0 | 127 | 889 | 1,680 | (791) |
| Insurance | 1,535 | 1,527 | 8 | 10,745 | 10,692 | 53 |
| Total Administrative Exp. | <u>3,227</u> | <u>3,080</u> | <u>147</u> | <u>22,589</u> | <u>23,117</u> | <u>(528)</u> |

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending July 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 | 7 | 0 | 7 |
| Total Tax & License | <u>1</u> | <u>0</u> | <u>1</u> | <u>7</u> | <u>0</u> | <u>7</u> |
| Total Operating Expenses | <u>7,632</u> | <u>6,773</u> | <u>859</u> | <u>53,421</u> | <u>60,362</u> | <u>(6,941)</u> |
| Operating Gain(Loss) | <u>1</u> | <u>860</u> | <u>859</u> | <u>6</u> | <u>(6,935)</u> | <u>(6,941)</u> |
| Reserve Revenue | | | | | | |
| Major Maintenance Assess | 1,333 | 1,333 | 0 | 9,331 | 9,333 | 2 |
| Interest Income - Reserve | 29 | 32 | 3 | 203 | 214 | 11 |
| Total Reserve Revenue | <u>1,362</u> | <u>1,365</u> | <u>3</u> | <u>9,534</u> | <u>9,547</u> | <u>13</u> |
| Reserve Expenses | | | | | | |
| Major Maintenance Expense | 900 | 0 | 900 | 6,300 | 0 | 6,300 |
| Total Reserve Expenses | <u>900</u> | <u>0</u> | <u>900</u> | <u>6,300</u> | <u>0</u> | <u>6,300</u> |
| Reserve Gain(Loss) | <u>462</u> | <u>1,365</u> | <u>903</u> | <u>3,234</u> | <u>9,547</u> | <u>6,313</u> |
| Total Gain(Loss) | <u>463</u> | <u>2,225</u> | <u>1,762</u> | <u>3,240</u> | <u>2,612</u> | <u>(628)</u> |

Date Range : 7/1/2016 To 7/31/2016 For Cash Account 1

| Check | Check Date | Vendor | Vendor Name | Vch # | Invoice Number | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|--|------------|--------|--|--------------------------------------|----------------------|--------------|-----------------|-------------|-----------------|-----------------|
| 007331 | 07/01/2016 | 1KMM | Kappes Miller Management | 02517 | 20163053 | 07/01/2016 | 1,417.78 | 0.00 | 1,417.78 | 1,417.78 |
| 007332 | 07/11/2016 | 1CIRE | City of Redmond Utility | 02518 | Storm | 07/10/2016 | 320.93 | 0.00 | 320.93 | |
| | | | | 02519 | 5/24-6/21 Irrigation | 07/10/2016 | 654.20 | 0.00 | 654.20 | |
| | | | | 02520 | 5/24-6/21 Util | 07/10/2016 | 1,694.69 | 0.00 | 1,694.69 | |
| | | | | Total for Check Number 007332 | | | 2,669.82 | 0.00 | 2,669.82 | 2,669.82 |
| 007333 | 07/11/2016 | 1KMM | Kappes Miller Management | 02521 | 20163153 | 07/10/2016 | 69.78 | 0.00 | 69.78 | 69.78 |
| 007334 | 07/11/2016 | 1PROG | ProGrass | 02522 | 123242B | 07/10/2016 | 750.08 | 0.00 | 750.08 | 750.08 |
| 007335 | 07/26/2016 | 1CCS | Condominium Construction Services, LLC | 02527 | 201600185 | 07/26/2016 | 71.11 | 0.00 | 71.11 | 71.11 |
| 007336 | 07/26/2016 | 1KMM | Kappes Miller Management | 02523 | 20163445 | 07/26/2016 | 15.89 | 0.00 | 15.89 | |
| | | | | 02524 | 20163364 | 07/26/2016 | 14.93 | 0.00 | 14.93 | |
| | | | | 02525 | 20163276 | 07/26/2016 | 34.02 | 0.00 | 34.02 | |
| | | | | Total for Check Number 007336 | | | 64.84 | 0.00 | 64.84 | 64.84 |
| 007337 | 07/26/2016 | 1PSE | Puget Sound Energy | 02526 | 6/8-7/7 (10 inv) | 07/26/2016 | 148.75 | 0.00 | 148.75 | 148.75 |
| 007338 | 07/28/2016 | 1PROG | ProGrass | 02528 | 451731 | 07/28/2016 | 52.56 | 0.00 | 52.56 | 52.56 |
| 007340 | 07/29/2016 | 1PAWR | Parkside @ Woodbridge | 02404 | | 05/01/2016 | 1,333.33 | 0.00 | 1,333.33 | |
| | | | | 02406 | | 07/01/2016 | 1,333.33 | 0.00 | 1,333.33 | |
| | | | | Total for Check Number 007340 | | | 2,666.66 | 0.00 | 2,666.66 | 2,666.66 |
| Cash Account 1 Totals | | | | | | | 7,911.38 | 0.00 | 7,911.38 | 7,911.38 |
| Property/Company Totals for Woodbridge Parkside Townhomes, A Cond | | | | | | | 7,911.38 | 0.00 | 7,911.38 | 7,911.38 |

