

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,457.52
Prepayments		\$1,174.93	
Homeowner Assessments		7,775.23	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>8,950.16</u>	
Operating Expenses		(5,750.96)	
Transfer to Replacement Reserve		(3,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(9,000.96)</u>	
ENDING BALANCE			<u><u>\$2,406.72</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$87,670.43
Transfer from Operating Interest		\$3,250.00	
		45.64	
	Total Receipts	<u>3,295.64</u>	
Invoices Paid: None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$90,966.07</u></u>

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	2,406.72	
Accounts Receivable	82.40	
Prepaid Insurance	4,401.43	

**Total Operating Accounts**

6,890.55

**Reserve Accounts**

Replacement Reserve	90,966.07	
A/R - Due from Operations	1,667.00	

**Total Reserve Accounts**

92,633.07

**Total Assets**

99,523.62

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	2,625.62	
Accounts Payable	1,667.00	

**Total Operating Liabilities**

4,292.62

**Homeowner Equity**

Excess of Rev over Exp	5,671.79	
Retained Earnings	89,559.21	

**Total Homeowner Equity**

95,231.00

**Total Liability & Homeowners Equity**

99,523.62

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending February 29, 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,984	8,984	0	17,968	17,968	0
Transfer to Reserves	(1,583)	(1,583)	0	(3,166)	(3,166)	0
Late Fees & Fines	13	0	(13)	26	0	(26)
<b>Total Operating Revenue</b>	<b>7,414</b>	<b>7,401</b>	<b>(13)</b>	<b>14,828</b>	<b>14,802</b>	<b>(26)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	292	0	292	584	0	584
Gutter Cleaning	115	0	115	230	0	230
Window Cleaning	60	0	60	120	0	120
Landscape Contract	739	739	0	1,478	1,478	0
Landscape - Other	188	0	188	376	0	376
Alarm Monitoring	256	0	256	512	768	(256)
Pest Control	185	159	26	370	318	52
Fire Extinguisher Maint.	18	0	18	36	0	36
Fire Alarm Maintenance	113	0	113	226	0	226
<b>Total Maintenance Exp.</b>	<b>1,966</b>	<b>898</b>	<b>1,068</b>	<b>3,932</b>	<b>2,564</b>	<b>1,368</b>
<b>Service/Utility Exp.</b>						
Electricity	139	147	(8)	278	296	(18)
Water	485	448	37	970	861	109
Sewer	185	201	(16)	370	376	(6)
Metro - Redmond	458	508	(50)	916	936	(20)
Metro	83	0	83	166	0	166
Irrigation	369	90	279	738	181	557
Stormwater	321	321	0	642	642	0
Telephone	300	295	5	600	589	11
<b>Total Service/Utility Exp.</b>	<b>2,340</b>	<b>2,010</b>	<b>330</b>	<b>4,680</b>	<b>3,881</b>	<b>799</b>
<b>Administrative Exp.</b>						
Office Expenses	101	122	(21)	202	261	(59)
Management Fee	1,220	1,202	18	2,440	2,405	35
Audit / Tax Return	107	0	107	214	0	214

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending February 29, 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)	3,028	3,278	(250)
Reserve Study	167	0	167	334	0	334
<b>Total Administrative Exp.</b>	<b>3,109</b>	<b>2,963</b>	<b>146</b>	<b>6,218</b>	<b>5,944</b>	<b>274</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	2	0	2
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Total Operating Expenses</b>	<b>7,416</b>	<b>5,871</b>	<b>1,545</b>	<b>14,832</b>	<b>12,389</b>	<b>2,443</b>
<b>Operating Gain(Loss)</b>	<b>(2)</b>	<b>1,530</b>	<b>1,532</b>	<b>(4)</b>	<b>2,413</b>	<b>2,417</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,583	1,583	0	3,166	3,166	0
Interest Income - Reserve	83	46	(37)	166	93	(73)
<b>Total Reserve Revenue</b>	<b>1,666</b>	<b>1,629</b>	<b>(37)</b>	<b>3,332</b>	<b>3,259</b>	<b>(73)</b>
<b>Reserve Gain(Loss)</b>	<b>1,666</b>	<b>1,629</b>	<b>(37)</b>	<b>3,332</b>	<b>3,259</b>	<b>(73)</b>
<b>Total Gain(Loss)</b>	<b>1,664</b>	<b>3,159</b>	<b>1,495</b>	<b>3,328</b>	<b>5,672</b>	<b>2,344</b>

