

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,157.97
	Homeowner Assessments	7,448.66	
	Prepayments	1,516.99	
	Total Receipts	<u>8,965.65</u>	
	Operating Expenses	(11,733.49)	
	Transfer to Replacement Reserve	0.00	
	Total Disbursements	<u>(11,733.49)</u>	
ENDING BALANCE			<u><u>\$2,390.13</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$106,263.23
	Transfers from Operating Interest	0.00	
		31.59	
	Total Receipts	<u>31.59</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$106,294.82</u></u>

**Balance Sheet**

**As of May 31, 2016**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	2,390.13
Accounts Receivable	0.39
Prepaid Insurance	4,825.77

**Total Operating Accounts**

7,216.29

**Reserve Accounts**

Replacement Reserve	106,294.82
A/R - Due from Operations	3,975.33

**Total Reserve Accounts**

110,270.15

**Total Assets**

117,486.44

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	3,833.10
Accounts Payable	7,974.27

**Total Operating Liabilities**

11,807.37

**Homeowner Equity**

Excess of Rev over Exp	(2,400.86)
Retained Earnings	108,559.53
Prior Year Expense	(479.60)

**Total Homeowner Equity**

105,679.07

**Total Liability & Homeowners Equity**

117,486.44

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending May 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,966	8,966	0	44,828	44,828	0
Transfer to Reserves	(1,333)	(1,333)	0	(6,667)	(6,667)	0
<b>Total Operating Revenue</b>	<u>7,633</u>	<u>7,633</u>	<u>0</u>	<u>38,161</u>	<u>38,161</u>	<u>0</u>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	167	9,850	(9,683)	835	10,163	(9,328)
Gutter Cleaning	173	0	173	863	1,440	(577)
Window Cleaning	70	0	70	350	0	350
Landscape Contract	739	750	(11)	3,695	3,904	(209)
Landscape - Other	208	0	208	1,040	1,533	(493)
Alarm Monitoring	440	880	(440)	2,200	2,200	0
Pest Control	147	165	(18)	735	826	(91)
Fire Extinguisher Maint.	18	0	18	90	0	90
Fire Alarm Maintenance	113	(440)	553	565	800	(235)
<b>Total Maintenance Exp.</b>	<u>2,075</u>	<u>11,205</u>	<u>(9,130)</u>	<u>10,373</u>	<u>20,866</u>	<u>(10,493)</u>
<b>Service/Utility Exp.</b>						
Electricity	151	148	3	755	752	3
Water	531	436	95	2,655	2,369	286
Sewer	209	190	19	1,045	1,075	(30)
Metro - Redmond	511	451	60	2,555	2,676	(121)
Metro	83	0	83	415	495	(80)
Irrigation	523	100	423	2,615	500	2,115
Stormwater	321	321	0	1,605	1,605	0
Telephone	0	0	0	0	88	(88)
<b>Total Service/Utility Exp.</b>	<u>2,329</u>	<u>1,646</u>	<u>683</u>	<u>11,645</u>	<u>9,560</u>	<u>2,085</u>
<b>Administrative Exp.</b>						
Office Expenses	158	129	29	790	683	107
Management Fee	1,407	1,418	(11)	7,035	6,954	81
Audit / Tax Return	127	0	127	635	1,680	(1,045)

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending May 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>
Insurance	1,535	1,527	8	7,675	7,637	38
<b>Total Administrative Exp.</b>	<b>3,227</b>	<b>3,074</b>	<b>153</b>	<b>16,135</b>	<b>16,954</b>	<b>(819)</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	5	0	5
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>5</b>
<b>Total Operating Expenses</b>	<b>7,632</b>	<b>15,925</b>	<b>(8,293)</b>	<b>38,158</b>	<b>47,380</b>	<b>(9,222)</b>
<b>Operating Gain(Loss)</b>	<b>1</b>	<b>(8,292)</b>	<b>(8,293)</b>	<b>3</b>	<b>(9,219)</b>	<b>(9,222)</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,333	1,333	0	6,665	6,667	2
Interest Income - Reserve	29	32	3	145	151	6
<b>Total Reserve Revenue</b>	<b>1,362</b>	<b>1,365</b>	<b>3</b>	<b>6,810</b>	<b>6,818</b>	<b>8</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	900	0	900	4,500	0	4,500
<b>Total Reserve Expenses</b>	<b>900</b>	<b>0</b>	<b>900</b>	<b>4,500</b>	<b>0</b>	<b>4,500</b>
<b>Reserve Gain(Loss)</b>	<b>462</b>	<b>1,365</b>	<b>903</b>	<b>2,310</b>	<b>6,818</b>	<b>4,508</b>
<b>Total Gain(Loss)</b>	<b>463</b>	<b>(6,927)</b>	<b>(7,390)</b>	<b>2,313</b>	<b>(2,401)</b>	<b>(4,714)</b>

