

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,463.32
Prepayments		\$1,171.76	
Homeowner Assessments		7,782.61	
Delinquent Letter Fee		13.50	
Late Fee		20.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>8,987.87</u>	
Operating Expenses		(5,656.29)	
Transfer to Replacement Reserve		(2,833.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(8,489.29)</u>	
ENDING BALANCE			<u>\$2,961.90</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$107,321.05
Transfer from Operating Interest		\$2,833.00	
		40.88	
	Total Receipts	<u>2,873.88</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$110,194.93</u>

**Balance Sheet**

As of January 31, 2013

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	2,961.90
Accounts Receivable	115.90
Prepaid Insurance	5,487.63

**Total Operating Accounts**

8,565.43

**Reserve Accounts**

Replacement Reserve	110,194.93
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**Total Reserve Accounts**

110,194.93

**Total Assets**

118,760.36

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	3,053.11
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**Total Operating Liabilities**

3,053.11

**Homeowner Equity**

Excess of Rev over Exp	2,851.96
Retained Earnings	112,855.29

**Total Homeowner Equity**

115,707.25

**Total Liability & Homeowners Equity**

118,760.36

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending January 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,611	8,611	0	8,611	8,611	0
Transfer to Reserves	(1,250)	(1,250)	0	(1,250)	(1,250)	0
<b>Total Operating Revenue</b>	<b>7,361</b>	<b>7,361</b>	<b>0</b>	<b>7,361</b>	<b>7,361</b>	<b>0</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	196	0	196	196	0	196
Window Cleaning	62	0	62	62	0	62
Landscape Contract	754	739	15	754	739	15
Landscape - Other	188	0	188	188	0	188
Alarm Monitoring	440	440	0	440	440	0
Pest Control	167	159	8	167	159	8
Fire Extinguisher Maint.	18	0	18	18	0	18
Fire Alarm Maintenance	440	0	440	440	0	440
<b>Total Maintenance Exp.</b>	<b>2,265</b>	<b>1,338</b>	<b>927</b>	<b>2,265</b>	<b>1,338</b>	<b>927</b>
<b>Service/Utility Exp.</b>						
Electricity	144	146	(2)	144	146	(2)
Water	494	429	65	494	429	65
Sewer	193	195	(2)	193	195	(2)
Metro - Redmond	458	491	(33)	458	491	(33)
Metro	83	0	83	83	0	83
Irrigation	413	92	321	413	92	321
Stormwater	321	321	0	321	321	0
<b>Total Service/Utility Exp.</b>	<b>2,106</b>	<b>1,674</b>	<b>432</b>	<b>2,106</b>	<b>1,674</b>	<b>432</b>
<b>Administrative Exp.</b>						
Office Expenses	117	124	(7)	117	124	(7)
Management Fee	1,279	1,248	31	1,279	1,248	31
Audit / Tax Return	115	0	115	115	0	115
Insurance	1,288	1,416	(128)	1,288	1,416	(128)
Reserve Study	192	0	192	192	0	192
<b>Total Administrative Exp.</b>	<b>2,991</b>	<b>2,788</b>	<b>203</b>	<b>2,991</b>	<b>2,788</b>	<b>203</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending January 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>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	1	0	1
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>
<b>Total Operating Expenses</b>	<u>7,363</u>	<u>5,800</u>	<u>1,563</u>	<u>7,363</u>	<u>5,800</u>	<u>1,563</u>
<b>Operating Gain(Loss)</b>	<u>(2)</u>	<u>1,561</u>	<u>1,563</u>	<u>(2)</u>	<u>1,561</u>	<u>1,563</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,250	1,250	0	1,250	1,250	0
Interest Income - Reserve	58	41	(17)	58	41	(17)
<b>Total Reserve Revenue</b>	<u>1,308</u>	<u>1,291</u>	<u>(17)</u>	<u>1,308</u>	<u>1,291</u>	<u>(17)</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	833	0	833	833	0	833
<b>Total Reserve Expenses</b>	<u>833</u>	<u>0</u>	<u>833</u>	<u>833</u>	<u>0</u>	<u>833</u>
<b>Reserve Gain(Loss)</b>	<u>475</u>	<u>1,291</u>	<u>816</u>	<u>475</u>	<u>1,291</u>	<u>816</u>
<b>Total Gain(Loss)</b>	<u><u>473</u></u>	<u><u>2,852</u></u>	<u><u>2,379</u></u>	<u><u>473</u></u>	<u><u>2,852</u></u>	<u><u>2,379</u></u>

