

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,612.63
Prepayments		\$1,352.73	
Homeowner Assessments		7,019.57	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>8,372.30</u>	
Operating Expenses		(7,128.17)	
Transfer to Replacement Reserve		(1,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(8,378.17)</u>	
ENDING BALANCE			<u>\$3,606.76</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$116,649.92
Transfer from Operating Interest		\$1,250.00	
		39.91	
	Total Receipts	<u>1,289.91</u>	
Invoices Paid: Cooper's Painting Co.		(8,892.77)	
	Total Disbursements	<u>(8,892.77)</u>	
ENDING BALANCE			<u>\$109,047.06</u>

Balance Sheet

As of July 31, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	3,606.76
Accounts Receivable	82.40
Prepaid Insurance	4,149.61

Total Operating Accounts

7,838.77

Reserve Accounts

Replacement Reserve	109,047.06
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Total Reserve Accounts

109,047.06

Total Assets

116,885.83

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,605.38
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Total Operating Liabilities

3,605.38

Homeowner Equity

Excess of Rev over Exp	425.16
Retained Earnings	112,855.29

Total Homeowner Equity

113,280.45

Total Liability & Homeowners Equity

116,885.83

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending July 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	60,277	60,274	(3)
Transfer to Reserves	(1,250)	(1,250)	0	(8,750)	(8,750)	0
Late Fees & Fines	0	0	0	0	(20)	(20)
Total Operating Revenue	7,361	7,361	0	51,527	51,504	(23)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	569	(373)	1,372	1,934	(562)
Window Cleaning	62	0	62	434	0	434
Landscape Contract	754	1,478	(724)	5,278	5,174	104
Landscape - Other	188	0	188	1,316	2,150	(834)
Alarm Monitoring	440	440	0	3,080	3,080	0
Pest Control	167	159	8	1,169	1,270	(101)
Fire Extinguisher Maint.	18	0	18	126	0	126
Fire Alarm Maintenance	440	0	440	3,080	0	3,080
Total Maintenance Exp.	2,265	2,646	(381)	15,855	13,608	2,247
Service/Utility Exp.						
Electricity	144	142	2	1,008	995	13
Water	494	559	(65)	3,458	3,307	151
Sewer	193	195	(2)	1,351	1,409	(58)
Metro - Redmond	458	491	(33)	3,206	3,608	(402)
Metro	83	0	83	581	495	86
Irrigation	413	1,275	(862)	2,891	2,711	180
Stormwater	321	321	0	2,247	2,247	0
Total Service/Utility Exp.	2,106	2,983	(877)	14,742	14,772	(30)
Administrative Exp.						
Office Expenses	117	220	(103)	819	928	(109)
Management Fee	1,279	1,279	0	8,953	8,891	62
Audit / Tax Return	115	0	115	805	1,380	(575)
Insurance	1,288	1,476	(188)	9,016	9,974	(958)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending July 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>
Reserve Study	192	0	192	1,344	1,670	(326)
Total Administrative Exp.	2,991	2,975	16	20,937	22,843	(1,906)
Tax & License						
Licenses & Permits	1	0	1	7	0	7
Total Tax & License	1	0	1	7	0	7
Total Operating Expenses	7,363	8,604	(1,241)	51,541	51,223	318
Operating Gain(Loss)	(2)	(1,243)	(1,241)	(14)	281	295
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	8,750	8,750	0
Interest Income - Reserve	58	40	(18)	406	286	(120)
Total Reserve Revenue	1,308	1,290	(18)	9,156	9,036	(120)
Reserve Expenses						
Major Maintenance Expense	833	8,893	(8,060)	5,831	8,893	(3,062)
Total Reserve Expenses	833	8,893	(8,060)	5,831	8,893	(3,062)
Reserve Gain(Loss)	475	(7,603)	(8,078)	3,325	143	(3,182)
Total Gain(Loss)	473	(8,846)	(9,319)	3,311	424	(2,887)

Date Range : 7/1/2013 To 7/31/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006922	07/02/2013	1KMM	Kappes Miller Management	01833	20133031	07/01/2013	1,279.01	0.00	1,279.01	1,279.01
006923	07/11/2013	1CIRE	City of Redmond Utility	01834	024287-000	07/08/2013	1,244.59	0.00	1,244.59	
				01837	035782-000	07/08/2013	320.93	0.00	320.93	
				01838	024869-000	07/08/2013	1,275.45	0.00	1,275.45	
				Total for Check Number 006923			2,840.97	0.00	2,840.97	2,840.97
006924	07/11/2013	1INNS	Innovative Systems Tech, Inc.	01835	8337	07/08/2013	440.00	0.00	440.00	440.00
006925	07/11/2013	1KMM	Kappes Miller Management	01840	20133097	07/09/2013	57.42	0.00	57.42	57.42
006926	07/11/2013	1PAWR	Parkside @ Woodbridge	01740		07/01/2013	1,250.00	0.00	1,250.00	1,250.00
006927	07/11/2013	1PROG	ProGrass	01836	66597b	07/08/2013	739.13	0.00	739.13	
				01839	68114b	07/09/2013	739.13	0.00	739.13	
				Total for Check Number 006927			1,478.26	0.00	1,478.26	1,478.26
006928	07/25/2013	1CCS	Condominium Construction Services, LLC	01842	20121573	07/23/2013	66.04	0.00	66.04	66.04
006929	07/25/2013	1KMM	Kappes Miller Management	01845	20133476	07/24/2013	40.22	0.00	40.22	
				01846	20133280	07/24/2013	38.26	0.00	38.26	
				01847	20133350	07/24/2013	32.99	0.00	32.99	
				01848	20133419	07/24/2013	51.23	0.00	51.23	
				Total for Check Number 006929			162.70	0.00	162.70	162.70
006930	07/25/2013	1PIOD	Pioneer Door, Inc.	01843	39158	07/23/2013	502.60	0.00	502.60	502.60
006931	07/25/2013	1PSE	Puget Sound Energy	01844	7.9.13-10 inv	07/23/2013	142.39	0.00	142.39	142.39
006932	07/25/2013	1SPRA	Sprague	01841	2111297	07/23/2013	158.78	0.00	158.78	158.78
Cash Account 1 Totals							8,378.17	0.00	8,378.17	8,378.17
000009	07/25/2013	1COOP	Cooper's Painting Co.	01849	897	07/25/2013	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							17,270.94	0.00	17,270.94	17,270.94

