

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,534.75
Prepayments		\$1,176.16	
Homeowner Assessments		7,119.08	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>8,295.24</u>	
Operating Expenses		(7,195.02)	
Transfer to Replacement Reserve		(1,583.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(8,778.02)</u>	
ENDING BALANCE			<u>\$5,051.97</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$102,408.84
Transfer from Operating Interest		\$1,583.00	
		42.36	
	Total Receipts	<u>1,625.36</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$104,034.20</u>

ASSETS

Current Assets

Operating Accounts

Checking Account	5,051.97	
Accounts Receivable	82.40	
Prepaid Insurance	1,499.68	

Total Operating Accounts

6,634.05

Reserve Accounts

Replacement Reserve	104,034.20	
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Total Reserve Accounts

104,034.20

Total Assets

110,668.25

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	2,900.97	
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Total Operating Liabilities

2,900.97

Homeowner Equity

Excess of Rev over Exp	18,208.07	
Retained Earnings	89,559.21	

Total Homeowner Equity

107,767.28

Total Liability & Homeowners Equity

110,668.25

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending September 30, 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	80,856	80,855	(1)
Transfer to Reserves	(1,583)	(1,583)	0	(14,247)	(14,247)	0
Late Fees & Fines	13	0	(13)	117	0	(117)
Total Operating Revenue	7,414	7,401	(13)	66,726	66,608	(118)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	292	0	292	2,628	680	1,948
Gutter Cleaning	115	0	115	1,035	0	1,035
Window Cleaning	60	720	(660)	540	720	(180)
Landscape Contract	739	739	0	6,651	6,652	(1)
Landscape - Other	188	537	(349)	1,692	1,336	356
Alarm Monitoring	256	0	256	2,304	2,304	0
Pest Control	185	159	26	1,665	1,429	236
Fire Extinguisher Maint.	18	0	18	162	0	162
Fire Alarm Maintenance	113	0	113	1,017	1,360	(343)
Total Maintenance Exp.	1,966	2,155	(189)	17,694	14,481	3,213
Service/Utility Exp.						
Electricity	139	133	6	1,251	1,239	12
Water	485	554	(69)	4,365	4,359	6
Sewer	185	184	1	1,665	1,661	4
Metro - Redmond	458	455	3	4,122	4,108	14
Metro	83	0	83	747	495	252
Irrigation	369	1,322	(953)	3,321	2,842	479
Stormwater	321	321	0	2,889	2,888	1
Telephone	300	307	(7)	2,700	2,682	18
Total Service/Utility Exp.	2,340	3,276	(936)	21,060	20,274	786
Administrative Exp.						
Office Expenses	101	122	(21)	909	1,034	(125)
Management Fee	1,220	1,248	(28)	10,980	11,140	(160)
Audit / Tax Return	107	0	107	963	1,380	(417)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2012 Through December 31, 2012

For the Month Ending September 30, 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)	13,626	14,749	(1,123)
Reserve Study	167	0	167	1,503	0	1,503
Total Administrative Exp.	3,109	3,009	100	27,981	28,303	(322)
Tax & License						
Licenses & Permits	1	0	1	9	0	9
Total Tax & License	1	0	1	9	0	9
Total Operating Expenses	7,416	8,440	(1,024)	66,744	63,058	3,686
Operating Gain(Loss)	(2)	(1,039)	(1,037)	(18)	3,550	3,568
Reserve Revenue						
Major Maintenance Assess	1,583	1,583	0	14,247	14,247	0
Interest Income - Reserve	83	42	(41)	747	413	(334)
Total Reserve Revenue	1,666	1,625	(41)	14,994	14,660	(334)
Reserve Gain(Loss)	1,666	1,625	(41)	14,994	14,660	(334)
Total Gain(Loss)	1,664	586	(1,078)	14,976	18,210	3,234

