

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$1,500.00
Homeowner Assessments		8,965.65	
Prepayments		(108.80)	
	Total Receipts	<u>8,856.85</u>	
Operating Expenses		(7,758.72)	
	Total Disbursements	<u>(7,758.72)</u>	
ENDING BALANCE			<u><u>\$2,598.13</u></u>

OPERATING ACCOUNT - PACIFIC CONTINENTAL BANK

BEGINNING BALANCE			\$382.41
Transfer from Foundation Bank			
	Total Receipts	<u>0.00</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$382.41</u></u>

REPLACEMENT RESERVE - PACIFIC CONTINENTAL BANK

BEGINNING BALANCE				\$108,261.37
	Transfers from Operating Interest		38.71	
		Total Receipts	<u>38.71</u>	
		Total Disbursements	<u>0.00</u>	
ENDING BALANCE				<u><u>\$108,300.08</u></u>

**Balance Sheet**  
As of October 31, 2016

**ASSETS**

**Current Assets**

**Operating Accounts**

Operating - Puget Sound Bank	2,598.13	
Operating - Foundation Bank	382.41	
Accounts Receivable	372.03	
Prepaid Insurance	5,072.87	

**Total Operating Accounts**

8,425.44

**Reserve Accounts**

Replacement Reserve	108,300.08	
A/R - Due from Operations	5,320.99	
A/R - Loan to Operating Repayment	3,500.00	

**Total Reserve Accounts**

117,121.07

**Total Assets**

125,546.51

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	4,203.98	
Accounts Payable	9,438.31	

**Total Operating Liabilities**

13,642.29

**Homeowner Equity**

Excess of Rev over Exp	3,824.29	
Retained Earnings	108,559.53	
Prior Year Expense	(479.60)	

**Total Homeowner Equity**

111,904.22

**Total Liability & Homeowners Equity**

125,546.51

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending October 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	89,657	89,657	0
Transfer to Reserves	(1,333)	(1,333)	0	(13,333)	(13,333)	0
Late Fees & Fines	0	20	20	0	20	20
<b>Total Operating Revenue</b>	<b>7,633</b>	<b>7,653</b>	<b>20</b>	<b>76,324</b>	<b>76,344</b>	<b>20</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	167	694	(527)	1,670	13,687	(12,017)
Gutter Cleaning	173	0	173	1,725	1,440	285
Window Cleaning	70	0	70	700	0	700
Landscape Contract	739	1,028	(289)	7,390	7,932	(542)
Landscape - Other	208	0	208	2,080	1,698	382
Alarm Monitoring	440	440	0	4,400	4,400	0
Pest Control	147	281	(134)	1,470	1,774	(304)
Fire Extinguisher Maint.	18	220	(202)	180	220	(40)
Fire Alarm Maintenance	113	153	(40)	1,130	953	177
<b>Total Maintenance Exp.</b>	<b>2,075</b>	<b>2,816</b>	<b>(741)</b>	<b>20,745</b>	<b>32,104</b>	<b>(11,359)</b>
<b>Service/Utility Exp.</b>						
Electricity	151	148	3	1,510	1,501	9
Water	531	589	(58)	5,310	5,509	(199)
Sewer	209	205	4	2,090	2,170	(80)
Metro - Redmond	511	513	(2)	5,110	5,413	(303)
Metro	83	495	(412)	830	991	(161)
Irrigation	523	478	45	5,230	3,805	1,425
Stormwater	321	321	0	3,210	3,209	1
Telephone	0	0	0	0	88	(88)
<b>Total Service/Utility Exp.</b>	<b>2,329</b>	<b>2,749</b>	<b>(420)</b>	<b>23,290</b>	<b>22,686</b>	<b>604</b>
<b>Administrative Exp.</b>						
Office Expenses	158	121	37	1,580	1,401	179
Management Fee	1,407	1,418	(11)	14,070	14,043	27

