

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,699.63
Homeowner Assessments		7,449.56	
Transfer from Reserves		3,500.00	
Prepayments		765.23	
	Total Receipts	<u>11,714.79</u>	
Operating Expenses		(12,532.01)	
Transfer to Puget Sound Bank		(1,500.00)	
Transfer to Replacement Reserve		0.00	
	Total Disbursements	<u>(14,032.01)</u>	
ENDING BALANCE			<u>\$382.41</u>

OPERATING ACCOUNT - PUGET SOUND BANK

BEGINNING BALANCE			\$0.00
Transfer from Foundation Bank		1,500.00	
	Total Receipts	<u>1,500.00</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$1,500.00</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$111,711.07
	Transfers from Operating		0.00
	Interest		50.30
		Total Receipts	<u>50.30</u>
	Invoices Paid:		
	Transfer to Operating		<u>(3,500.00)</u>
		Total Disbursements	<u>(3,500.00)</u>
ENDING BALANCE			<u><u>\$108,261.37</u></u>

**Balance Sheet**

**As of September 30, 2016**

**ASSETS**

**Current Assets**

**Operating Accounts**

Operating - Puget Sound Bank	1,500.00
Operating - Foundation Bank	382.41
Accounts Receivable	328.53
Prepaid Insurance	5,014.17

**Total Operating Accounts**

7,225.11

**Reserve Accounts**

Replacement Reserve	108,261.37
A/R - Due from Operations	3,987.66
A/R - Loan to Operating Repayment	3,500.00

**Total Reserve Accounts**

115,749.03

**Total Assets**

122,974.14

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	4,312.78
Accounts Payable	7,487.66

**Total Operating Liabilities**

11,800.44

**Homeowner Equity**

Excess of Rev over Exp	3,093.77
Retained Earnings	108,559.53
Prior Year Expense	(479.60)

**Total Homeowner Equity**

111,173.70

**Total Liability & Homeowners Equity**

122,974.14

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending September 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,966	8,966	0	80,691	80,691	0
Transfer to Reserves	(1,333)	(1,333)	0	(12,000)	(12,000)	0
<b>Total Operating Revenue</b>	<b>7,633</b>	<b>7,633</b>	<b>0</b>	<b>68,691</b>	<b>68,691</b>	<b>0</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	167	757	(590)	1,503	12,993	(11,490)
Gutter Cleaning	173	0	173	1,553	1,440	113
Window Cleaning	70	0	70	630	0	630
Landscape Contract	739	750	(11)	6,651	6,904	(253)
Landscape - Other	208	165	43	1,872	1,698	174
Alarm Monitoring	440	880	(440)	3,960	3,960	0
Pest Control	147	337	(190)	1,323	1,493	(170)
Fire Extinguisher Maint.	18	0	18	162	0	162
Fire Alarm Maintenance	113	0	113	1,017	800	217
<b>Total Maintenance Exp.</b>	<b>2,075</b>	<b>2,889</b>	<b>(814)</b>	<b>18,671</b>	<b>29,288</b>	<b>(10,617)</b>
<b>Service/Utility Exp.</b>						
Electricity	151	153	(2)	1,359	1,353	6
Water	531	683	(152)	4,779	4,921	(142)
Sewer	209	237	(28)	1,881	1,965	(84)
Metro - Redmond	511	605	(94)	4,599	4,901	(302)
Metro	83	0	83	747	495	252
Irrigation	523	1,675	(1,152)	4,707	3,327	1,380
Stormwater	321	321	0	2,889	2,888	1
Telephone	0	0	0	0	88	(88)
<b>Total Service/Utility Exp.</b>	<b>2,329</b>	<b>3,674</b>	<b>(1,345)</b>	<b>20,961</b>	<b>19,938</b>	<b>1,023</b>
<b>Administrative Exp.</b>						
Office Expenses	158	132	26	1,422	1,280	142
Management Fee	1,407	1,418	(11)	12,663	12,625	38
Audit / Tax Return	127	0	127	1,143	1,680	(537)

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2016 Through December 31, 2016

