

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,961.90
Prepayments		\$781.77	
Homeowner Assessments		7,153.51	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>7,935.28</u>	
Operating Expenses		(7,475.74)	
Transfer to Replacement Reserve		(1,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(8,725.74)</u>	
ENDING BALANCE			<u><u>\$2,171.44</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$110,194.93
Transfer from Operating Interest		\$1,250.00	
		37.91	
	Total Receipts	<u>1,287.91</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$111,482.84</u></u>

**Balance Sheet**  
**As of February 28, 2013**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	2,171.44
Accounts Receivable	409.51
Prepaid Insurance	5,344.43

**Total Operating Accounts**

7,925.38

**Reserve Accounts**

Replacement Reserve	111,482.84
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**Total Reserve Accounts**

111,482.84

**Total Assets**

119,408.22

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	2,671.43
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**Total Operating Liabilities**

2,671.43

**Homeowner Equity**

Excess of Rev over Exp	3,881.50
Retained Earnings	112,855.29

**Total Homeowner Equity**

116,736.79

**Total Liability & Homeowners Equity**

119,408.22

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending February 28, 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,611	8,611	0	17,222	17,221	(1)
Transfer to Reserves	(1,250)	(1,250)	0	(2,500)	(2,500)	0
<b>Total Operating Revenue</b>	<b>7,361</b>	<b>7,361</b>	<b>0</b>	<b>14,722</b>	<b>14,721</b>	<b>(1)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	196	0	196	392	0	392
Window Cleaning	62	0	62	124	0	124
Landscape Contract	754	739	15	1,508	1,478	30
Landscape - Other	188	1,643	(1,455)	376	1,643	(1,267)
Alarm Monitoring	440	440	0	880	880	0
Pest Control	167	159	8	334	318	16
Fire Extinguisher Maint.	18	0	18	36	0	36
Fire Alarm Maintenance	440	0	440	880	0	880
<b>Total Maintenance Exp.</b>	<b>2,265</b>	<b>2,981</b>	<b>(716)</b>	<b>4,530</b>	<b>4,319</b>	<b>211</b>
<b>Service/Utility Exp.</b>						
Electricity	144	146	(2)	288	292	(4)
Water	494	475	19	988	904	84
Sewer	193	229	(36)	386	423	(37)
Metro - Redmond	458	607	(149)	916	1,098	(182)
Metro	83	0	83	166	0	166
Irrigation	413	92	321	826	185	641
Stormwater	321	321	0	642	642	0
<b>Total Service/Utility Exp.</b>	<b>2,106</b>	<b>1,870</b>	<b>236</b>	<b>4,212</b>	<b>3,544</b>	<b>668</b>
<b>Administrative Exp.</b>						
Office Expenses	117	104	13	234	228	6
Management Fee	1,279	1,248	31	2,558	2,496	62
Audit / Tax Return	115	0	115	230	0	230
Insurance	1,288	1,416	(128)	2,576	2,833	(257)
Reserve Study	192	0	192	384	0	384
<b>Total Administrative Exp.</b>	<b>2,991</b>	<b>2,768</b>	<b>223</b>	<b>5,982</b>	<b>5,557</b>	<b>425</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending February 28, 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>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	2	0	2
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
<b>Total Operating Expenses</b>	<u>7,363</u>	<u>7,619</u>	<u>(256)</u>	<u>14,726</u>	<u>13,420</u>	<u>1,306</u>
<b>Operating Gain(Loss)</b>	<u>(2)</u>	<u>(258)</u>	<u>(256)</u>	<u>(4)</u>	<u>1,301</u>	<u>1,305</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,250	1,250	0	2,500	2,500	0
Interest Income - Reserve	58	38	(20)	116	79	(37)
<b>Total Reserve Revenue</b>	<u>1,308</u>	<u>1,288</u>	<u>(20)</u>	<u>2,616</u>	<u>2,579</u>	<u>(37)</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	833	0	833	1,666	0	1,666
<b>Total Reserve Expenses</b>	<u>833</u>	<u>0</u>	<u>833</u>	<u>1,666</u>	<u>0</u>	<u>1,666</u>
<b>Reserve Gain(Loss)</b>	<u>475</u>	<u>1,288</u>	<u>813</u>	<u>950</u>	<u>2,579</u>	<u>1,629</u>
<b>Total Gain(Loss)</b>	<u>473</u>	<u>1,030</u>	<u>557</u>	<u>946</u>	<u>3,880</u>	<u>2,934</u>

