

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,606.76
	Prepayments	\$1,382.97	
	Homeowner Assessments	6,928.19	
	Delinquent Letter Fee	0.00	
	Late Fee	0.00	
	Refund/Insurance	558.05	
	Total Receipts	<u>8,869.21</u>	
	Operating Expenses	(5,551.21)	
	Transfer to Replacement Reserve	(1,250.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(6,801.21)</u>	
ENDING BALANCE			<u>\$5,674.76</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$109,047.06
	Transfer from Operating Interest	\$1,250.00	
		37.37	
	Total Receipts	<u>1,287.37</u>	
	Invoices Paid:		
	Cooper's Painting Co.	(8,892.77)	
	Total Disbursements	<u>(8,892.77)</u>	
ENDING BALANCE			<u>\$101,441.66</u>

Balance Sheet
As of August 31, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	5,674.76
Accounts Receivable	462.99
Prepaid Insurance	2,302.20

Total Operating Accounts

8,439.95

Reserve Accounts

Replacement Reserve	101,441.66
---------------------	------------

Total Reserve Accounts

101,441.66

Total Assets

109,881.61

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,686.56
---------------------	----------

Total Operating Liabilities

3,686.56

Homeowner Equity

Excess of Rev over Exp	(6,660.24)
Retained Earnings	112,855.29

Total Homeowner Equity

106,195.05

Total Liability & Homeowners Equity

109,881.61

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending August 31, 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	68,888	68,885	(3)
Transfer to Reserves	(1,250)	(1,250)	0	(10,000)	(10,000)	0
Late Fees & Fines	0	0	0	0	(20)	(20)
Total Operating Revenue	7,361	7,361	0	58,888	58,865	(23)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	0	196	1,568	1,934	(366)
Window Cleaning	62	0	62	496	0	496
Landscape Contract	754	739	15	6,032	5,913	119
Landscape - Other	188	65	123	1,504	2,215	(711)
Alarm Monitoring	440	440	0	3,520	3,520	0
Pest Control	167	0	167	1,336	1,270	66
Fire Extinguisher Maint.	18	0	18	144	0	144
Fire Alarm Maintenance	440	0	440	3,520	0	3,520
Total Maintenance Exp.	2,265	1,244	1,021	18,120	14,852	3,268
Service/Utility Exp.						
Electricity	144	140	4	1,152	1,135	17
Water	494	563	(69)	3,952	3,870	82
Sewer	193	199	(6)	1,544	1,608	(64)
Metro - Redmond	458	515	(57)	3,664	4,122	(458)
Metro	83	0	83	664	495	169
Irrigation	413	1,125	(712)	3,304	3,835	(531)
Stormwater	321	321	0	2,568	2,567	1
Total Service/Utility Exp.	2,106	2,863	(757)	16,848	17,632	(784)
Administrative Exp.						
Office Expenses	117	155	(38)	936	1,083	(147)
Management Fee	1,279	1,279	0	10,232	10,170	62
Audit / Tax Return	115	0	115	920	1,380	(460)
Insurance	1,288	1,289	(1)	10,304	11,263	(959)
Reserve Study	192	0	192	1,536	1,670	(134)
Total Administrative Exp.	2,991	2,723	268	23,928	25,566	(1,638)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending August 31, 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>
Tax & License						
Licenses & Permits	1	10	(9)	8	10	(2)
Total Tax & License	<u>1</u>	<u>10</u>	<u>(9)</u>	<u>8</u>	<u>10</u>	<u>(2)</u>
Total Operating Expenses	<u>7,363</u>	<u>6,840</u>	<u>523</u>	<u>58,904</u>	<u>58,060</u>	<u>844</u>
Operating Gain(Loss)	<u>(2)</u>	<u>521</u>	<u>523</u>	<u>(16)</u>	<u>805</u>	<u>821</u>
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	10,000	10,000	0
Interest Income - Reserve	58	37	(21)	464	323	(141)
Total Reserve Revenue	<u>1,308</u>	<u>1,287</u>	<u>(21)</u>	<u>10,464</u>	<u>10,323</u>	<u>(141)</u>
Reserve Expenses						
Major Maintenance Expense	833	8,893	(8,060)	6,664	17,786	(11,122)
Total Reserve Expenses	<u>833</u>	<u>8,893</u>	<u>(8,060)</u>	<u>6,664</u>	<u>17,786</u>	<u>(11,122)</u>
Reserve Gain(Loss)	<u>475</u>	<u>(7,606)</u>	<u>(8,081)</u>	<u>3,800</u>	<u>(7,463)</u>	<u>(11,263)</u>
Total Gain(Loss)	<u>473</u>	<u>(7,085)</u>	<u>(7,558)</u>	<u>3,784</u>	<u>(6,658)</u>	<u>(10,442)</u>

