

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,390.13
Homeowner Assessments		8,242.12	
Prepayments		3,497.49	
	Total Receipts	<u>11,739.61</u>	
Operating Expenses		(9,077.82)	
Transfer to Replacement Reserve		<u>(1,333.33)</u>	
	Total Disbursements	<u>(10,411.15)</u>	
ENDING BALANCE			<u><u>\$3,718.59</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$106,294.82
Transfers from Operating		1,333.33	
Interest		30.59	
	Total Receipts	<u>1,363.92</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$107,658.74</u></u>

Balance Sheet
As of June 30, 2016

ASSETS

Current Assets

Operating Accounts

Checking Account	3,718.59
Accounts Receivable	0.39
Prepaid Insurance	3,298.30

Total Operating Accounts

7,017.28

Reserve Accounts

Replacement Reserve	107,658.74
A/R - Due from Operations	3,975.33

Total Reserve Accounts

111,634.07

Total Assets

118,651.35

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	6,210.78
Accounts Payable	3,975.33

Total Operating Liabilities

10,186.11

Homeowner Equity

Excess of Rev over Exp	385.31
Retained Earnings	108,559.53
Prior Year Expense	(479.60)

Total Homeowner Equity

108,465.24

Total Liability & Homeowners Equity

118,651.35

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending June 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>
Operating Revenue						
Homeowner Assessment	8,966	8,966	0	53,794	53,794	0
Transfer to Reserves	(1,333)	(1,333)	0	(8,000)	(8,000)	0
Total Operating Revenue	<u>7,633</u>	<u>7,633</u>	<u>0</u>	<u>45,794</u>	<u>45,794</u>	<u>0</u>
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	167	0	167	1,002	10,163	(9,161)
Gutter Cleaning	173	0	173	1,035	1,440	(405)
Window Cleaning	70	0	70	420	0	420
Landscape Contract	739	750	(11)	4,434	4,654	(220)
Landscape - Other	208	0	208	1,248	1,533	(285)
Alarm Monitoring	440	440	0	2,640	2,640	0
Pest Control	147	165	(18)	882	991	(109)
Fire Extinguisher Maint.	18	0	18	108	0	108
Fire Alarm Maintenance	113	0	113	678	800	(122)
Total Maintenance Exp.	<u>2,075</u>	<u>1,355</u>	<u>720</u>	<u>12,447</u>	<u>22,221</u>	<u>(9,774)</u>
Service/Utility Exp.						
Electricity	151	153	(2)	906	905	1
Water	531	557	(26)	3,186	2,927	259
Sewer	209	190	19	1,254	1,265	(11)
Metro - Redmond	511	451	60	3,066	3,127	(61)
Metro	83	0	83	498	495	3
Irrigation	523	100	423	3,138	599	2,539
Stormwater	321	321	0	1,926	1,926	0
Telephone	0	0	0	0	88	(88)
Total Service/Utility Exp.	<u>2,329</u>	<u>1,772</u>	<u>557</u>	<u>13,974</u>	<u>11,332</u>	<u>2,642</u>
Administrative Exp.						
Office Expenses	158	138	20	948	821	127
Management Fee	1,407	1,418	(11)	8,442	8,372	70
Audit / Tax Return	127	0	127	762	1,680	(918)
Insurance	1,535	1,527	8	9,210	9,165	45
Total Administrative Exp.	<u>3,227</u>	<u>3,083</u>	<u>144</u>	<u>19,362</u>	<u>20,038</u>	<u>(676)</u>
Tax & License						
Licenses & Permits	1	0	1	6	0	6
Total Tax & License	<u>1</u>	<u>0</u>	<u>1</u>	<u>6</u>	<u>0</u>	<u>6</u>

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending June 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>
Total Operating Expenses	7,632	6,210	1,422	45,789	53,591	(7,802)
Operating Gain(Loss)	1	1,423	1,422	5	(7,797)	(7,802)
Reserve Revenue						
Major Maintenance Assess	1,333	1,333	0	7,998	8,000	2
Interest Income - Reserve	29	31	2	174	182	8
Total Reserve Revenue	1,362	1,364	2	8,172	8,182	10
Reserve Expenses						
Major Maintenance Expense	900	0	900	5,400	0	5,400
Total Reserve Expenses	900	0	900	5,400	0	5,400
Reserve Gain(Loss)	462	1,364	902	2,772	8,182	5,410
Total Gain(Loss)	463	2,787	2,324	2,777	385	(2,392)