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

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006849	01/01/2013	1KMM	Kappes Miller Management	01725	20125334	01/01/2013	1,247.94	0.00	1,247.94	1,247.94
006850	01/15/2013	1CIRE	City of Redmond Utility	01728	024869-000	01/14/2013	92.25	0.00	92.25	
				01729	035782-000	01/14/2013	320.93	0.00	320.93	
				01730	024287-000	01/14/2013	1,114.09	0.00	1,114.09	
				<b>Total for Check Number 006850</b>			1,527.27	0.00	1,527.27	1,527.27
006851	01/15/2013	1INNS	Innovative Systems	01731	7558	01/14/2013	440.00	0.00	440.00	440.00
006852	01/15/2013	1KMM	Kappes Miller Management	01726	20130137	01/14/2013	14.84	0.00	14.84	
				01727	20130027	01/14/2013	36.28	0.00	36.28	
				<b>Total for Check Number 006852</b>			51.12	0.00	51.12	51.12
006853	01/15/2013	1PROG	ProGrass	01732	58126b	01/14/2013	739.13	0.00	739.13	739.13
006854	01/15/2013	1PSE	Puget Sound Energy	01733	046-552-769-5	01/15/2013	146.03	0.00	146.03	146.03
006855	01/30/2013	1KMM	Kappes Miller Management	01746	20130391	01/24/2013	11.96	0.00	11.96	
				01747	20130309	01/24/2013	60.99	0.00	60.99	
				<b>Total for Check Number 006855</b>			72.95	0.00	72.95	72.95
006856	01/30/2013	1NORI	Northern Investors Co.	01690	37042	01/25/2013	1,273.07	0.00	1,273.07	1,273.07
006857	01/30/2013	1PAWR	Parkside @ Woodbridge	01566		10/01/2012	1,583.00	0.00	1,583.00	
				01734		01/01/2013	1,250.00	0.00	1,250.00	
				<b>Total for Check Number 006857</b>			2,833.00	0.00	2,833.00	2,833.00
006858	01/30/2013	1SPRA	Sprague	01748	1991868	01/24/2013	158.78	0.00	158.78	158.78
<b>Cash Account 1 Totals</b>							<b>8,489.29</b>	<b>0.00</b>	<b>8,489.29</b>	<b>8,489.29</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>8,489.29</b>	<b>0.00</b>	<b>8,489.29</b>	<b>8,489.29</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>						
01690	1NORI - Northern Investors Co.	37042 insurance	37042	006856	\$1,273.07	\$1,273.07
<b>1310-0000 Replacement Reserve</b>						
01734	1PAWR - Parkside @ Woodbridge	reserve transfer		006857	\$1,250.00	\$1,250.00
<b>5340-0000 Landscape Contract</b>						
01732	1PROG - ProGrass	1/13 landscaping	58126b	006853	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
01731	1INNS - Innovative Systems	fire alarm monitoring	7558	006851	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
01748	1SPRA - Sprague	pest control	1991868	006858	\$158.78	\$158.78
<b>5510-0000 Electricity</b>						
01733	1PSE - Puget Sound Energy	12/8-1/5 electricity	046-552-769-5	006854	\$146.03	\$146.03
<b>5520-0000 Water</b>						
01730	1CIRE - City of Redmond Utility	12/5-1/8 utility	024287-000	006850	\$428.70	\$428.70
<b>5530-0000 Sewer</b>						
01730	1CIRE - City of Redmond Utility	12/5-1/8 utility	024287-000	006850	\$194.65	\$194.65
<b>5532-0000 Metro - Redmond</b>						
01730	1CIRE - City of Redmond Utility	12/5-1/8 utility	024287-000	006850	\$490.74	\$490.74
<b>5535-0000 Irrigation</b>						
01728	1CIRE - City of Redmond Utility	12/5-1/8 irrigation	024869-000	006850	\$92.25	\$92.25
<b>5537-0000 Stormwater</b>						
01729	1CIRE - City of Redmond Utility	12/5-1/8 stormwater	035782-000	006850	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
01726	1KMM - Kappes Miller Management	delinq.letter fee 3 4102/tax	20130137	006852	14.84	
01727	1KMM - Kappes Miller Management	12/12 bank analysis charges	20130027	006852	36.28	
01746	1KMM - Kappes Miller Management	copies/envelopes/tax	20130391	006855	11.96	
01747	1KMM - Kappes Miller Management	postage/archive box storage/tax	20130309	006855	\$60.99	\$124.07
<b>5711-0000 Management Fee</b>						
01725	1KMM - Kappes Miller Management	Management Fee - January 2013	20125334	006849	\$1,247.94	\$1,247.94

<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>Distribution Total</b>	<u><u>\$6,906.29</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	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	146.03	
5520-0000	Water	428.70	
5530-0000	Sewer	194.65	
5532-0000	Metro - Redmond	490.74	
5535-0000	Irrigation	92.25	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	124.07	
5711-0000	Management Fee	1,247.94	
0110-0000	Checking		8,489.29
2405-0000	A/P Operations	1,583.00	
		<u><u>8,489.29</u></u>	<u><u>8,489.29</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)
<b>Property Totals</b>			0.00	115.90	129.40	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	(21.73)	(8.23)			(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	5104	Bansal, Atin	0.00	(16.50)	(16.50)			
CURR	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(365.26)	(365.26)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(84.39)		(84.39)		
CURR	8101	Firouzbakht, Reza	0.00	(1,379.02)	(428.94)	(428.94)	(428.94)	(92.20)
<b>Property Totals</b>			<u>0.00</u>	<u>(2,937.21)</u>	<u>(1,042.36)</u>	<u>(513.33)</u>	<u>(428.94)</u>	<u>(952.58)</u>