Date Range : 8/1/2013 To 8/31/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006933	08/01/2013	1KMM	Kappes Miller Management	01850	20133599	08/01/2013	1,279.01	0.00	1,279.01	1,279.01
006934	08/14/2013	1CIRE	City of Redmond Utility	01852	024869-000	08/08/2013	1,124.65	0.00	1,124.65	
				01853	035782-000	08/12/2013	320.93	0.00	320.93	
				01854	024287-000	08/12/2013	1,276.71	0.00	1,276.71	
				Total for Check Number 006934			2,722.29	0.00	2,722.29	2,722.29
006935	08/14/2013	1INNS	Innovative Systems Tech, Inc.	01851	8456	08/08/2013	440.00	0.00	440.00	440.00
006936	08/14/2013	1KMM	Kappes Miller Management	01858	20133696	08/13/2013	50.90	0.00	50.90	50.90
006937	08/14/2013	1PAWR	Parkside @ Woodbridge	01741		08/01/2013	1,250.00	0.00	1,250.00	1,250.00
006938	08/14/2013	1PROG	ProGrass	01855	69644b	08/12/2013	739.13	0.00	739.13	
				01856	215377	08/12/2013	65.04	0.00	65.04	
				Total for Check Number 006938			804.17	0.00	804.17	804.17
006939	08/14/2013	1PSE	Puget Sound Energy	01857	8.7.13-10inv	08/12/2013	140.39	0.00	140.39	140.39
006940	08/27/2013	1KMM	Kappes Miller Management	01860	20133887	08/26/2013	40.32	0.00	40.32	
				01861	20133958	08/26/2013	10.00	0.00	10.00	
				01862	20134096	08/26/2013	25.05	0.00	25.05	
				01863	20134011	08/26/2013	39.08	0.00	39.08	
				Total for Check Number 006940			114.45	0.00	114.45	114.45
Cash Account 1 Totals							6,801.21	0.00	6,801.21	6,801.21
000010	08/14/2013	1COOP	Cooper's Painting Co.	01859	898	08/13/2013	8,892.77	0.00	8,892.77	
				01859	898	08/13/2013	-8,892.77	0.00	-8,892.77	
				Total for Check Number 000010			0.00	0.00	0.00	0.00
000011	08/22/2013	1COOP	Cooper's Painting Co.	01859	898	08/13/2013	8,892.77	0.00	8,892.77	8,892.77
Cash Account 3 Totals							8,892.77	0.00	8,892.77	8,892.77
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							15,693.98	0.00	15,693.98	15,693.98

<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						
01741	1PAWR - Parkside @ Woodbridge	reserve transfer		006937	\$1,250.00	\$1,250.00
5340-0000 Landscape Contract						
01855	1PROG - ProGrass	8/13 landscaping	69644b	006938	\$739.13	\$739.13
5350-0000 Landscape - Other						
01856	1PROG - ProGrass	irrigation repair/repl broken head in flower bed	215377	006938	\$65.04	\$65.04
5420-0000 Alarm Monitoring						
01851	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	8456	006935	\$440.00	\$440.00
5510-0000 Electricity						
01857	1PSE - Puget Sound Energy	7/9-8/6 electric 10inv	8.7.13-10inv	006939	\$140.39	\$140.39
5520-0000 Water						
01854	1CIRE - City of Redmond Utility	7/3-8/6 utility	024287-000	006934	\$562.80	\$562.80
5530-0000 Sewer						
01854	1CIRE - City of Redmond Utility	7/3-8/6 utility	024287-000	006934	\$199.30	\$199.30
5532-0000 Metro - Redmond						
01854	1CIRE - City of Redmond Utility	7/3-8/6 utility	024287-000	006934	\$514.61	\$514.61
5535-0000 Irrigation						
01852	1CIRE - City of Redmond Utility	7/3-8/6 irrigation	024869-000	006934	\$1,124.65	\$1,124.65
5537-0000 Stormwater						
01853	1CIRE - City of Redmond Utility	7/3-8/6 stormwater	035782-000	006934	\$320.93	\$320.93
5710-0000 Office Expenses						
01858	1KMM - Kappes Miller Management	archive box storage/tax	20133696	006936	50.90	
01860	1KMM - Kappes Miller Management	7/13 bank analysis charges	20133887	006940	40.32	
01862	1KMM - Kappes Miller Management	copies/envelopes/tax	20134096	006940	25.05	
01863	1KMM - Kappes Miller Management	postage	20134011	006940	\$39.08	\$155.35
5711-0000 Management Fee						
01850	1KMM - Kappes Miller Management	Management Fee - August 2013	20133599	006933	\$1,279.01	\$1,279.01
5930-0000 Licenses & Permits						
01861	1KMM - Kappes Miller Management	secretary of state filing fee	20133958	006940	\$10.00	\$10.00

<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>
7110-0000 Major Maintenance Expense						
01859	1COOP - Cooper's Painting Co.	exterior painting project	898		\$8,892.77	\$8,892.77
Distribution Total						<u><u>\$15,693.98</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,250.00	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	65.04	
5420-0000	Alarm Monitoring	440.00	
5510-0000	Electricity	140.39	
5520-0000	Water	562.80	
5530-0000	Sewer	199.30	
5532-0000	Metro - Redmond	514.61	
5535-0000	Irrigation	1,124.65	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	155.35	
5711-0000	Management Fee	1,279.01	
5930-0000	Licenses & Permits	10.00	
7110-0000	Major Maintenance Expense	8,892.77	
0110-0000	Checking		6,801.21
1310-0000	Replacement		8,892.77
		<u><u>15,693.98</u></u>	<u><u>15,693.98</u></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			
CURR	7104	Stewart, Fergus	0.00	380.59	380.59			
Property Totals			0.00	462.99	462.99	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	(104.63)	(91.13)			(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	6102	Baumgarten, Alex Clark	0.00	(132.07)	(132.07)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Stewart, Fergus	0.00	380.59	380.59			
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)	(150.05)		
CURR	8101	Firouzbakht, Reza	0.00	(1,735.60)	(428.94)	(428.94)	(428.94)	(448.78)
Property Totals			0.00	(3,223.57)	(919.98)	(578.99)	(428.94)	(1,295.66)