For the Month Ending September 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>
Insurance	1,535	1,190	345	13,815	13,073	742
<b>Total Administrative Exp.</b>	<b>3,227</b>	<b>2,740</b>	<b>487</b>	<b>29,043</b>	<b>28,658</b>	<b>385</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	9	10	(1)
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>9</b>	<b>10</b>	<b>(1)</b>
<b>Total Operating Expenses</b>	<b>7,632</b>	<b>9,303</b>	<b>(1,671)</b>	<b>68,684</b>	<b>77,894</b>	<b>(9,210)</b>
<b>Operating Gain(Loss)</b>	<b>1</b>	<b>(1,670)</b>	<b>(1,671)</b>	<b>7</b>	<b>(9,203)</b>	<b>(9,210)</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,333	1,333	0	11,997	12,000	3
Interest Income - Reserve	29	50	21	261	297	36
<b>Total Reserve Revenue</b>	<b>1,362</b>	<b>1,383</b>	<b>21</b>	<b>12,258</b>	<b>12,297</b>	<b>39</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	900	0	900	8,100	0	8,100
<b>Total Reserve Expenses</b>	<b>900</b>	<b>0</b>	<b>900</b>	<b>8,100</b>	<b>0</b>	<b>8,100</b>
<b>Reserve Gain(Loss)</b>	<b>462</b>	<b>1,383</b>	<b>921</b>	<b>4,158</b>	<b>12,297</b>	<b>8,139</b>
<b>Total Gain(Loss)</b>	<b>463</b>	<b>(287)</b>	<b>(750)</b>	<b>4,165</b>	<b>3,094</b>	<b>(1,071)</b>

