

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,196.28
Prepayments		\$2,316.54	
Homeowner Assessments		7,819.49	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>10,136.03</u>	
Operating Expenses		(6,214.56)	
Transfer to Replacement Reserve		(1,583.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(7,797.56)</u>	
ENDING BALANCE			<u><u>\$5,534.75</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$100,782.39
Transfer from Operating Interest		\$1,583.00	
		43.45	
	Total Receipts	<u>1,626.45</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$102,408.84</u></u>

ASSETS

Current Assets

Operating Accounts

Checking Account	5,534.75	
Accounts Receivable	82.40	
Prepaid Insurance	3,138.43	

Total Operating Accounts

8,755.58

Reserve Accounts

Replacement Reserve	102,408.84	
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Total Reserve Accounts

102,408.84

Total Assets

111,164.42

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,589.62	
Accounts Payable	394.39	

Total Operating Liabilities

3,984.01

Homeowner Equity

Excess of Rev over Exp	17,621.20	
Retained Earnings	89,559.21	

Total Homeowner Equity

107,180.41

Total Liability & Homeowners Equity

111,164.42

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending August 31, 2012

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	8,984	8,984	0	71,872	71,871	(1)
Transfer to Reserves	(1,583)	(1,583)	0	(12,664)	(12,664)	0
Late Fees & Fines	13	0	(13)	104	0	(104)
Total Operating Revenue	7,414	7,401	(13)	59,312	59,207	(105)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	292	680	(388)	2,336	680	1,656
Gutter Cleaning	115	0	115	920	0	920
Window Cleaning	60	0	60	480	0	480
Landscape Contract	739	739	0	5,912	5,913	(1)
Landscape - Other	188	208	(20)	1,504	799	705
Alarm Monitoring	256	0	256	2,048	2,304	(256)
Pest Control	185	159	26	1,480	1,270	210
Fire Extinguisher Maint.	18	0	18	144	0	144
Fire Alarm Maintenance	113	0	113	904	1,360	(456)
Total Maintenance Exp.	1,966	1,786	180	15,728	12,326	3,402
Service/Utility Exp.						
Electricity	139	134	5	1,112	1,106	6
Water	485	576	(91)	3,880	3,805	75
Sewer	185	193	(8)	1,480	1,476	4
Metro - Redmond	458	484	(26)	3,664	3,653	11
Metro	83	0	83	664	495	169
Irrigation	369	780	(411)	2,952	1,520	1,432
Stormwater	321	321	0	2,568	2,567	1
Telephone	300	585	(285)	2,400	2,375	25
Total Service/Utility Exp.	2,340	3,073	(733)	18,720	16,997	1,723
Administrative Exp.						
Office Expenses	101	108	(7)	808	913	(105)
Management Fee	1,220	1,248	(28)	9,760	9,892	(132)
Audit / Tax Return	107	0	107	856	1,380	(524)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending August 31, 2012

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	1,514	1,639	(125)	12,112	13,110	(998)
Reserve Study	167	0	167	1,336	0	1,336
Total Administrative Exp.	3,109	2,995	114	24,872	25,295	(423)
Tax & License						
Licenses & Permits	1	0	1	8	0	8
Total Tax & License	1	0	1	8	0	8
Total Operating Expenses	7,416	7,854	(438)	59,328	54,618	4,710
Operating Gain(Loss)	(2)	(453)	(451)	(16)	4,589	4,605
Reserve Revenue						
Major Maintenance Assess	1,583	1,583	0	12,664	12,664	0
Interest Income - Reserve	83	43	(40)	664	370	(294)
Total Reserve Revenue	1,666	1,626	(40)	13,328	13,034	(294)
Reserve Gain(Loss)	1,666	1,626	(40)	13,328	13,034	(294)
Total Gain(Loss)	1,664	1,173	(491)	13,312	17,623	4,311

Date Range : 8/1/2012 To 8/31/2012 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006786	08/01/2012	1KMM	Kappes Miller Management	01641	20122959	08/01/2012	1,247.94	0.00	1,247.94	1,247.94
006792	08/14/2012	1CCS	Condominium Construction Services, LLC	01647	20121159	08/06/2012	679.94	0.00	679.94	679.94
006793	08/14/2012	1CIRE	City of Redmond Utility	01649	024287-000	08/13/2012	1,252.60	0.00	1,252.60	
				01650	035782-000	08/13/2012	320.93	0.00	320.93	
				01651	024869-000	08/13/2012	779.72	0.00	779.72	
Total for Check Number 006793							2,353.25	0.00	2,353.25	2,353.25
006794	08/14/2012	1KMM	Kappes Miller Management	01652	20123023	08/13/2012	37.67	0.00	37.67	37.67
006795	08/14/2012	1PAWR	Parkside @ Woodbridge	01564		08/01/2012	1,583.00	0.00	1,583.00	1,583.00
006796	08/14/2012	1PROG	ProGrass	01646	50382b	08/06/2012	739.13	0.00	739.13	
				01648	153033	08/13/2012	208.05	0.00	208.05	
Total for Check Number 006796							947.18	0.00	947.18	947.18
006797	08/14/2012	1PSE	Puget Sound Energy	01654	046-552-769-5	08/14/2012	134.28	0.00	134.28	134.28
006798	08/14/2012	1SPRA	Sprague	01653	1898231	08/13/2012	158.78	0.00	158.78	158.78
006799	08/28/2012	1FRON	Frontier	01657	2061880274	08/28/2012	585.20	0.00	585.20	585.20
006800	08/28/2012	1KMM	Kappes Miller Management	01655	20123261	08/27/2012	58.54	0.00	58.54	
				01656	20123341	08/27/2012	11.78	0.00	11.78	
Total for Check Number 006800							70.32	0.00	70.32	70.32
Cash Account 1 Totals							7,797.56	0.00	7,797.56	7,797.56
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							7,797.56	0.00	7,797.56	7,797.56

<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						
01564	1PAWR - Parkside @ Woodbridge	reserve transfer		006795	\$1,583.00	\$1,583.00
2404-0000 Open Credit Refund						
01658	1ISHA - Andrew Ishii	Open Credit Refund			\$394.39	\$394.39
5220-0000 Building Maint. & Repairs						
01647	1CCS - Condominium Construction Servi	inspection report / 6503	20121159	006792	\$679.94	\$679.94
5340-0000 Landscape Contract						
01646	1PROG - ProGrass	8/12 landscaping	50382b	006796	\$739.13	\$739.13
5350-0000 Landscape - Other						
01648	1PROG - ProGrass	turf fertilizer and weed control	153033	006796	\$208.05	\$208.05
5440-0000 Pest Control						
01653	1SPRA - Sprague	pest control	1898231	006798	\$158.78	\$158.78
5510-0000 Electricity						
01654	1PSE - Puget Sound Energy	7/7-8/7 electricity	046-552-769-5	006797	\$134.28	\$134.28
5520-0000 Water						
01649	1CIRE - City of Redmond Utility	7/4-8/7 utility	024287-000	006793	\$575.52	\$575.52
5530-0000 Sewer						
01649	1CIRE - City of Redmond Utility	7/4-8/7 utility	024287-000	006793	\$193.34	\$193.34
5532-0000 Metro - Redmond						
01649	1CIRE - City of Redmond Utility	7/4-8/7 utility	024287-000	006793	\$483.74	\$483.74
5535-0000 Irrigation						
01651	1CIRE - City of Redmond Utility	7/4-8/7 irrigation water	024869-000	006793	\$779.72	\$779.72
5537-0000 Stormwater						
01650	1CIRE - City of Redmond Utility	7/4-8/7 stormwater	035782-000	006793	\$320.93	\$320.93
5560-0000 Telephone						
01657	1FRON - Frontier	2061880274	2061880274	006799	\$585.20	\$585.20
5710-0000 Office Expenses						
01652	1KMM - Kappes Miller Management	7/12 bank analysis charges	20123023	006794	37.67	
01655	1KMM - Kappes Miller Management	postage/storage/tax	20123261	006800	58.54	

<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>
01656 1KMM - Kappes Miller Management		copies/tax	20123341	006800	\$11.78	\$107.99
5711-0000 Management Fee						
01641 1KMM - Kappes Miller Management		Management Fee - August 2012	20122959	006786	\$1,247.94	\$1,247.94
					Distribution Total	<u><u>\$8,191.95</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,583.00	
2404-0000	Open Credit Refund	394.39	
5220-0000	Building Maint. & Repairs	679.94	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	208.05	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	134.28	
5520-0000	Water	575.52	
5530-0000	Sewer	193.34	
5532-0000	Metro - Redmond	483.74	
5535-0000	Irrigation	779.72	
5537-0000	Stormwater	320.93	
5560-0000	Telephone	585.20	
5710-0000	Office Expenses	107.99	
5711-0000	Management Fee	1,247.94	
0110-0000	Checking		7,797.56
2405-0000	A/P Operations		394.39
		<u><u>8,191.95</u></u>	<u><u>8,191.95</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 8/31/12
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>
1ISHA: Andrew Ishii										
01658	8/28/2012		9/27/2012	394.39		0.00				0.00
				Open Credit Refund					No No	No
Distribution(s)		2435-0000						394.39		

Company Recap

Total Posted Invoices	0.00
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	0.00
New Unposted Invoices	394.39
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	394.39
Total Open AP	394.39
Total Invoice Amounts	394.39
Total Distributions	394.39
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	4102	Ro, Hyung Jin	0.00	48.90	48.90			
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
Property Totals			0.00	82.40	95.90	0.00	0.00	(13.50)

<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	(5.15)	8.35			(13.50)
CURR	2111	Tsuji, Wayne Minoru	0.00	(657.62)				(657.62)
CURR	3104	Ritz, Kimberly	0.00	(420.33)	(352.83)			(67.50)
CURR	3105	Holbrook, Ann E.	0.00	(108.24)				(108.24)
CURR	3106	Cagatay, Aziz	0.00	0.00				
CURR	4102	Ro, Hyung Jin	0.00	48.90	48.90			
CURR	4103	Muthukumarasamy, Aruldevi	0.00	(394.39)	(394.39)			
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(351.60)	(351.60)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(462.39)	(394.39)	(68.00)		
CURR	8101	Firouzbakht, Reza	0.00	(1,189.88)	(428.94)	(428.94)	(332.00)	
Property Totals			<u>0.00</u>	<u>(3,507.22)</u>	<u>(1,817.90)</u>	<u>(496.94)</u>	<u>(332.00)</u>	<u>(860.38)</u>