Date Range : 9/1/2012 To 9/30/2012 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006801	09/01/2012	1KMM	Kappes Miller Management	01659	20123429	09/01/2012	1,247.94	0.00	1,247.94	1,247.94
006802	09/14/2012	1CIRE	City of Redmond Utility	01662	024869-000	09/10/2012	1,322.12	0.00	1,322.12	
				01663	035782-000	09/10/2012	320.93	0.00	320.93	
				01664	024287-000	09/10/2012	1,193.73	0.00	1,193.73	
Total for Check Number 006802							2,836.78	0.00	2,836.78	2,836.78
006803	09/14/2012	1INTW	Interlake Window Cleaning	01660	j-082412-1	09/05/2012	720.00	0.00	720.00	720.00
006804	09/14/2012	1ISHA	Andrew Ishii	01658		08/28/2012	394.39	0.00	394.39	394.39
006805	09/14/2012	1KMM	Kappes Miller Management	01665	20123502	09/11/2012	37.18	0.00	37.18	
				01667	20123380	09/14/2012	10.00	0.00	10.00	
Total for Check Number 006805							47.18	0.00	47.18	47.18
006806	09/14/2012	1PAWR	Parkside @ Woodbridge	01565		09/01/2012	1,583.00	0.00	1,583.00	1,583.00
006807	09/14/2012	1PROG	ProGrass	01661	52058b	09/10/2012	739.13	0.00	739.13	739.13
006808	09/14/2012	1WDBO	Woodbridge Operating	01666	147301	09/12/2012	536.55	0.00	536.55	536.55
006809	09/27/2012	1FRON	Frontier	01671	2061880274	09/25/2012	306.95	0.00	306.95	306.95
006810	09/27/2012	1KMM	Kappes Miller Management	01669	20123781	09/25/2012	61.44	0.00	61.44	
				01670	20123705	09/25/2012	13.09	0.00	13.09	
Total for Check Number 006810							74.53	0.00	74.53	74.53
006811	09/27/2012	1PSE	Puget Sound Energy	01668	046-552-769-5	09/20/2012	132.79	0.00	132.79	132.79
006812	09/27/2012	1SPRA	Sprague	01672	1915027	09/26/2012	158.78	0.00	158.78	158.78
Cash Account 1 Totals							8,778.02	0.00	8,778.02	8,778.02
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,778.02	0.00	8,778.02	8,778.02

<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						
01565	1PAWR - Parkside @ Woodbridge	reserve transfer		006806	\$1,583.00	\$1,583.00
5230-0000 Window Cleaning						
01660	1INTW - Interlake Window Cleaning	window cleaning	j-082412-1	006803	\$720.00	\$720.00
5340-0000 Landscape Contract						
01661	1PROG - ProGrass	9/12 landscaping	52058b	006807	\$739.13	\$739.13
5350-0000 Landscape - Other						
01666	1WDBO - Woodbridge Operating	reimb-lanadsc construction serv.paid by woodt	147301	006808	\$536.55	\$536.55
5440-0000 Pest Control						
01672	1SPRA - Sprague	pest control	1915027	006812	\$158.78	\$158.78
5510-0000 Electricity						
01668	1PSE - Puget Sound Energy	8/8-9/6 electricity	046-552-769-5	006811	\$132.79	\$132.79
5520-0000 Water						
01664	1CIRE - City of Redmond Utility	8/8-9/4 utility	024287-000	006802	\$554.40	\$554.40
5530-0000 Sewer						
01664	1CIRE - City of Redmond Utility	8/8-9/4 utility	024287-000	006802	\$184.46	\$184.46
5532-0000 Metro - Redmond						
01664	1CIRE - City of Redmond Utility	8/8-9/4 utility	024287-000	006802	\$454.87	\$454.87
5535-0000 Irrigation						
01662	1CIRE - City of Redmond Utility	8/8-9/4 irrigation	024869-000	006802	\$1,322.12	\$1,322.12
5537-0000 Stormwater						
01663	1CIRE - City of Redmond Utility	8/8-9/4 stormwater	035782-000	006802	\$320.93	\$320.93
5560-0000 Telephone						
01671	1FRON - Frontier	2061880274	2061880274	006809	\$306.95	\$306.95
5710-0000 Office Expenses						
01665	1KMM - Kappes Miller Management	8/12 bank analysis charges	20123502	006805	37.18	
01667	1KMM - Kappes Miller Management	secretary of state filing fee	20123380	006805	10.00	
01669	1KMM - Kappes Miller Management	postage/storage/tax	20123781	006810	61.44	
01670	1KMM - Kappes Miller Management	copies/envelopes/tax	20123705	006810	\$13.09	\$121.71

<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>
5711-0000 Management Fee						
01659	1KMM - Kappes Miller Management	Management Fee - September 2012	20123429	006801	\$1,247.94	\$1,247.94
Distribution Total						\$8,383.63

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,583.00	
5230-0000	Window Cleaning	720.00	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	536.55	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	132.79	
5520-0000	Water	554.40	
5530-0000	Sewer	184.46	
5532-0000	Metro - Redmond	454.87	
5535-0000	Irrigation	1,322.12	
5537-0000	Stormwater	320.93	
5560-0000	Telephone	306.95	
5710-0000	Office Expenses	121.71	
5711-0000	Management Fee	1,247.94	
0110-0000	Checking		8,778.02
2405-0000	A/P Operations	394.39	
		8,778.02	8,778.02

<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	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	(1,224.43)	(428.94)	(428.94)	(366.55)	
Property Totals			<u>0.00</u>	<u>(2,818.57)</u>	<u>(1,071.91)</u>	<u>(519.73)</u>	<u>(366.55)</u>	<u>(860.38)</u>