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending October 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>
Audit / Tax Return	127	0	127	1,270	1,680	(410)
Insurance	1,535	1,190	345	15,350	14,263	1,087
<b>Total Administrative Exp.</b>	<b>3,227</b>	<b>2,729</b>	<b>498</b>	<b>32,270</b>	<b>31,387</b>	<b>883</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	10	10	0
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>10</b>	<b>0</b>
<b>Total Operating Expenses</b>	<b>7,632</b>	<b>8,294</b>	<b>(662)</b>	<b>76,315</b>	<b>86,187</b>	<b>(9,872)</b>
<b>Operating Gain(Loss)</b>	<b>1</b>	<b>(641)</b>	<b>(642)</b>	<b>9</b>	<b>(9,843)</b>	<b>(9,852)</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,333	1,333	0	13,330	13,333	3
Interest Income - Reserve	29	39	10	290	335	45
<b>Total Reserve Revenue</b>	<b>1,362</b>	<b>1,372</b>	<b>10</b>	<b>13,620</b>	<b>13,668</b>	<b>48</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	900	0	900	9,000	0	9,000
<b>Total Reserve Expenses</b>	<b>900</b>	<b>0</b>	<b>900</b>	<b>9,000</b>	<b>0</b>	<b>9,000</b>
<b>Reserve Gain(Loss)</b>	<b>462</b>	<b>1,372</b>	<b>910</b>	<b>4,620</b>	<b>13,668</b>	<b>9,048</b>
<b>Total Gain(Loss)</b>	<b>463</b>	<b>731</b>	<b>268</b>	<b>4,629</b>	<b>3,825</b>	<b>(804)</b>

