

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,051.97
Prepayments		\$1,527.76	
Homeowner Assessments		7,819.49	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>9,347.25</u>	
Operating Expenses		(13,266.91)	
Transfer to Replacement Reserve		0.00	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(13,266.91)</u>	
ENDING BALANCE			<u>\$1,132.31</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$104,034.20
Transfer from Operating Interest		\$0.00	
		41.90	
	Total Receipts	<u>41.90</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$104,076.10</u>

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	1,132.31	
Accounts Receivable	82.40	
Prepaid Insurance	5,917.23	

**Total Operating Accounts**

7,131.94

**Reserve Accounts**

Replacement Reserve	104,076.10	
A/R - Due from Operations	1,583.00	

**Total Reserve Accounts**

105,659.10

**Total Assets**

112,791.04

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	3,264.33	
Accounts Payable	1,583.00	

**Total Operating Liabilities**

4,847.33

**Homeowner Equity**

Excess of Rev over Exp	18,384.50	
Retained Earnings	89,559.21	

**Total Homeowner Equity**

107,943.71

**Total Liability & Homeowners Equity**

112,791.04

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending October 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,984	8,984	0	89,840	89,839	(1)
Transfer to Reserves	(1,583)	(1,583)	0	(15,830)	(15,830)	0
Late Fees & Fines	13	0	(13)	130	0	(130)
<b>Total Operating Revenue</b>	<b>7,414</b>	<b>7,401</b>	<b>(13)</b>	<b>74,140</b>	<b>74,009</b>	<b>(131)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	292	0	292	2,920	680	2,240
Gutter Cleaning	115	0	115	1,150	0	1,150
Window Cleaning	60	0	60	600	720	(120)
Landscape Contract	739	739	0	7,390	7,391	(1)
Landscape - Other	188	0	188	1,880	1,336	544
Alarm Monitoring	256	256	0	2,560	2,560	0
Pest Control	185	159	26	1,850	1,588	262
Fire Extinguisher Maint.	18	220	(202)	180	220	(40)
Fire Alarm Maintenance	113	0	113	1,130	1,360	(230)
<b>Total Maintenance Exp.</b>	<b>1,966</b>	<b>1,374</b>	<b>592</b>	<b>19,660</b>	<b>15,855</b>	<b>3,805</b>
<b>Service/Utility Exp.</b>						
Electricity	139	134	5	1,390	1,373	17
Water	485	586	(101)	4,850	4,945	(95)
Sewer	185	196	(11)	1,850	1,857	(7)
Metro - Redmond	458	493	(35)	4,580	4,602	(22)
Metro	83	495	(412)	830	991	(161)
Irrigation	369	2,187	(1,818)	3,690	5,029	(1,339)
Stormwater	321	321	0	3,210	3,209	1
Telephone	300	304	(4)	3,000	2,986	14
<b>Total Service/Utility Exp.</b>	<b>2,340</b>	<b>4,716</b>	<b>(2,376)</b>	<b>23,400</b>	<b>24,992</b>	<b>(1,592)</b>
<b>Administrative Exp.</b>						
Office Expenses	101	94	7	1,010	1,129	(119)
Management Fee	1,220	1,248	(28)	12,200	12,388	(188)
Audit / Tax Return	107	0	107	1,070	1,380	(310)

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending October 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	15,140	16,165	(1,025)
Reserve Study	167	0	167	1,670	0	1,670
<b>Total Administrative Exp.</b>	<b>3,109</b>	<b>2,758</b>	<b>351</b>	<b>31,090</b>	<b>31,062</b>	<b>28</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	10	0	10
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>10</b>
<b>Total Operating Expenses</b>	<b>7,416</b>	<b>8,848</b>	<b>(1,432)</b>	<b>74,160</b>	<b>71,909</b>	<b>2,251</b>
<b>Operating Gain(Loss)</b>	<b>(2)</b>	<b>(1,447)</b>	<b>(1,445)</b>	<b>(20)</b>	<b>2,100</b>	<b>2,120</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,583	1,583	0	15,830	15,830	0
Interest Income - Reserve	83	42	(41)	830	455	(375)
<b>Total Reserve Revenue</b>	<b>1,666</b>	<b>1,625</b>	<b>(41)</b>	<b>16,660</b>	<b>16,285</b>	<b>(375)</b>
<b>Reserve Gain(Loss)</b>	<b>1,666</b>	<b>1,625</b>	<b>(41)</b>	<b>16,660</b>	<b>16,285</b>	<b>(375)</b>
<b>Total Gain(Loss)</b>	<b>1,664</b>	<b>178</b>	<b>(1,486)</b>	<b>16,640</b>	<b>18,385</b>	<b>1,745</b>