Date Range : 5/1/2016 To 5/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007307	05/06/2016	1KMM	Kappes Miller Management	02487	20162152	05/01/2016	1,417.78	0.00	1,417.78	1,417.78
007308	05/13/2016	1CIRE	City of Redmond Utility	02489	Stormwater	05/10/2016	320.93	0.00	320.93	
				02490	3/23-4/18 Irrigation	05/10/2016	99.90	0.00	99.90	
				02491	3/23-4/18 Utilities	05/10/2016	1,076.78	0.00	1,076.78	
<b>Total for Check Number 007308</b>							<b>1,497.61</b>	<b>0.00</b>	<b>1,497.61</b>	<b>1,497.61</b>
007309	05/13/2016	1INNS	Innovative Systems Tech, Inc.	02492	12649	05/10/2016	440.00	0.00	440.00	440.00
007310	05/13/2016	1KMM	Kappes Miller Management	02493	20162243	05/10/2016	69.78	0.00	69.78	69.78
007311	05/13/2016	1NORI	Northern Investors Co.	02488	47384	05/10/2016	1,335.05	0.00	1,335.05	1,335.05
007312	05/13/2016	1PROG	ProGrass	02495	119583B	05/11/2016	750.08	0.00	750.08	750.08
007313	05/13/2016	1SUNS	Sunset Glass	02494	Quote 15149	05/10/2016	203.13	0.00	203.13	203.13
007314	05/26/2016	1SUNS	Sunset Glass	02501	Quote 15149	05/26/2016	203.12	0.00	203.12	203.12
007315	05/26/2016	1KMM	Kappes Miller Management	02496	20162394	05/24/2016	13.46	0.00	13.46	
				02497	20162471	05/24/2016	15.86	0.00	15.86	
				02498	20162310	05/24/2016	29.81	0.00	29.81	
<b>Total for Check Number 007315</b>							<b>59.13</b>	<b>0.00</b>	<b>59.13</b>	<b>59.13</b>
007316	05/26/2016	1MCLE	McLeod Construction	02502	2015111501-1	05/26/2016	1,444.78	0.00	1,444.78	1,444.78
007317	05/26/2016	1MCLE	McLeod Construction	02503	150948-1	05/26/2016	4,000.00	0.00	4,000.00	4,000.00
007318	05/26/2016	1PSE	Puget Sound Energy	02500	4/8-5/6 (10 inv)	05/24/2016	147.90	0.00	147.90	147.90
007319	05/26/2016	1SPRA	Sprague	02499	2859047	05/24/2016	165.13	0.00	165.13	165.13
<b>Cash Account 1 Totals</b>							<b>11,733.49</b>	<b>0.00</b>	<b>11,733.49</b>	<b>11,733.49</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>11,733.49</b>	<b>0.00</b>	<b>11,733.49</b>	<b>11,733.49</b>