Date Range : 10/1/2016 To 10/31/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
000001	10/01/2016	1KMM	Kappes Miller Management	02571	20164506	10/01/2016	1,417.78	0.00	1,417.78	1,417.78
000002	10/12/2016	1AAAF	AAA Fire Protection, Inc.	02572	1442021	10/11/2016	220.10	0.00	220.10	220.10
000003	10/12/2016	1CCS	Condominium Construction Services, LLC	02573	201600296	10/11/2016	248.15	0.00	248.15	248.15
000004	10/12/2016	1CIRE	City of Redmond Utility	02574	8/24-9/19 Irrig	10/11/2016	477.90	0.00	477.90	
				02575	Stormwater	10/11/2016	320.93	0.00	320.93	
				02576	8/24-9/19 Utilities	10/11/2016	1,306.51	0.00	1,306.51	
				<b>Total for Check Number 000004</b>						2,105.34
000005	10/12/2016	1INNS	Innovative Systems Tech, Inc.	02577	13015	10/11/2016	153.30	0.00	153.30	
				02578	13100	10/11/2016	440.00	0.00	440.00	
				<b>Total for Check Number 000005</b>						593.30
000006	10/12/2016	1KINC	King County Treasury Division	02580	1888323	10/11/2016	247.68	0.00	247.68	
				02581	1918147	10/11/2016	247.68	0.00	247.68	
				<b>Total for Check Number 000006</b>						495.36
000007	10/12/2016	1KMM	Kappes Miller Management	02579	20164632	10/11/2016	69.78	0.00	69.78	69.78
000008	10/12/2016	1PROG	ProGrass	02582	126934B	10/11/2016	750.08	0.00	750.08	750.08
000009	10/12/2016	1SPRA	Sprague	02583	2974440	10/11/2016	109.50	0.00	109.50	109.50
000010	10/26/2016	1IPFC	IPFS Corporation	02589	CAF-563034	10/10/2016	601.38	0.00	601.38	601.38
000011	10/26/2016	1KMM	Kappes Miller Management	02590	20164843	10/20/2016	20.51	0.00	20.51	
				02591	20164918	10/20/2016	20.75	0.00	20.75	
				02592	20164743	10/20/2016	33.66	0.00	33.66	
				<b>Total for Check Number 000011</b>						74.92
000012	10/26/2016	1NATW	Nationwide	02593	425.489.4500	10/12/2016	647.58	0.00	647.58	647.58
000013	10/26/2016	1PROG	ProGrass	02594	439408	06/03/2016	277.45	0.00	277.45	277.45
000014	10/26/2016	1PSE	Puget Sound Energy	02595	9/8-10/6 (10 inv)	10/07/2016	148.00	0.00	148.00	148.00
<b>Cash Account 1 Totals</b>							<b>7,758.72</b>	<b>0.00</b>	<b>7,758.72</b>	<b>7,758.72</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>7,758.72</b>	<b>0.00</b>	<b>7,758.72</b>	<b>7,758.72</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>						
02589	1IPFC - IPFS Corporation	Insurance	CAF-563034	000010	601.38	
02593	1NATW - Nationwide	Insurance	425.489.4500	000012	\$647.58	\$1,248.96
<b>1310-0000 Replacement Reserve</b>						
02409	1PAWR - Parkside @ Woodbridge	Reserve Transfer			\$1,333.33	\$1,333.33
<b>5220-0000 Building Maint. &amp; Repairs</b>						
02573	1CCS - Condominium Construction Servi	#109 Odor Investigation	201600296	000003	248.15	
02600	1CCS - Condominium Construction Servi	WIndow Installation Project Mgmt	201600321	000018	66.94	
02610	1SUNS - Sunset Glass Company, Inc	Replace Failed Insulated Unit in Garage	168835	000025	\$203.75	\$518.84
<b>5340-0000 Landscape Contract</b>						
02582	1PROG - ProGrass	Landscaping	126934B	000008	\$750.08	\$750.08
<b>5420-0000 Alarm Monitoring</b>						
02578	1INNS - Innovative Systems Tech, Inc.	Fire Alarm Monitoring	13100	000005	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
02583	1SPRA - Sprague	Pest Control	2974440	000009	109.50	
02609	1SPRA - Sprague	Pest Control	2980291	000024	\$171.73	\$281.23
<b>5445-0000 Fire Extinguisher Maint.</b>						
02572	1AAAF - AAA Fire Protection, Inc.	Fire Exting Service	1442021	000002	\$220.10	\$220.10
<b>5450-0000 Fire Alarm Maintenance</b>						
02577	1INNS - Innovative Systems Tech, Inc.	Changed Battery in Bldg 6	13015	000005	\$153.30	\$153.30
<b>5510-0000 Electricity</b>						
02595	1PSE - Puget Sound Energy	Electricity 9/8-10/6 (10 inv)	9/8-10/6 (10 inv)	000014	\$148.00	\$148.00
<b>5520-0000 Water</b>						
02576	1CIRE - City of Redmond Utility	Utilities 8/24-9/19	8/24-9/19 Utilities	000004	\$588.66	\$588.66
<b>5530-0000 Sewer</b>						
02576	1CIRE - City of Redmond Utility	Utilities 8/24-9/19	8/24-9/19 Utilities	000004	\$205.10	\$205.10
<b>5532-0000 Metro - Redmond</b>						
02576	1CIRE - City of Redmond Utility	Utilities 8/24-9/19	8/24-9/19 Utilities	000004	\$512.75	\$512.75
<b>5533-0000 Metro</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>
02580	1KINC - King County Treasury Division	Sewer Capacity Charge 4/1-9/30	1888323	000006	247.68	
02581	1KINC - King County Treasury Division	Sewer Capacity Charge 4/1-9/30	1918147	000006	\$247.68	\$495.36
<b>5535-0000 Irrigation</b>						
02574	1CIRE - City of Redmond Utility	Irrigation 8/24-9/19	8/24-9/19 Irrig	000004	477.90	
02575	1CIRE - City of Redmond Utility	Stormwater	Stormwater	000004	\$320.93	\$798.83
<b>5710-0000 Office Expenses</b>						
02579	1KMM - Kappes Miller Management	Archive Box Storage	20164632	000007	69.78	
02590	1KMM - Kappes Miller Management	Postage	20164843	000011	20.51	
02591	1KMM - Kappes Miller Management	Copies & Envelopes	20164918	000011	20.75	
02592	1KMM - Kappes Miller Management	Bank Charges	20164743	000011	\$33.66	\$144.70
<b>5711-0000 Management Fee</b>						
02571	1KMM - Kappes Miller Management	Management Fee - October 2016	20164506	000001	\$1,417.78	\$1,417.78
					<b>Distribution Total</b>	<u><u>\$9,257.02</u></u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
<b>0250-0000</b>	<b>Prepaid Insurance</b>	<b>1,248.96</b>	
<b>1310-0000</b>	<b>Replacement Reserve</b>	<b>1,333.33</b>	
<b>5220-0000</b>	<b>Building Maint. &amp; Repairs</b>	<b>518.84</b>	
<b>5340-0000</b>	<b>Landscape Contract</b>	<b>750.08</b>	
<b>5420-0000</b>	<b>Alarm Monitoring</b>	<b>440.00</b>	
<b>5440-0000</b>	<b>Pest Control</b>	<b>281.23</b>	
<b>5445-0000</b>	<b>Fire Extinguisher Maint.</b>	<b>220.10</b>	
<b>5450-0000</b>	<b>Fire Alarm Maintenance</b>	<b>153.30</b>	
<b>5510-0000</b>	<b>Electricity</b>	<b>148.00</b>	
<b>5520-0000</b>	<b>Water</b>	<b>588.66</b>	
<b>5530-0000</b>	<b>Sewer</b>	<b>205.10</b>	
<b>5532-0000</b>	<b>Metro - Redmond</b>	<b>512.75</b>	
<b>5533-0000</b>	<b>Metro</b>	<b>495.36</b>	
<b>5535-0000</b>	<b>Irrigation</b>	<b>798.83</b>	
<b>5710-0000</b>	<b>Office Expenses</b>	<b>144.70</b>	
<b>5711-0000</b>	<b>Management Fee</b>	<b>1,417.78</b>	
<b>0110-0000</b>	<b>Checking</b>		<b>7,758.72</b>
<b>2405-0000</b>	<b>A/P Operations</b>		<b>1,498.30</b>