Date Range : 2/1/2013 To 2/28/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006859	02/01/2013	1KMM	Kappes Miller Management	01749	20130493	02/01/2013	1,247.94	0.00	1,247.94	1,247.94
006860	02/12/2013	1CIRE	City of Redmond Utility	01751	035782-000	02/08/2013	320.93	0.00	320.93	
				01752	024869-000	02/08/2013	92.25	0.00	92.25	
				01753	024287-000	02/08/2013	1,311.11	0.00	1,311.11	
<b>Total for Check Number 006860</b>							<b>1,724.29</b>	<b>0.00</b>	<b>1,724.29</b>	<b>1,724.29</b>
006861	02/12/2013	1INNS	Innovative Systems	01750	7684	02/08/2013	440.00	0.00	440.00	440.00
006862	02/12/2013	1KMM	Kappes Miller Management	01756	20130546	02/11/2013	36.34	0.00	36.34	36.34
006863	02/12/2013	1PROG	ProGrass	01754	59298b	02/08/2013	739.13	0.00	739.13	
				01755	178008	02/08/2013	1,642.50	0.00	1,642.50	
<b>Total for Check Number 006863</b>							<b>2,381.63</b>	<b>0.00</b>	<b>2,381.63</b>	<b>2,381.63</b>
006864	02/27/2013	1KMM	Kappes Miller Management	01757	20130850	02/21/2013	9.35	0.00	9.35	
				01758	20130768	02/21/2013	58.54	0.00	58.54	
<b>Total for Check Number 006864</b>							<b>67.89</b>	<b>0.00</b>	<b>67.89</b>	<b>67.89</b>
006865	02/27/2013	1NORI	Northern Investors Co.	01691	37042	02/25/2013	1,273.07	0.00	1,273.07	1,273.07
006866	02/27/2013	1PSE	Puget Sound Energy	01759	046-552-769-5	02/21/2013	145.80	0.00	145.80	145.80
006867	02/27/2013	1SPRA	Sprague	01760	2003839	02/22/2013	158.78	0.00	158.78	158.78
006869	02/28/2013	1PAWR	Parkside @ Woodbridge	01735		02/01/2013	1,250.00	0.00	1,250.00	1,250.00
<b>Cash Account 1 Totals</b>							<b>8,725.74</b>	<b>0.00</b>	<b>8,725.74</b>	<b>8,725.74</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>8,725.74</b>	<b>0.00</b>	<b>8,725.74</b>	<b>8,725.74</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>						
01691	1NORI - Northern Investors Co.	37042 insurance	37042	006865	\$1,273.07	\$1,273.07
<b>1310-0000 Replacement Reserve</b>						
01735	1PAWR - Parkside @ Woodbridge	reserve transfer		006869	\$1,250.00	\$1,250.00
<b>5340-0000 Landscape Contract</b>						
01754	1PROG - ProGrass	2/13 landscaping	59298b	006863	\$739.13	\$739.13
<b>5350-0000 Landscape - Other</b>						
01755	1PROG - ProGrass	pruning	178008	006863	\$1,642.50	\$1,642.50
<b>5420-0000 Alarm Monitoring</b>						
01750	1INNS - Innovative Systems	fire alarm monitoring	7684	006861	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
01760	1SPRA - Sprague	pest control	2003839	006867	\$158.78	\$158.78
<b>5510-0000 Electricity</b>						
01759	1PSE - Puget Sound Energy	1/6-2/6 electricity	046-552-769-5	006866	\$145.80	\$145.80
<b>5520-0000 Water</b>						
01753	1CIRE - City of Redmond Utility	1/9-2/5 utility	024287-000	006860	\$474.90	\$474.90
<b>5530-0000 Sewer</b>						
01753	1CIRE - City of Redmond Utility	1/9-2/5 utility	024287-000	006860	\$228.75	\$228.75
<b>5532-0000 Metro - Redmond</b>						
01753	1CIRE - City of Redmond Utility	1/9-2/5 utility	024287-000	006860	\$607.46	\$607.46
<b>5535-0000 Irrigation</b>						
01752	1CIRE - City of Redmond Utility	1/9-2/5 irrigation	024869-000	006860	\$92.25	\$92.25
<b>5537-0000 Stormwater</b>						
01751	1CIRE - City of Redmond Utility	1*9-2/5 stormwater	035782-000	006860	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
01756	1KMM - Kappes Miller Management	1/13 bank analysis charges	20130546	006862	36.34	
01757	1KMM - Kappes Miller Management	copies/tax	20130850	006864	9.35	
01758	1KMM - Kappes Miller Management	postage/archive box storage/tax	20130768	006864	\$58.54	\$104.23
<b>5711-0000 Management Fee</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>
01749	1KMM - Kappes Miller Management	Management Fee - February 2013	20130493	006859	\$1,247.94	\$1,247.94
<b>Distribution Total</b>						<u><u>\$8,725.74</u></u>

**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	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	1,642.50	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	145.80	
5520-0000	Water	474.90	
5530-0000	Sewer	228.75	
5532-0000	Metro - Redmond	607.46	
5535-0000	Irrigation	92.25	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	104.23	
5711-0000	Management Fee	1,247.94	
0110-0000	Checking		8,725.74
		<u><u>8,725.74</u></u>	<u><u>8,725.74</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	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
CURR	7106	Beck, Kyle	0.00	293.61	293.61			
<b>Property Totals</b>			0.00	409.51	423.01	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	82.40	82.40			
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(50.11)	(50.11)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	293.61	293.61			
CURR	8101	Firouzbakht, Reza	0.00	(1,429.96)	(428.94)	(428.94)	(428.94)	(143.14)
<b>Property Totals</b>			<u>0.00</u>	<u>(2,261.92)</u>	<u>(400.52)</u>	<u>(428.94)</u>	<u>(428.94)</u>	<u>(1,003.52)</u>