Date Range : 10/1/2012 To 10/31/2012 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006813	10/01/2012	1KMM	Kappes Miller Management	01673	20123905	10/01/2012	1,247.94	0.00	1,247.94	1,247.94
006814	10/11/2012	1AAAF	AAA Fire & Safety, Inc.	01678	65020	10/08/2012	220.10	0.00	220.10	220.10
006815	10/11/2012	1CIRE	City of Redmond Utility	01674	024287-000	10/04/2012	1,275.75	0.00	1,275.75	
				01681	035782-000	10/09/2012	320.93	0.00	320.93	
				01682	024869-000	10/09/2012	2,186.57	0.00	2,186.57	
				<b>Total for Check Number 006815</b>			<b>3,783.25</b>	<b>0.00</b>	<b>3,783.25</b>	<b>3,783.25</b>
006816	10/11/2012	1INNS	Innovative Systems	01675	7179	10/08/2012	256.00	0.00	256.00	256.00
006817	10/11/2012	1KINC	King County Treasury Division	01676	71016	10/08/2012	247.68	0.00	247.68	
				01679	69805	10/08/2012	247.68	0.00	247.68	
				<b>Total for Check Number 006817</b>			<b>495.36</b>	<b>0.00</b>	<b>495.36</b>	<b>495.36</b>
006818	10/11/2012	1KMM	Kappes Miller Management	01683	20123956	10/09/2012	34.66	0.00	34.66	34.66
006819	10/11/2012	1LOVW	Lovsted-Worthington LLC	01677	7270	10/08/2012	4,118.75	0.00	4,118.75	
				01684	66302	10/10/2012	442.00	0.00	442.00	
				<b>Total for Check Number 006819</b>			<b>4,560.75</b>	<b>0.00</b>	<b>4,560.75</b>	<b>4,560.75</b>
006820	10/11/2012	1PROG	ProGrass	01680	53061b	10/09/2012	739.13	0.00	739.13	739.13
006821	10/26/2012	1FRON	Frontier	01699	2061880274	10/24/2012	304.05	0.00	304.05	304.05
006822	10/26/2012	1KMM	Kappes Miller Management	01697	20124170	10/23/2012	58.54	0.00	58.54	
				01698	20124250	10/23/2012	1.15	0.00	1.15	
				<b>Total for Check Number 006822</b>			<b>59.69</b>	<b>0.00</b>	<b>59.69</b>	<b>59.69</b>
006823	10/26/2012	1NORI	Northern Investors Co.	01687	37042	10/25/2012	1,273.07	0.00	1,273.07	1,273.07
006824	10/26/2012	1PSE	Puget Sound Energy	01685	046-552-769-5	10/17/2012	134.13	0.00	134.13	134.13
006825	10/26/2012	1SPRA	Sprague	01686	1933433	10/17/2012	158.78	0.00	158.78	158.78
<b>Cash Account 1 Totals</b>							<b>13,266.91</b>	<b>0.00</b>	<b>13,266.91</b>	<b>13,266.91</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>13,266.91</b>	<b>0.00</b>	<b>13,266.91</b>	<b>13,266.91</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>						
01677	1LOVW - Lovsted-Worthington LLC	insurance 10/14/2013 - down payment	7270	006819	4,118.75	
01684	1LOVW - Lovsted-Worthington LLC	crime policy ins 10/14/2013	66302	006819	442.00	
01687	1NORI - Northern Investors Co.	37042 insurance	37042	006823	\$1,273.07	\$5,833.82
<b>1310-0000 Replacement Reserve</b>						
01566	1PAWR - Parkside @ Woodbridge	reserve transfer			\$1,583.00	\$1,583.00
<b>5340-0000 Landscape Contract</b>						
01680	1PROG - ProGrass	10/12 landscaping	53061b	006820	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
01675	1INNS - Innovative Systems	fire alarm monitoring 9 bldgs	7179	006816	\$256.00	\$256.00
<b>5440-0000 Pest Control</b>						
01686	1SPRA - Sprague	pest control	1933433	006825	\$158.78	\$158.78
<b>5445-0000 Fire Extinguisher Maint.</b>						
01678	1AAAF - AAA Fire & Safety, Inc.	fire extinq.service	65020	006814	\$220.10	\$220.10
<b>5510-0000 Electricity</b>						
01685	1PSE - Puget Sound Energy	9/7-10/5 electricity	046-552-769-5	006824	\$134.13	\$134.13
<b>5520-0000 Water</b>						
01674	1CIRE - City of Redmond Utility	8/21-9/18 utility	024287-000	006815	\$586.08	\$586.08
<b>5530-0000 Sewer</b>						
01674	1CIRE - City of Redmond Utility	8/21-9/18 utility	024287-000	006815	\$196.30	\$196.30
<b>5532-0000 Metro - Redmond</b>						
01674	1CIRE - City of Redmond Utility	8/21-9/18 utility	024287-000	006815	\$493.37	\$493.37
<b>5533-0000 Metro</b>						
01676	1KINC - King County Treasury Division	sewage treatment 4/1/12-9/30/12	71016	006817	247.68	
01679	1KINC - King County Treasury Division	4/1-9/30 sewage treatment	69805	006817	\$247.68	\$495.36
<b>5535-0000 Irrigation</b>						
01682	1CIRE - City of Redmond Utility	9/5-10/2 irrigation	024869-000	006815	\$2,186.57	\$2,186.57
<b>5537-0000 Stormwater</b>						
01681	1CIRE - City of Redmond Utility	9/5-10/2 stormwater	035782-000	006815	\$320.93	\$320.93