Date Range : 2/1/2012 To 2/29/2012 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006725	02/01/2012	1KMM	Kappes Miller Management	01569	20120195	02/01/2012	1,202.26	0.00	1,202.26	1,202.26
006726	02/10/2012	1CIRE	City of Redmond Utility	01573	024287-000	02/10/2012	1,156.72	0.00	1,156.72	
				01574	024869-000	02/10/2012	90.42	0.00	90.42	
				01575	035782-000	02/10/2012	320.93	0.00	320.93	
<b>Total for Check Number 006726</b>							1,568.07	0.00	1,568.07	1,568.07
006727	02/10/2012	1FRON	Frontier	01576	4251970239	02/10/2012	295.20	0.00	295.20	295.20
006728	02/10/2012	1KMM	Kappes Miller Management	01572	20120266	02/08/2012	39.09	0.00	39.09	39.09
006729	02/10/2012	1NORI	Northern Investors Co.	01502	33842	02/01/2012	1,518.50	0.00	1,518.50	1,518.50
006730	02/10/2012	1PROG	ProGrass	01570	40478b	02/08/2012	739.13	0.00	739.13	739.13
006731	02/10/2012	1SPRA	Sprague	01571	1783859	02/08/2012	158.78	0.00	158.78	158.78
006732	02/23/2012	1KMM	Kappes Miller Management	01578	20120468	02/21/2012	17.95	0.00	17.95	
				01579	20120543	02/21/2012	64.78	0.00	64.78	
<b>Total for Check Number 006732</b>							82.73	0.00	82.73	82.73
006733	02/23/2012	1PAWR	Parkside @ Woodbridge	01364		11/01/2011	1,667.00	0.00	1,667.00	
				01558		02/01/2012	1,583.00	0.00	1,583.00	
<b>Total for Check Number 006733</b>							3,250.00	0.00	3,250.00	3,250.00
006734	02/23/2012	1PSE	Puget Sound Energy	01577	046-552-769-5	02/13/2012	147.20	0.00	147.20	147.20
<b>Cash Account 1 Totals</b>							<b>9,000.96</b>	<b>0.00</b>	<b>9,000.96</b>	<b>9,000.96</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>9,000.96</b>	<b>0.00</b>	<b>9,000.96</b>	<b>9,000.96</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>						
01502	1NORI - Northern Investors Co.	33842 insurance	33842	006729	\$1,518.50	\$1,518.50
<b>1310-0000 Replacement Reserve</b>						
01558	1PAWR - Parkside @ Woodbridge	reserve transfer		006733	\$1,583.00	\$1,583.00
<b>5340-0000 Landscape Contract</b>						
01570	1PROG - ProGrass	2/12 landscaping	40478b	006730	\$739.13	\$739.13
<b>5440-0000 Pest Control</b>						
01571	1SPRA - Sprague	pest control	1783859	006731	\$158.78	\$158.78
<b>5510-0000 Electricity</b>						
01577	1PSE - Puget Sound Energy	1/8/12-2/7/12 electricity	046-552-769-5	006734	\$147.20	\$147.20
<b>5520-0000 Water</b>						
01573	1CIRE - City of Redmond Utility	1/4-2/7 utility	024287-000	006726	\$448.17	\$448.17
<b>5530-0000 Sewer</b>						
01573	1CIRE - City of Redmond Utility	1/4-2/7 utility	024287-000	006726	\$200.74	\$200.74
<b>5532-0000 Metro - Redmond</b>						
01573	1CIRE - City of Redmond Utility	1/4-2/7 utility	024287-000	006726	\$507.81	\$507.81
<b>5535-0000 Irrigation</b>						
01574	1CIRE - City of Redmond Utility	1/4-2/7 irrigation water	024869-000	006726	\$90.42	\$90.42
<b>5537-0000 Stormwater</b>						
01575	1CIRE - City of Redmond Utility	1/4-2/7 stormwater	035782-000	006726	\$320.93	\$320.93
<b>5560-0000 Telephone</b>						
01576	1FRON - Frontier	4251970239	4251970239	006727	\$295.20	\$295.20
<b>5710-0000 Office Expenses</b>						
01572	1KMM - Kappes Miller Management	1/12 bank chrg/tax	20120266	006728	39.09	
01578	1KMM - Kappes Miller Management	copies/envelopes/tax	20120468	006732	17.95	
01579	1KMM - Kappes Miller Management	postage/storage/tax	20120543	006732	\$64.78	\$121.82
<b>5711-0000 Management Fee</b>						
01569	1KMM - Kappes Miller Management	February 2012 Management Fee	20120195	006725	\$1,202.26	\$1,202.26

<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>Distribution Total</b>						<u><u>\$7,333.96</u></u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,518.50	
1310-0000	Replacement Reserve	1,583.00	
5340-0000	Landscape Contract	739.13	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	147.20	
5520-0000	Water	448.17	
5530-0000	Sewer	200.74	
5532-0000	Metro - Redmond	507.81	
5535-0000	Irrigation	90.42	
5537-0000	Stormwater	320.93	
5560-0000	Telephone	295.20	
5710-0000	Office Expenses	121.82	
5711-0000	Management Fee	1,202.26	
0110-0000	Checking		9,000.96
2405-0000	A/P Operations	1,667.00	
		<u><u>9,000.96</u></u>	<u><u>9,000.96</u></u>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 2/29/12**  
**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>
<b>1PAWR: Parkside @ Woodbridge</b>										
01365	12/1/2011		12/31/2011	1,667.00		0.00				0.00
				reserve transfer					Yes Yes	Recurred
<i>Distribution(s)</i>		<i>1310-0000</i>	<i>reserve transfer</i>							<i>1,667.00</i>

**Company Recap**

Total Posted Invoices	1,667.00
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	1,667.00
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	1,667.00
Total Invoice Amounts	1,667.00
Total Distributions	1,667.00
Difference	0.00



**Parkside At Woodbridge**  
Delinquency / Aging Report  
(Summarized)  
as of 02/29/2012

<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	48.90	48.90			
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
<b>Property Totals</b>			0.00	82.40	95.90	0.00	0.00	(13.50)

**Parkside At Woodbridge**  
**Aging Report**  
**(Summarized)**  
**as of 02/29/2012**

<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	1107	Hillinger, Howard	0.00	(5.15)	8.35			(13.50)
CURR	2111	Tsuji, Wayne Minoru	0.00	(657.62)	(328.81)	(328.81)		
CURR	3104	Ritz, Kimberly	0.00	(386.83)		(319.33)		(67.50)
CURR	3105	Holbrook, Ann E.	0.00	(108.24)				(108.24)
CURR	3106	Cagatay, Aziz	0.00	0.00			27.00	(27.00)
CURR	4102	Ro, Hyung Jin	0.00	48.90	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	(982.58)	(428.94)	(428.94)	(124.70)	
<b>Property Totals</b>			<u>0.00</u>	<u>(2,543.22)</u>	<u>(1,070.68)</u>	<u>(1,145.08)</u>	<u>(97.70)</u>	<u>(229.76)</u>