

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,787.93
Prepayments		\$1,451.64	
Homeowner Assessments		7,172.20	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>8,623.84</u>	
Operating Expenses		(8,549.14)	
Transfer to Replacement Reserve		(1,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(9,799.14)</u>	
ENDING BALANCE			<u>\$3,612.63</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$115,361.14
Transfer from Operating Interest		\$1,250.00	
		38.78	
	Total Receipts	<u>1,288.78</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$116,649.92</u>

Balance Sheet
As of June 30, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	3,612.63	
Accounts Receivable	82.40	
Prepaid Insurance	5,625.63	

Total Operating Accounts

9,320.66

Reserve Accounts

Replacement Reserve	116,649.92	
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Total Reserve Accounts

116,649.92

Total Assets

125,970.58

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,843.65	
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Total Operating Liabilities

3,843.65

Homeowner Equity

Excess of Rev over Exp	9,271.64	
Retained Earnings	112,855.29	

Total Homeowner Equity

122,126.93

Total Liability & Homeowners Equity

125,970.58

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending June 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	51,666	51,663	(3)
Transfer to Reserves	(1,250)	(1,250)	0	(7,500)	(7,500)	0
Late Fees & