

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,351.23
	Homeowner Assessments	7,845.84	
	Prepayments	726.22	
	Total Receipts	<u>8,572.06</u>	
	Operating Expenses	(7,463.63)	
	Transfer to Replacement Reserve	(1,333.33)	
	Total Disbursements	<u>(8,796.96)</u>	
ENDING BALANCE			<u><u>\$4,126.33</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$103,535.34
	Transfers from Operating	1,333.33	
	Interest	31.01	
	Total Receipts	<u>1,364.34</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$104,899.68</u></u>

Balance Sheet
As of March 31, 2016

ASSETS

Current Assets

Operating Accounts

Checking Account	4,126.33
Accounts Receivable	0.39
Prepaid Insurance	5,210.61

Total Operating Accounts

9,337.33

Reserve Accounts

Replacement Reserve	104,899.68
A/R - Due from Operations	2,642.00

Total Reserve Accounts

107,541.68

Total Assets

116,879.01

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,833.10
Accounts Payable	2,642.00

Total Operating Liabilities

6,475.10

Homeowner Equity

Excess of Rev over Exp	2,323.98
Retained Earnings	108,559.53
Prior Year Expense	(479.60)

Total Homeowner Equity

110,403.91

Total Liability & Homeowners Equity

116,879.01

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending March 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	26,897	26,897	0
Transfer to Reserves	(1,333)	(1,333)	0	(4,000)	(4,000)	0
Total Operating Revenue	7,633	7,633	0	22,897	22,897	0
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	167	0	167	501	313	188
Gutter Cleaning	173	0	173	518	1,440	(922)
Window Cleaning	70	0	70	210	0	210
Landscape Contract	739	903	(164)	2,217	2,404	(187)
Landscape - Other	208	0	208	624	1,533	(909)
Alarm Monitoring	440	0	440	1,320	880	440
Pest Control	147	165	(18)	441	495	(54)
Fire Extinguisher Maint.	18	0	18	54	0	54
Fire Alarm Maintenance	113	1,240	(1,127)	339	1,240	(901)
Total Maintenance Exp.	2,075	2,308	(233)	6,224	8,305	(2,081)
Service/Utility Exp.						
Electricity	151	155	(4)	453	454	(1)
Water	531	482	49	1,593	1,443	150
Sewer	209	217	(8)	627	660	(33)
Metro - Redmond	511	544	(33)	1,533	1,653	(120)
Metro	83	0	83	249	0	249
Irrigation	523	100	423	1,569	300	1,269
Stormwater	321	321	0	963	963	0
Telephone	0	88	(88)	0	88	(88)
Total Service/Utility Exp.	2,329	1,907	422	6,987	5,561	1,426
Administrative Exp.						
Office Expenses	158	144	14	474	416	58
Management Fee	1,407	1,418	(11)	4,221	4,118	103
Audit / Tax Return	127	0	127	381	1,680	(1,299)
Insurance	1,535	1,527	8	4,605	4,582	23
Total Administrative Exp.	3,227	3,089	138	9,681	10,796	(1,115)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending March 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	3	0	3
Total Tax & License	<u>1</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>3</u>
Total Operating Expenses	<u>7,632</u>	<u>7,304</u>	<u>328</u>	<u>22,895</u>	<u>24,662</u>	<u>(1,767)</u>
Operating Gain(Loss)	<u>1</u>	<u>329</u>	<u>328</u>	<u>2</u>	<u>(1,765)</u>	<u>(1,767)</u>
Reserve Revenue						
Major Maintenance Assess	1,333	1,333	0	3,999	4,000	1
Interest Income - Reserve	29	31	2	87	89	2
Total Reserve Revenue	<u>1,362</u>	<u>1,364</u>	<u>2</u>	<u>4,086</u>	<u>4,089</u>	<u>3</u>
Reserve Expenses						
Major Maintenance Expense	900	0	900	2,700	0	2,700
Total Reserve Expenses	<u>900</u>	<u>0</u>	<u>900</u>	<u>2,700</u>	<u>0</u>	<u>2,700</u>
Reserve Gain(Loss)	<u>462</u>	<u>1,364</u>	<u>902</u>	<u>1,386</u>	<u>4,089</u>	<u>2,703</u>
Total Gain(Loss)	<u>463</u>	<u>1,693</u>	<u>1,230</u>	<u>1,388</u>	<u>2,324</u>	<u>936</u>

Date Range : 3/1/2016 To 3/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007284	03/09/2016	1KMM	Kappes Miller Management	02464	20161271	03/01/2016	1,417.78	0.00	1,417.78	1,417.78
007285	03/11/2016	1CIRE	City of Redmond Utility	02455	1/21-2/18	03/09/2016	1,242.26	0.00	1,242.26	
				02456	1/21-2/18 IRR	03/09/2016	99.90	0.00	99.90	
				02457	Stormwater	03/09/2016	320.93	0.00	320.93	
Total for Check Number 007285							1,663.09	0.00	1,663.09	1,663.09
007286	03/11/2016	1INNS	Innovative Systems Tech, Inc.	02459	12362	03/09/2016	800.00	0.00	800.00	800.00
007287	03/11/2016	1INNS	Innovative Systems Tech, Inc.	02460	12580	03/09/2016	440.00	0.00	440.00	440.00
007288	03/11/2016	1INNS	Innovative Systems Tech, Inc.	02461	12195	03/09/2016	440.00	0.00	440.00	440.00
007289	03/11/2016	1KMM	Kappes Miller Management	02454	20161243	03/09/2016	69.78	0.00	69.78	69.78
007290	03/11/2016	1NORI	Northern Investors Co.	02458	47384	03/09/2016	1,335.05	0.00	1,335.05	1,335.05
007291	03/11/2016	1PAWR	Parkside @ Woodbridge	02402		03/01/2016	1,333.33	0.00	1,333.33	1,333.33
007292	03/11/2016	1PROG	ProGrass	02462	116534B	03/09/2016	750.08	0.00	750.08	
				02463	418072	03/09/2016	153.30	0.00	153.30	
Total for Check Number 007292							903.38	0.00	903.38	903.38
007293	03/29/2016	1KMM	Kappes Miller Management	02467	20161501	03/24/2016	21.12	0.00	21.12	
				02468	20161576	03/24/2016	20.06	0.00	20.06	
				02469	20161426	03/24/2016	33.06	0.00	33.06	
Total for Check Number 007293							74.24	0.00	74.24	74.24
007294	03/29/2016	1PSE	Puget Sound Energy	02465	2/6-3/8 (10 inv)	03/23/2016	155.18	0.00	155.18	155.18
007295	03/29/2016	1SPRA	Sprague	02466	2810778	03/23/2016	165.13	0.00	165.13	165.13
Cash Account 1 Totals							8,796.96	0.00	8,796.96	8,796.96
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,796.96	0.00	8,796.96	8,796.96

<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						
02458	1NORI - Northern Investors Co.	Insurance	47384	007290	\$1,335.05	\$1,335.05
1310-0000 Replacement Reserve						
02402	1PAWR - Parkside @ Woodbridge	Reserve Transfer		007291	\$1,333.33	\$1,333.33
3511-0000 Prior Year Expense						
02461	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12195	007288	\$440.00	\$440.00
5340-0000 Landscape Contract						
02462	1PROG - ProGrass	Landscaping	116534B	007292	750.08	
02463	1PROG - ProGrass	Landscaping	418072	007292	\$153.30	\$903.38
5440-0000 Pest Control						
02466	1SPRA - Sprague	Pest Control	2810778	007295	\$165.13	\$165.13
5450-0000 Fire Alarm Maintenance						
02459	1INNS - Innovative Systems Tech, Inc.	Intertek Annual Fee \$100/bldg for 8 bldgs	12362	007286	800.00	
02460	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12580	007287	\$440.00	\$1,240.00
5510-0000 Electricity						
02465	1PSE - Puget Sound Energy	Electricity 2/6-3/8 (10 inv)	2/6-3/8 (10 inv)	007294	\$155.18	\$155.18
5520-0000 Water						
02455	1CIRE - City of Redmond Utility	Utilities 1/21-2/18	Utilities 1/21-2/18	007285	\$481.66	\$481.66
5530-0000 Sewer						
02455	1CIRE - City of Redmond Utility	Utilities 1/21-2/18	Utilities 1/21-2/18	007285	\$217.00	\$217.00
5532-0000 Metro - Redmond						
02455	1CIRE - City of Redmond Utility	Utilities 1/21-2/18	Utilities 1/21-2/18	007285	\$543.60	\$543.60
5535-0000 Irrigation						
02456	1CIRE - City of Redmond Utility	Irrigation 1/2-2/18	1/21-2/18 IRR	007285	\$99.90	\$99.90
5537-0000 Stormwater						
02457	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007285	\$320.93	\$320.93
5710-0000 Office Expenses						
02454	1KMM - Kappes Miller Management	Archive Box Storage	20161243	007289	69.78	
02467	1KMM - Kappes Miller Management	Copies	20161501	007293	21.12	

<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>
02468	1KMM - Kappes Miller Management	Envelopes & Postage	20161576	007293	20.06	
02469	1KMM - Kappes Miller Management	Bank Charges	20161426	007293	\$33.06	\$144.02
5711-0000 Management Fee						
02464	1KMM - Kappes Miller Management	Management Fee - March 2016	20161271	007284	\$1,417.78	\$1,417.78
					Distribution Total	\$8,796.96

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	440.00	
5340-0000	Landscape Contract	903.38	
5440-0000	Pest Control	165.13	
5450-0000	Fire Alarm Maintenance	1,240.00	
5510-0000	Electricity	155.18	
5520-0000	Water	481.66	
5530-0000	Sewer	217.00	
5532-0000	Metro - Redmond	543.60	
5535-0000	Irrigation	99.90	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	144.02	
5711-0000	Management Fee	1,417.78	
0110-0000	Checking		8,796.96
		8,796.96	8,796.96

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 3/31/16
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
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	(906.05)		(787.18)	(118.87)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
Property Totals			<u>0.00</u>	<u>(3,832.71)</u>	<u>(726.22)</u>	<u>(1,185.26)</u>	<u>(272.97)</u>	<u>(1,648.26)</u>