

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,548.87
Prepayments		\$1,412.06	
Homeowner Assessments		7,690.47	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>9,102.53</u>	
Operating Expenses		(6,360.24)	
Transfer to Replacement Reserve		(1,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(7,610.24)</u>	
ENDING BALANCE			<u>\$4,041.16</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$112,775.38
Transfer from Operating Interest		\$1,250.00	
		41.91	
	Total Receipts	<u>1,291.91</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$114,067.29</u>

Balance Sheet

As of April 30, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	4,041.16
Accounts Receivable	82.40
Prepaid Insurance	5,058.03

Total Operating Accounts

9,181.59

Reserve Accounts

Replacement Reserve	114,067.29
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Total Reserve Accounts

114,067.29

Total Assets

123,248.88

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,361.84
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Total Operating Liabilities

3,361.84

Homeowner Equity

Excess of Rev over Exp	7,031.75
Retained Earnings	112,855.29

Total Homeowner Equity

119,887.04

Total Liability & Homeowners Equity

123,248.88

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending April 30, 2013

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	8,611	8,611	0	34,444	34,442	(2)
Transfer to Reserves	(1,250)	(1,250)	0	(5,000)	(5,000)	0
Late Fees & Fines	0	(20)	(20)	0	(20)	(20)
Total Operating Revenue	7,361	7,341	(20)	29,444	29,422	(22)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	182	14	784	575	209
Window Cleaning	62	0	62	248	0	248
Landscape Contract	754	739	15	3,016	2,957	59
Landscape - Other	188	0	188	752	1,723	(971)
Alarm Monitoring	440	440	0	1,760	1,760	0
Pest Control	167	159	8	668	635	33
Fire Extinguisher Maint.	18	0	18	72	0	72
Fire Alarm Maintenance	440	0	440	1,760	0	1,760
Total Maintenance Exp.	2,265	1,520	745	9,060	7,650	1,410
Service/Utility Exp.						
Electricity	144	144	0	576	576	0
Water	494	418	76	1,976	1,740	236
Sewer	193	187	6	772	797	(25)
Metro - Redmond	458	470	(12)	1,832	2,032	(200)
Metro	83	495	(412)	332	495	(163)
Irrigation	413	133	280	1,652	410	1,242
Stormwater	321	321	0	1,284	1,284	0
Total Service/Utility Exp.	2,106	2,168	(62)	8,424	7,334	1,090
Administrative Exp.						
Office Expenses	117	134	(17)	468	471	(3)
Management Fee	1,279	1,279	0	5,116	5,054	62
Audit / Tax Return	115	0	115	460	1,380	(920)
Insurance	1,288	1,416	(128)	5,152	5,665	(513)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending April 30, 2013

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>
Reserve Study	192	0	192	768	0	768
Total Administrative Exp.	2,991	2,829	162	11,964	12,570	(606)
Tax & License						
Licenses & Permits	1	0	1	4	0	4
Total Tax & License	1	0	1	4	0	4
Total Operating Expenses	7,363	6,517	846	29,452	27,554	1,898
Operating Gain(Loss)	(2)	824	826	(8)	1,868	1,876
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	5,000	5,000	0
Interest Income - Reserve	58	42	(16)	232	163	(69)
Total Reserve Revenue	1,308	1,292	(16)	5,232	5,163	(69)
Reserve Expenses						
Major Maintenance Expense	833	0	833	3,332	0	3,332
Total Reserve Expenses	833	0	833	3,332	0	3,332
Reserve Gain(Loss)	475	1,292	817	1,900	5,163	3,263
Total Gain(Loss)	473	2,116	1,643	1,892	7,031	5,139