<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>
1310-0000 Replacement Reserve						
01740	1PAWR - Parkside @ Woodbridge	reserve transfer		006926	\$1,250.00	\$1,250.00
5220-0000 Building Maint. & Repairs						
01842	1CCS - Condominium Construction Servi	garage door 18878 # 104	20121573	006928	66.04	
01843	1PIOD - Pioneer Door, Inc.	replace drive motor/extra remote-door 188 78	39158	006930	\$502.60	\$568.64
5340-0000 Landscape Contract						
01836	1PROG - ProGrass	6/13 landscaping	66597b	006927	739.13	
01839	1PROG - ProGrass	7/13 landscaping	68114b	006927	\$739.13	\$1,478.26
5420-0000 Alarm Monitoring						
01835	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	8337	006924	\$440.00	\$440.00
5440-0000 Pest Control						
01841	1SPRA - Sprague	pest control	2111297	006932	\$158.78	\$158.78
5510-0000 Electricity						
01844	1PSE - Puget Sound Energy	6/6-7/8 electric 10 inv	7.9.13-10 inv	006931	\$142.39	\$142.39
5520-0000 Water						
01834	1CIRE - City of Redmond Utility	6/5-7/2 utility	024287-000	006923	\$559.20	\$559.20
5530-0000 Sewer						
01834	1CIRE - City of Redmond Utility	6/5-7/2 utility	024287-000	006923	\$194.65	\$194.65
5532-0000 Metro - Redmond						
01834	1CIRE - City of Redmond Utility	6/5-7/2 utility	024287-000	006923	\$490.74	\$490.74
5535-0000 Irrigation						
01838	1CIRE - City of Redmond Utility	6/5-7/2 irrigation	024869-000	006923	\$1,275.45	\$1,275.45
5537-0000 Stormwater						
01837	1CIRE - City of Redmond Utility	6/5-7/2 stormwater	035782-000	006923	\$320.93	\$320.93
5710-0000 Office Expenses						
01840	1KMM - Kappes Miller Management	archive box storage/retrieving,sending boxes/ta	20133097	006925	57.42	
01845	1KMM - Kappes Miller Management	postage	20133476	006929	40.22	
01846	1KMM - Kappes Miller Management	6/13 bank analysis charges	20133280	006929	38.26	
01847	1KMM - Kappes Miller Management	com.mail-exterior building painting notice/tax	20133350	006929	32.99	

<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>
01848 1KMM - Kappes Miller Management		copies/envelopes/tax	20133419	006929	\$51.23	\$220.12
5711-0000 Management Fee						
01833 1KMM - Kappes Miller Management		Management Fee - July 2013	20133031	006922	\$1,279.01	\$1,279.01
7110-0000 Major Maintenance Expense						
01849 1COOP - Cooper's Painting Co.		25% deposit on exterior painting project	897	000009	\$8,892.77	\$8,892.77
Distribution Total						<u><u>\$17,270.94</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
1310-0000	Replacement Reserve	1,250.00	
5220-0000	Building Maint. & Repairs	568.64	
5340-0000	Landscape Contract	1,478.26	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	142.39	
5520-0000	Water	559.20	
5530-0000	Sewer	194.65	
5532-0000	Metro - Redmond	490.74	
5535-0000	Irrigation	1,275.45	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	220.12	
5711-0000	Management Fee	1,279.01	
7110-0000	Major Maintenance Expense	8,892.77	
0110-0000	Checking		8,378.17
1310-0000	Replacement		8,892.77
		<u><u>17,270.94</u></u>	<u><u>17,270.94</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			
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	(88.05)	(74.55)			(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	(118.41)	(118.41)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)		(150.05)	
CURR	8101	Firouzbakht, Reza	0.00	(1,684.66)	(428.94)	(428.94)	(428.94)	(397.84)
Property Totals			<u>0.00</u>	<u>(3,522.98)</u>	<u>(1,270.33)</u>	<u>(428.94)</u>	<u>(578.99)</u>	<u>(1,244.72)</u>