Date Range : 9/1/2016 To 9/30/2016 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007298	09/30/2016	1INNS	Innovative Systems Tech, Inc.	02472	12644	04/08/2016	-440.00	0.00	-440.00	-440.00
007354	09/01/2016	1KMM	Kappes Miller Management	02548	20164038	09/01/2016	1,417.78	0.00	1,417.78	1,417.78
007355	09/07/2016	1HINT	Hub International Northwest LLC	02549	386927	09/07/2016	3,169.39	0.00	3,169.39	3,169.39
007356	09/13/2016	1CIRE	City of Redmond Utility	02550	7/20-8/23 Util	09/13/2016	1,525.60	0.00	1,525.60	
				02551	Irrigation	09/13/2016	1,674.90	0.00	1,674.90	
				02552	Stormwater	09/13/2016	320.93	0.00	320.93	
					<b>Total for Check Number 007356</b>		<b>3,521.43</b>	<b>0.00</b>	<b>3,521.43</b>	<b>3,521.43</b>
007357	09/13/2016	1GUTK	Gutter King, Inc.	02553	1609026	09/13/2016	285.00	0.00	285.00	285.00
007358	09/27/2016	1CCS	Condominium Construction Services, LLC	02561	201600262	09/26/2016	187.04	0.00	187.04	187.04
007359	09/27/2016	1GUTK	Gutter King, Inc.	02562	1609026	09/26/2016	285.00	0.00	285.00	285.00
007360	09/27/2016	1INNS	Innovative Systems Tech, Inc.	02558	12969	09/13/2016	440.00	0.00	440.00	
				02560	12627	09/13/2016	440.00	0.00	440.00	
					<b>Total for Check Number 007360</b>		<b>880.00</b>	<b>0.00</b>	<b>880.00</b>	<b>880.00</b>
007361	09/27/2016	1IPFC	IPFS Corporation	02568	CAF-563034	09/26/2016	601.38	0.00	601.38	601.38
007362	09/27/2016	1KMM	Kappes Miller Management	02557	20164165	09/13/2016	69.78	0.00	69.78	
				02563	20164339	09/26/2016	17.72	0.00	17.72	
				02564	20164414	09/26/2016	15.33	0.00	15.33	
				02565	20164249	09/26/2016	29.50	0.00	29.50	
					<b>Total for Check Number 007362</b>		<b>132.33</b>	<b>0.00</b>	<b>132.33</b>	<b>132.33</b>
007363	09/27/2016	1NATW	Nationwide	02569	425.489.4500 policy	09/26/2016	647.58	0.00	647.58	647.58
007364	09/27/2016	1PROG	ProGrass	02554	125409B	09/13/2016	750.08	0.00	750.08	
				02555	459806	09/13/2016	74.46	0.00	74.46	
				02556	453781	09/13/2016	90.89	0.00	90.89	
					<b>Total for Check Number 007364</b>		<b>915.43</b>	<b>0.00</b>	<b>915.43</b>	<b>915.43</b>
007365	09/27/2016	1PSE	Puget Sound Energy	02566	8/6-9/7 (10 inv)	09/26/2016	152.79	0.00	152.79	152.79
007366	09/27/2016	1SPRA	Sprague	02559	2931982	09/13/2016	165.13	0.00	165.13	
				02567	2960458	09/26/2016	171.73	0.00	171.73	
					<b>Total for Check Number 007366</b>		<b>336.86</b>	<b>0.00</b>	<b>336.86</b>	<b>336.86</b>
007367	09/27/2016	1WBPO	Woodbridge Parkside Townhomes Operating	02570		09/27/2016	1,500.00	0.00	1,500.00	1,500.00
007368	09/30/2016	1INNS	Innovative Systems Tech, Inc.	02472	12644	04/08/2016	440.00	0.00	440.00	440.00
<b>Cash Account 1 Totals</b>							<b>14,032.01</b>	<b>0.00</b>	<b>14,032.01</b>	<b>14,032.01</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>14,032.01</b>	<b>0.00</b>	<b>14,032.01</b>	<b>14,032.01</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>1310-0000 Replacement Reserve</b>						
02588	1PAWR - Parkside @ Woodbridge	Loan Payable to Reserves			\$3,500.00	\$3,500.00
					<b>Distribution Total</b>	<u>\$3,500.00</u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	3,500.00	
2405-0000	A/P Operations		3,500.00
		<u>3,500.00</u>	<u>3,500.00</u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 9/30/16**  
**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>
<b>1PAWR: Parkside @ Woodbridge</b>										
<b>02199</b>	9/1/2015		9/30/2015	1,321.00		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
<i>Distribution(s)</i>		<i>1310-0000</i>	<i>Reserve Transfer</i>					<i>1,321.00</i>		
<b>02407</b>	8/1/2016		8/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
<i>Distribution(s)</i>		<i>1310-0000</i>	<i>Reserve Transfer</i>					<i>1,333.33</i>		
<b>02408</b>	9/1/2016		9/1/2016	1,333.33		0.00				0.00
				Reserve Transfer					Yes Yes	Recurred
<i>Distribution(s)</i>		<i>1310-0000</i>	<i>Reserve Transfer</i>					<i>1,333.33</i>		
<b>02588</b>	9/30/2016		10/30/2016	3,500.00		0.00				0.00
				Loan Payable to Reserves					Yes Yes	No
<i>Distribution(s)</i>		<i>1310-0000</i>	<i>Replacement Reserve</i>					<i>3,500.00</i>		
Vendor Open Amount				<u>7,487.66</u>						



**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 9/30/16**  
**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>
<b><u>Company Recap</u></b>										
				Total Posted Invoices					7,487.66	
				Total Posted Payments					0.00	
				Total Posted Discounts Taken					0.00	
				Net Posted Payments					0.00	
				Open Posted AP					7,487.66	
				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					7,487.66	
				Total Invoice Amounts					7,487.66	
				Total Distributions					7,487.66	
				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			
<b>Property Totals</b>			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	(154.10)			(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	(1,188.84)				(1,188.84)
CURR	7106	Beck, Kyle	0.00	(993.05)	(437.09)	(437.09)	(118.87)	
FORM	8101	Firouzbakht, Reza	0.00	(428.94)				(428.94)
<b>Property Totals</b>			<u>0.00</u>	<u>(3,984.25)</u>	<u>(437.09)</u>	<u>(437.09)</u>	<u>(272.97)</u>	<u>(2,837.10)</u>