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<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		<u>9,257.02</u>	<u>9,257.02</u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 10/31/16**  
**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>1PAWR: Parkside @ Woodbridge</u></b>										
02199	9/1/2015		9/30/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					1,321.00		
02407	8/1/2016		8/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					1,333.33		
02408	9/1/2016		9/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					1,333.33		
02409	10/1/2016		10/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
	<i>Distribution(s)</i>	1310-0000	<i>Reserve Transfer</i>					1,333.33		
02588	9/30/2016		10/30/2016	3,500.00		0.00				0.00
				Loan Payable to Reserves					Yes Yes	No
	<i>Distribution(s)</i>	1310-0000	<i>Replacement Reserve</i>					3,500.00		
<b><u>1PRDS: Precision Door Service</u></b>										
02598	8/15/2016	1968945	9/14/2016	174.90		0.00				0.00
				Lift Master remote 3 button/ke					Yes No	No
	<i>Distribution(s)</i>	5220-0000	<i>Building Maint. &amp; Repairs</i>					174.90		
<b><u>1CCS: Condominium Construction</u></b>										
02600	10/27/2016	201600321	11/26/2016	66.94		0.00				0.00
				WInDow Installation Project Mg					Yes No	No
	<i>Distribution(s)</i>	5220-0000	<i>Building Maint. &amp; Repairs</i>					66.94		

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 10/31/16**  
**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>1SPRA: Sprague</u></b>										
02609	10/7/2016	2980291	11/6/2016	171.73		0.00				0.00
				Pest Control					Yes No	No
	<i>Distribution(s)</i>	5440-0000	<i>Pest Control</i>					171.73		
<b><u>1SUNS: Sunset Glass Company, Inc</u></b>										
02610	10/27/2016	168835	11/26/2016	203.75		0.00				0.00
				Replace Failed Insulated Unit					Yes No	No
	<i>Distribution(s)</i>	5220-0000	<i>Building Maint. &amp; Repairs</i>					203.75		
<b><u>Company Recap</u></b>										
				Total Posted Invoices				9,438.31		
				Total Posted Payments				0.00		
				Total Posted Discounts Taken				0.00		
				Net Posted Payments				0.00		
				Open Posted AP				9,438.31		
				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				9,438.31		
				Total Invoice Amounts				9,438.31		
				Total Distributions				9,438.31		
				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	371.64	371.64			
<b>Property Totals</b>			0.00	372.03	371.64	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	(398.08)	(398.08)			
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	371.64	371.64			
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	(792.56)				(792.56)
CURR	7106	Beck, Kyle	0.00	(1,036.55)	(437.09)	(437.09)	(162.37)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
<b>Property Totals</b>			<u>0.00</u>	<u>(3,831.95)</u>	<u>(791.67)</u>	<u>(437.09)</u>	<u>(162.37)</u>	<u>(2,440.82)</u>