<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>5560-0000 Telephone</b>						
01699	1FRON - Frontier	2061880274	2061880274	006821	\$304.05	\$304.05
<b>5710-0000 Office Expenses</b>						
01683	1KMM - Kappes Miller Management	9/12 bank analysis charges	20123956	006818	34.66	
01697	1KMM - Kappes Miller Management	postage/storage/tax	20124170	006822	58.54	
01698	1KMM - Kappes Miller Management	copies/tax	20124250	006822	\$1.15	\$94.35
<b>5711-0000 Management Fee</b>						
01673	1KMM - Kappes Miller Management	October 2012 Management Fee	20123905	006813	\$1,247.94	\$1,247.94
<b>Distribution Total</b>						<b>\$14,849.91</b>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	5,833.82	
1310-0000	Replacement Reserve	1,583.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	256.00	
5440-0000	Pest Control	158.78	
5445-0000	Fire Extinguisher Maint.	220.10	
5510-0000	Electricity	134.13	
5520-0000	Water	586.08	
5530-0000	Sewer	196.30	
5532-0000	Metro - Redmond	493.37	
5533-0000	Metro	495.36	
5535-0000	Irrigation	2,186.57	
5537-0000	Stormwater	320.93	
5560-0000	Telephone	304.05	
5710-0000	Office Expenses	94.35	
5711-0000	Management Fee	1,247.94	
0110-0000	Checking		13,266.91
2405-0000	A/P Operations		1,583.00
		<b>14,849.91</b>	<b>14,849.91</b>

**Woodbridge Parkside Townhomes, A Condominium OA**  
**For Cash Account : ALL**  
**From Earliest to 10/31/12**  
**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>
<b>1PAWR: Parkside @ Woodbridge</b>										
01566	10/1/2012		10/31/2012	1,583.00		0.00				0.00
				reserve transfer					No Yes	Recurred
<i>Distribution(s)</i>		1310-0000	<i>reserve transfer</i>					1,583.00		

**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	1,583.00
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	1,583.00
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 10/31/2012**

<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	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)

<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	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	(1,258.98)	(428.94)	(428.94)	(401.10)	
<b>Property Totals</b>			0.00	(3,181.93)	(1,423.51)	(496.94)	(401.10)	(860.38)