

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,077.44
Prepayments		\$1,176.16	
Homeowner Assessments		7,184.66	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>8,360.82</u>	
Operating Expenses		(6,391.94)	
Transfer to Replacement Reserve		(1,583.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(7,974.94)</u>	
ENDING BALANCE			<u><u>\$2,463.32</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$105,697.64
Transfer from Operating Interest		\$1,583.00	
		40.41	
	Total Receipts	<u>1,623.41</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$107,321.05</u></u>

Balance Sheet

As of December 31, 2012

ASSETS

Current Assets

Operating Accounts

Checking Account	2,463.32	
Accounts Receivable	444.71	
Prepaid Insurance	5,630.83	

Total Operating Accounts

8,538.86

Reserve Accounts

Replacement Reserve	107,321.05	
A/R - Due from Operations	1,583.00	

Total Reserve Accounts

108,904.05

Total Assets

117,442.91

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,004.62	
Accounts Payable	1,583.00	

Total Operating Liabilities

4,587.62

Homeowner Equity

Excess of Rev over Exp	23,296.08	
Retained Earnings	89,559.21	

Total Homeowner Equity

112,855.29

Total Liability & Homeowners Equity

117,442.91

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending December 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	107,808	107,807	(1)
Transfer to Reserves	(1,583)	(1,583)	0	(18,996)	(18,996)	0
Late Fees & Fines	13	20	7	156	20	(136)
Total Operating Revenue	7,414	7,421	7	88,968	88,831	(137)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	292	0	292	3,504	680	2,824
Gutter Cleaning	115	0	115	1,380	0	1,380
Window Cleaning	60	0	60	720	720	0
Landscape Contract	739	739	0	8,868	8,870	(2)
Landscape - Other	188	0	188	2,256	1,336	920
Alarm Monitoring	256	768	(512)	3,072	3,584	(512)
Pest Control	185	159	26	2,220	1,905	315
Fire Extinguisher Maint.	18	0	18	216	220	(4)
Fire Alarm Maintenance	113	0	113	1,356	1,360	(4)
Total Maintenance Exp.	1,966	1,666	300	23,592	18,675	4,917
Service/Utility Exp.						
Electricity	139	148	(9)	1,668	1,665	3
Water	485	463	22	5,820	5,836	(16)
Sewer	185	213	(28)	2,220	2,259	(39)
Metro - Redmond	458	554	(96)	5,496	5,627	(131)
Metro	83	0	83	996	991	5
Irrigation	369	90	279	4,428	5,549	(1,121)
Stormwater	321	321	0	3,852	3,851	1
Telephone	300	299	1	3,600	4,008	(408)
Total Service/Utility Exp.	2,340	2,088	252	28,080	29,786	(1,706)
Administrative Exp.						
Office Expenses	101	104	(3)	1,212	1,344	(132)
Management Fee	1,220	1,248	(28)	14,640	14,884	(244)
Audit / Tax Return	107	0	107	1,284	1,380	(96)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending December 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	1,416	98	18,168	18,998	(830)
Reserve Study	167	0	167	2,004	0	2,004
Total Administrative Exp.	3,109	2,768	341	37,308	36,606	702
Tax & License						
Licenses & Permits	1	0	1	12	0	12
Total Tax & License	1	0	1	12	0	12
Total Operating Expenses	7,416	6,522	894	88,992	85,067	3,925
Operating Gain(Loss)	(2)	899	901	(24)	3,764	3,788
Reserve Revenue						
Major Maintenance Assess	1,583	1,583	0	18,996	18,996	0
Interest Income - Reserve	83	40	(43)	996	534	(462)
Total Reserve Revenue	1,666	1,623	(43)	19,992	19,530	(462)
Reserve Gain(Loss)	1,666	1,623	(43)	19,992	19,530	(462)
Total Gain(Loss)	1,664	2,522	858	19,968	23,294	3,326

Date Range : 12/1/2012 To 12/31/2012 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006838	12/01/2012	1KMM	Kappes Miller Management	01713	20124820	12/01/2012	1,247.94	0.00	1,247.94	1,247.94
006839	12/12/2012	1CIRE	City of Redmond Utility	01715	024287-000	12/11/2012	1,229.37	0.00	1,229.37	
				01716	035782-000	12/11/2012	320.93	0.00	320.93	
				01719	024869-000	12/12/2012	90.42	0.00	90.42	
Total for Check Number 006839							1,640.72	0.00	1,640.72	1,640.72
006840	12/12/2012	1INNS	Innovative Systems	01717	7435	12/11/2012	768.00	0.00	768.00	768.00
006841	12/12/2012	1KMM	Kappes Miller Management	01714	20124897	12/11/2012	39.38	0.00	39.38	39.38
006842	12/12/2012	1PROG	ProGrass	01718	27202	12/12/2012	739.13	0.00	739.13	739.13
006843	12/28/2012	1FRON	Frontier	01724	2061880274	12/27/2012	298.72	0.00	298.72	298.72
006844	12/28/2012	1KMM	Kappes Miller Management	01722	20125211	12/27/2012	64.29	0.00	64.29	
				01723	20125135	12/27/2012	13.65	0.00	13.65	
Total for Check Number 006844							77.94	0.00	77.94	77.94
006845	12/28/2012	1NORI	Northern Investors Co.	01689	37042	12/25/2012	1,273.07	0.00	1,273.07	1,273.07
006846	12/28/2012	1PAWR	Parkside @ Woodbridge	01568		12/01/2012	1,583.00	0.00	1,583.00	1,583.00
006847	12/28/2012	1PSE	Puget Sound Energy	01720	046-552-769-5	12/26/2012	148.26	0.00	148.26	148.26
006848	12/28/2012	1SPRA	Sprague	01721	1977711	12/26/2012	158.78	0.00	158.78	158.78
Cash Account 1 Totals							7,974.94	0.00	7,974.94	7,974.94
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							7,974.94	0.00	7,974.94	7,974.94

<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						
01689	1NORI - Northern Investors Co.	37042 insurance	37042	006845	\$1,273.07	\$1,273.07
1310-0000 Replacement Reserve						
01568	1PAWR - Parkside @ Woodbridge	reserve transfer		006846	\$1,583.00	\$1,583.00
5340-0000 Landscape Contract						
01718	1PROG - ProGrass	12/12 landscaping	27202	006842	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
01717	1INNS - Innovative Systems	dec2012-feb2013 fire alarm monitoring	7435	006840	\$768.00	\$768.00
5440-0000 Pest Control						
01721	1SPRA - Sprague	pest control	1977711	006848	\$158.78	\$158.78
5510-0000 Electricity						
01720	1PSE - Puget Sound Energy	11/7-12/07 electricity	046-552-769-5	006847	\$148.26	\$148.26
5520-0000 Water						
01715	1CIRE - City of Redmond Utility	11/7-12/4 utility	024287-000	006839	\$462.52	\$462.52
5530-0000 Sewer						
01715	1CIRE - City of Redmond Utility	11/7-12/4 utility	024287-000	006839	\$213.32	\$213.32
5532-0000 Metro - Redmond						
01715	1CIRE - City of Redmond Utility	11/7-12/4 utility	024287-000	006839	\$553.53	\$553.53
5535-0000 Irrigation						
01719	1CIRE - City of Redmond Utility	11/7-12/4 irrigation	024869-000	006839	\$90.42	\$90.42
5537-0000 Stormwater						
01716	1CIRE - City of Redmond Utility	11/7-12/4 stormwater	035782-000	006839	\$320.93	\$320.93
5560-0000 Telephone						
01724	1FRON - Frontier	2061880274	2061880274	006843	\$298.72	\$298.72
5710-0000 Office Expenses						
01714	1KMM - Kappes Miller Management	11/12 bank analysis charges	20124897	006841	39.38	
01722	1KMM - Kappes Miller Management	postage/storage/tax	20125211	006844	64.29	
01723	1KMM - Kappes Miller Management	copies/envelopes/tax	20125135	006844	\$13.65	\$117.32
5711-0000 Management Fee						

<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>
01713	1KMM - Kappes Miller Management	Management Fee - December 2012	20124820	006838	\$1,247.94	\$1,247.94
					Distribution Total	<u><u>\$7,974.94</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,273.07	
1310-0000	Replacement Reserve	1,583.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	768.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	148.26	
5520-0000	Water	462.52	
5530-0000	Sewer	213.32	
5532-0000	Metro - Redmond	553.53	
5535-0000	Irrigation	90.42	
5537-0000	Stormwater	320.93	
5560-0000	Telephone	298.72	
5710-0000	Office Expenses	117.32	
5711-0000	Management Fee	1,247.94	
0110-0000	Checking		7,974.94
		<u><u>7,974.94</u></u>	<u><u>7,974.94</u></u>

Woodbridge Parkside Townhomes, A Condominium OA
For Cash Account : ALL
From Earliest to 12/31/12
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>
1PAWR: Parkside @ Woodbridge										
01566	10/1/2012		10/31/2012	1,583.00		0.00				0.00
				reserve transfer					Yes Yes	Recurred
<i>Distribution(s)</i>		1310-0000	<i>reserve transfer</i>					1,583.00		
Vendor Open Amount				<u>1,583.00</u>						

Company Recap

Total Posted Invoices	1,583.00
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	1,583.00
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	1,583.00
Total Invoice Amounts	1,583.00
Total Distributions	1,583.00
Difference	0.00

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 12/31/2012**

<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	411.21	362.31	48.90		
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
Property Totals			0.00	444.71	409.31	48.90	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	411.21	362.31	48.90		
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(22.79)		(22.79)		
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	(1,328.08)	(428.94)	(428.94)	(428.94)	(41.26)
Property Totals			0.00	(2,559.91)	(758.50)	(470.83)	(428.94)	(901.64)