Date Range : 4/1/2013 To 4/30/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006882	04/01/2013	1KMM	Kappes Miller Management	01776	20131473	04/01/2013	1,279.01	0.00	1,279.01	1,279.01
006883	04/12/2013	1CIRE	City of Redmond Utility	01780	024287-000	04/10/2013	1,074.62	0.00	1,074.62	
				01782	024869-000	04/10/2013	132.85	0.00	132.85	
				01783	035782-000	04/10/2013	320.93	0.00	320.93	
				Total for Check Number 006883			1,528.40	0.00	1,528.40	1,528.40
006884	04/12/2013	1INNS	Innovative Systems Tech, Inc.	01781	7955	04/10/2013	440.00	0.00	440.00	440.00
006885	04/12/2013	1KINC	King County Treasury Division	01777	1888316	04/10/2013	247.68	0.00	247.68	
				01778	1918140	04/10/2013	247.68	0.00	247.68	
				Total for Check Number 006885			495.36	0.00	495.36	495.36
006886	04/12/2013	1KMM	Kappes Miller Management	01784	20131550	04/10/2013	36.91	0.00	36.91	36.91
006887	04/12/2013	1PAWR	Parkside @ Woodbridge	01737		04/01/2013	1,250.00	0.00	1,250.00	1,250.00
006888	04/12/2013	1PROG	ProGrass	01779	62644b	04/10/2013	739.13	0.00	739.13	739.13
006889	04/25/2013	1KMM	Kappes Miller Management	01797	20131779	04/25/2013	64.90	0.00	64.90	
				01797	20131779	04/25/2013	-64.90	0.00	-64.90	
				01798	20131863	04/25/2013	18.32	0.00	18.32	
				01798	20131863	04/25/2013	-18.32	0.00	-18.32	
				Total for Check Number 006889			0.00	0.00	0.00	0.00
006890	04/25/2013	1NORI	Northern Investors Co.	01693	37042	04/25/2013	1,273.07	0.00	1,273.07	1,273.07
006891	04/25/2013	1PSE	Puget Sound Energy	01785	200006572503	04/15/2013	15.44	0.00	15.44	
				01786	200006572834	04/15/2013	11.47	0.00	11.47	
				01787	200006572651	04/15/2013	17.31	0.00	17.31	
				01788	200006573766	04/15/2013	10.28	0.00	10.28	
				01789	200006573030	04/15/2013	14.76	0.00	14.76	
				01790	200006573220	04/15/2013	19.84	0.00	19.84	
				01791	200006573931	04/15/2013	13.20	0.00	13.20	
				01792	200006574129	04/15/2013	10.28	0.00	10.28	
				01793	200006573378	04/15/2013	15.06	0.00	15.06	
				01794	200006573550	04/15/2013	16.71	0.00	16.71	
				Total for Check Number 006891			144.35	0.00	144.35	144.35
006892	04/25/2013	1SPRA	Sprague	01795	2052829	04/17/2013	158.78	0.00	158.78	158.78
006893	04/25/2013	1STEF	Fergus Stewart	01796	4.24.13	04/24/2013	182.01	0.00	182.01	182.01
006894	04/25/2013	1KMM	Kappes Miller Management	01797	20131779	04/25/2013	64.90	0.00	64.90	
				01798	20131863	04/25/2013	18.32	0.00	18.32	
				Total for Check Number 006894			83.22	0.00	83.22	83.22
Cash Account 1 Totals							7,610.24	0.00	7,610.24	7,610.24
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							7,610.24	0.00	7,610.24	7,610.24