| <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> |
|--|---------------------------------------|--|----------------------|------------------|---------------------------|----------------------|
| 1310-0000 Replacement Reserve | | | | | | |
| 02406 | 1PAWR - Parkside @ Woodbridge | Reserve Transfer | | 007340 | \$1,333.33 | \$1,333.33 |
| 5220-0000 Building Maint. & Repairs | | | | | | |
| 02527 | 1CCS - Condominium Construction Servi | #106 Window Replacement Proj Mang | 201600185 | 007335 | \$71.11 | \$71.11 |
| 5340-0000 Landscape Contract | | | | | | |
| 02522 | 1PROG - ProGrass | Landscaping | 123242B | 007334 | \$750.08 | \$750.08 |
| 5510-0000 Electricity | | | | | | |
| 02526 | 1PSE - Puget Sound Energy | Electricity 6/8-7/7 (10 inv) | 6/8-7/7 (10 inv) | 007337 | \$148.75 | \$148.75 |
| 5520-0000 Water | | | | | | |
| 02520 | 1CIRE - City of Redmond Utility | Utilities 5/24-6/21 | 5/24-6/21 Util | 007332 | \$738.00 | \$738.00 |
| 5530-0000 Sewer | | | | | | |
| 02520 | 1CIRE - City of Redmond Utility | Utilities 5/24-6/21 | 5/24-6/21 Util | 007332 | \$264.60 | \$264.60 |
| 5532-0000 Metro - Redmond | | | | | | |
| 02520 | 1CIRE - City of Redmond Utility | Utilities 5/24-6/21 | 5/24-6/21 Util | 007332 | \$692.09 | \$692.09 |
| 5535-0000 Irrigation | | | | | | |
| 02519 | 1CIRE - City of Redmond Utility | Irrigation 5/24-6/21 | 5/24-6/21 Irrigation | 007332 | 654.20 | |
| 02528 | 1PROG - ProGrass | Completed Irrigation Controller Activation | 451731 | 007338 | \$52.56 | \$706.76 |
| 5537-0000 Stormwater | | | | | | |
| 02518 | 1CIRE - City of Redmond Utility | Stormwater | Storm | 007332 | \$320.93 | \$320.93 |
| 5710-0000 Office Expenses | | | | | | |
| 02521 | 1KMM - Kappes Miller Management | Archive Box Storage | 20163153 | 007333 | 69.78 | |
| 02523 | 1KMM - Kappes Miller Management | Copies & Envelopes | 20163445 | 007336 | 15.89 | |
| 02524 | 1KMM - Kappes Miller Management | Postage | 20163364 | 007336 | 14.93 | |
| 02525 | 1KMM - Kappes Miller Management | Bank Charges | 20163276 | 007336 | \$34.02 | \$134.62 |
| 5711-0000 Management Fee | | | | | | |
| 02517 | 1KMM - Kappes Miller Management | Management Fee - July 2016 | 20163053 | 007331 | \$1,417.78 | \$1,417.78 |
| | | | | | Distribution Total | \$6,578.05 |

| <u>Account</u> | <u>Account Description</u> | <u>Debit</u> | <u>Credit</u> |
|------------------------|----------------------------|--------------|---------------|
| Account Summary | | | |
| <u>Account</u> | <u>Account Description</u> | <u>Debit</u> | <u>Credit</u> |
| 1310-0000 | Replacement Reserve | 1,333.33 | |
| 5220-0000 | Building Maint. & Repairs | 71.11 | |
| 5340-0000 | Landscape Contract | 750.08 | |
| 5510-0000 | Electricity | 148.75 | |
| 5520-0000 | Water | 738.00 | |
| 5530-0000 | Sewer | 264.60 | |
| 5532-0000 | Metro - Redmond | 692.09 | |
| 5535-0000 | Irrigation | 706.76 | |
| 5537-0000 | Stormwater | 320.93 | |
| 5710-0000 | Office Expenses | 134.62 | |
| 5711-0000 | Management Fee | 1,417.78 | |
| 0110-0000 | Checking | | 7,911.38 |
| 2405-0000 | A/P Operations | 1,333.33 | |
| | | 7,911.38 | 7,911.38 |

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 7/31/16
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 | | | | | | | | | | |
| 02198 | 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 | | | |
| 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 | | | |
| 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 |
| 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 | (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 | 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 | (1,981.40) | | (1,981.40) | | |
| CURR | 7106 | Beck, Kyle | 0.00 | (906.05) | (393.59) | (393.59) | (118.87) | |
| FORM | 8101 | Firouzbakht, Reza | 0.00 | (428.94) | | | | (428.94) |
| Property Totals | | | <u>0.00</u> | <u>(5,485.97)</u> | <u>(791.67)</u> | <u>(2,773.07)</u> | <u>(272.97)</u> | <u>(1,648.26)</u> |