Date Range : 6/1/2016 To 6/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007320	06/01/2016	1KMM	Kappes Miller Management	02504	20162564	06/01/2016	1,417.78	0.00	1,417.78	1,417.78
007321	06/14/2016	1CIRE	City of Redmond Utility	02509	Stormwater	06/13/2016	320.93	0.00	320.93	
				02510	4/19-5/23 Irrigation	06/13/2016	99.90	0.00	99.90	
				02511	4/19-5/23	06/13/2016	1,198.14	0.00	1,198.14	
Total for Check Number 007321							1,618.97	0.00	1,618.97	1,618.97
007322	06/14/2016	1INNS	Innovative Systems Tech, Inc.	02505	12021	06/10/2016	440.00	0.00	440.00	440.00
007323	06/14/2016	1KMM	Kappes Miller Management	02506	20162713	06/10/2016	69.78	0.00	69.78	69.78
007324	06/14/2016	1MCLE	McLeod Construction	02503	150948-1	05/26/2016	3,998.94	0.00	3,998.94	3,998.94
007325	06/14/2016	1PROG	ProGrass	02507	120750B	06/10/2016	750.08	0.00	750.08	750.08
007326	06/14/2016	1PSE	Puget Sound Energy	02508	5/7-6/7 (10 inv)	06/13/2016	152.71	0.00	152.71	152.71
007327	06/28/2016	1KMM	Kappes Miller Management	02513	20162952	06/24/2016	23.00	0.00	23.00	
				02514	20162876	06/24/2016	17.72	0.00	17.72	
				02515	20162790	06/24/2016	27.43	0.00	27.43	
Total for Check Number 007327							68.15	0.00	68.15	68.15
007328	06/28/2016	1LIWE	Wenchang Liu	02512		06/23/2016	396.28	0.00	396.28	396.28
007329	06/28/2016	1SPRA	Sprague	02516	2884517	06/24/2016	165.13	0.00	165.13	165.13
007330	06/30/2016	1PAWR	Parkside @ Woodbridge	02405		06/01/2016	1,333.33	0.00	1,333.33	1,333.33
Cash Account 1 Totals							10,411.15	0.00	10,411.15	10,411.15
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							10,411.15	0.00	10,411.15	10,411.15

<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						
02405	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007330	\$1,333.33	\$1,333.33
2403-0000 Prepaid Assessments						
02512	1LIWE - Wenchang Liu	Open Credit Refund			\$396.28	\$396.28
5340-0000 Landscape Contract						
02507	1PROG - ProGrass	Landscaping	120750B	007325	\$750.08	\$750.08
5420-0000 Alarm Monitoring						
02505	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12021	007322	\$440.00	\$440.00
5440-0000 Pest Control						
02516	1SPRA - Sprague	Pest Control	2884517	007329	\$165.13	\$165.13
5510-0000 Electricity						
02508	1PSE - Puget Sound Energy	Electricity 5/7-6/7 (10 inv)	5/7-6/7 (10 inv)	007326	\$152.71	\$152.71
5520-0000 Water						
02511	1CIRE - City of Redmond Utility	Utilities 4/19-5/23	4/19-5/23	007321	\$557.22	\$557.22
5530-0000 Sewer						
02511	1CIRE - City of Redmond Utility	Utilities 4/19-5/23	4/19-5/23	007321	\$189.80	\$189.80
5532-0000 Metro - Redmond						
02511	1CIRE - City of Redmond Utility	Utilities 4/19-5/23	4/19-5/23	007321	\$451.12	\$451.12
5535-0000 Irrigation						
02510	1CIRE - City of Redmond Utility	Irrigation 4/19-5/23	4/19-5/23 Irrigation	007321	\$99.90	\$99.90
5537-0000 Stormwater						
02509	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007321	\$320.93	\$320.93
5710-0000 Office Expenses						
02506	1KMM - Kappes Miller Management	Archive Box Storage	20162713	007323	69.78	
02513	1KMM - Kappes Miller Management	Copies & Envelopes	20162952	007327	23.00	
02514	1KMM - Kappes Miller Management	Postage	20162876	007327	17.72	
02515	1KMM - Kappes Miller Management	Bank Charges	20162790	007327	\$27.43	\$137.93
5711-0000 Management Fee						
02504	1KMM - Kappes Miller Management	Management Fee - June 2016	20162564	007320	\$1,417.78	\$1,417.78

<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>
					Distribution Total	<u>\$6,412.21</u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,333.33	
2403-0000	Prepaid Assessments	396.28	
5340-0000	Landscape Contract	750.08	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	152.71	
5520-0000	Water	557.22	
5530-0000	Sewer	189.80	
5532-0000	Metro - Redmond	451.12	
5535-0000	Irrigation	99.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	137.93	
5711-0000	Management Fee	1,417.78	
0110-0000	Checking		10,411.15
2405-0000	A/P Operations	3,998.94	
		<u>10,411.15</u>	<u>10,411.15</u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 6/30/16
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>
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		
02404	5/1/2016		5/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					Yes No	Recurred
<i>Distribution(s)</i>		1310-0000	<i>Reserve Transfer</i>					1,333.33		
Vendor Open Amount				<u>3,975.33</u>						

Company Recap

Total Posted Invoices	3,975.33
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	3,975.33
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	3,975.33
Total Invoice Amounts	3,975.33
Total Distributions	3,975.33
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
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	7104	Zhou, Yan	0.00	(2,377.68)	(2,377.68)			
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			0.00	(6,210.39)	(3,497.49)	(791.67)	(272.97)	(1,648.26)