<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						
01693	1NORI - Northern Investors Co.	37042 insurance	37042	006890	\$1,273.07	\$1,273.07
1310-0000 Replacement Reserve						
01737	1PAWR - Parkside @ Woodbridge	reserve transfer		006887	\$1,250.00	\$1,250.00
5220-0000 Building Maint. & Repairs						
01796	1STEF - Fergus Stewart	lighting/reimb	4.24.13	006893	\$182.01	\$182.01
5340-0000 Landscape Contract						
01779	1PROG - ProGrass	4/13 landscaping	62644b	006888	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
01781	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	7955	006884	\$440.00	\$440.00
5440-0000 Pest Control						
01795	1SPRA - Sprague	pest control	2052829	006892	\$158.78	\$158.78
5510-0000 Electricity						
01785	1PSE - Puget Sound Energy	3/8-4/8 electric	200006572503	006891	15.44	
01786	1PSE - Puget Sound Energy	3/8-4/8 electric	200006572834	006891	11.47	
01787	1PSE - Puget Sound Energy	3/8-4/8 electric	200006572651	006891	17.31	
01788	1PSE - Puget Sound Energy	3/8-4/8 electric	200006573766	006891	10.28	
01789	1PSE - Puget Sound Energy	3/8-4/8 electric	200006573030	006891	14.76	
01790	1PSE - Puget Sound Energy	3/8-4/8 electric	200006573220	006891	19.84	
01791	1PSE - Puget Sound Energy	3/8-4/8 electric	200006573931	006891	13.20	
01792	1PSE - Puget Sound Energy	3/8-4/8 electric	200006574129	006891	10.28	
01793	1PSE - Puget Sound Energy	3/8-4/8 electric	200006573378	006891	15.06	
01794	1PSE - Puget Sound Energy	3/8-4/8 electric	200006573550	006891	\$16.71	\$144.35
5520-0000 Water						
01780	1CIRE - City of Redmond Utility	3/6-4/2 utility	024287-000	006883	\$418.20	\$418.20
5530-0000 Sewer						
01780	1CIRE - City of Redmond Utility	3/6-4/2 utility	024287-000	006883	\$186.90	\$186.90
5532-0000 Metro - Redmond						
01780	1CIRE - City of Redmond Utility	3/6-4/2 utility	024287-000	006883	\$469.52	\$469.52

<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>
5533-0000 Metro						
01777	1KINC - King County Treasury Division	sewage treatment	1888316	006885	247.68	
01778	1KINC - King County Treasury Division	10/1/12-3/31/13 sewage treatment	1918140	006885	\$247.68	\$495.36
5535-0000 Irrigation						
01782	1CIRE - City of Redmond Utility	3/6-4/2 irrigation water	024869-000	006883	\$132.85	\$132.85
5537-0000 Stormwater						
01783	1CIRE - City of Redmond Utility	3/6-4/2 stormwater	035782-000	006883	\$320.93	\$320.93
5710-0000 Office Expenses						
01784	1KMM - Kappes Miller Management	3/13 bank analysis charges	20131550	006886	36.91	
01797	1KMM - Kappes Miller Management	postage/archive box storage/tax	20131779		64.90	
01798	1KMM - Kappes Miller Management	copies/envelopes/tax	20131863		\$18.32	\$120.13
5711-0000 Management Fee						
01776	1KMM - Kappes Miller Management	Management Fee - April 2013	20131473	006882	\$1,279.01	\$1,279.01
					Distribution Total	\$7,610.24

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	1,250.00	
5220-0000	Building Maint. & Repairs	182.01	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	144.35	
5520-0000	Water	418.20	
5530-0000	Sewer	186.90	
5532-0000	Metro - Redmond	469.52	
5533-0000	Metro	495.36	
5535-0000	Irrigation	132.85	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	120.13	
5711-0000	Management Fee	1,279.01	
0110-0000	Checking		7,610.24

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		<u>7,610.24</u>	<u>7,610.24</u>

<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	82.40	82.40			
Property Totals			0.00	82.40	82.40	0.00	0.00	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	1107	Hillinger, Howard	0.00	(38.31)	(24.81)			(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	82.40	82.40			
CURR	5105	Hernandez, Laura Y.	0.00	0.00	13.50			(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(77.43)	(77.43)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(528.05)	(528.05)			
CURR	8101	Firouzbakht, Reza	0.00	(1,531.84)	(428.94)	(428.94)	(428.94)	(245.02)
Property Totals			0.00	(3,279.44)	(1,316.16)	(428.94)	(428.94)	(1,105.40)