<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>
<b>0250-0000 Prepaid Insurance</b>						
02488	1NORI - Northern Investors Co.	Insurance	47384	007311	\$1,335.05	\$1,335.05
<b>1310-0000 Replacement Reserve</b>						
02404	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,333.33	\$1,333.33
<b>5220-0000 Building Maint. &amp; Repairs</b>						
02494	1SUNS - Sunset Glass	106 Replace Failed Insulated Unit	Quote 15149	007313	203.13	
02501	1SUNS - Sunset Glass	Replace Failed Insulated Unit	Quote 15149	007314	203.12	
02502	1MCLE - McLeod Construction	Unit 102 Roof Leak	2015111501-1	007316	1,444.78	
02503	1MCLE - McLeod Construction	Unit 102 Mold Remediation	150948-1		\$7,998.94	\$9,849.97
<b>5340-0000 Landscape Contract</b>						
02495	1PROG - ProGrass	Landscaping	119583B	007312	\$750.08	\$750.08
<b>5420-0000 Alarm Monitoring</b>						
02492	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	12649	007309	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
02499	1SPRA - Sprague	Pest Control	2859047	007319	\$165.13	\$165.13
<b>5510-0000 Electricity</b>						
02500	1PSE - Puget Sound Energy	Electricity 4/8-5/6 (10 inv)	4/8-5/6 (10 inv)	007318	\$147.90	\$147.90
<b>5520-0000 Water</b>						
02491	1CIRE - City of Redmond Utility	Utilities 3/23-4/18	3/23-4/18 Utilities	007308	\$435.86	\$435.86
<b>5530-0000 Sewer</b>						
02491	1CIRE - City of Redmond Utility	Utilities 3/23-4/18	3/23-4/18 Utilities	007308	\$189.80	\$189.80
<b>5532-0000 Metro - Redmond</b>						
02491	1CIRE - City of Redmond Utility	Utilities 3/23-4/18	3/23-4/18 Utilities	007308	\$451.12	\$451.12
<b>5535-0000 Irrigation</b>						
02490	1CIRE - City of Redmond Utility	Irrigation 3/23-4/18	3/23-4/18 Irrigation	007308	\$99.90	\$99.90
<b>5537-0000 Stormwater</b>						
02489	1CIRE - City of Redmond Utility	Stormwater	Stormwater	007308	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
02493	1KMM - Kappes Miller Management	Archive Box Storage	20162243	007310	69.78	

<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>
02496	1KMM - Kappes Miller Management	Copies & Envelopes	20162394	007315	13.46	
02497	1KMM - Kappes Miller Management	Postage	20162471	007315	15.86	
02498	1KMM - Kappes Miller Management	Bank Charges	20162310	007315	\$29.81	\$128.91
<b>5711-0000 Management Fee</b>						
02487	1KMM - Kappes Miller Management	Management Fee - May 2016	20162152	007307	\$1,417.78	\$1,417.78
					<b>Distribution Total</b>	<u><u>\$17,065.76</u></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	
5220-0000	Building Maint. & Repairs	9,849.97	
5340-0000	Landscape Contract	750.08	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	165.13	
5510-0000	Electricity	147.90	
5520-0000	Water	435.86	
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	128.91	
5711-0000	Management Fee	1,417.78	
0110-0000	Checking		11,733.49
2405-0000	A/P Operations		5,332.27
		<u>17,065.76</u>	<u>17,065.76</u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 5/31/16**  
**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>
<b>1MCLE: McLeod Construction</b>										
02503	5/26/2016	150948-1	6/25/2016	7,998.94		0.00				4,000.00
				Unit 102 Mold Remediation					No No	No
				Other Payment(s)			007317	5/26/2016		4,000.00
Distribution(s)		5220-0000	Building Maint. & Repairs					7,998.94		
Vendor Open Amount				<u>3,998.94</u>						
<b>1PAWR: Parkside @ Woodbridge</b>										
02198	8/1/2015		8/31/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes No	Recurred
Distribution(s)		1310-0000	Reserve Transfer					1,321.00		
02199	9/1/2015		9/30/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes No	Recurred
Distribution(s)		1310-0000	Reserve Transfer					1,321.00		
02404	5/1/2016		5/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					No No	Recurred
Distribution(s)		1310-0000	Reserve Transfer					1,333.33		
Vendor Open Amount				<u>3,975.33</u>						



**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 5/31/16**  
**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>
<b><u>Company Recap</u></b>										
				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					9,332.27	
				Total Unposted Payments					4,000.00	
				Total Unposted Discounts Taken					0.00	
				Net Unposted Payments					4,000.00	
				Open Unposted AP					5,332.27	
				Total Open AP					7,974.27	
				Total Invoice Amounts					11,974.27	
				Total Distributions					11,974.27	
				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
<b>Property Totals</b>			0.00	0.39	0.00	0.00	0.00	0.39

**Parkside At Woodbridge  
Aging Report  
(Summarized)  
as of 05/31/2016**

<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	2110	Serrano, Bartolome A. III	0.00	0.00				
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)	(393.59)	(393.59)		(118.87)
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
<b>Property Totals</b>			0.00	(3,832.71)	(1,119.81)	(791.67)	(154.10)	(1,767.13)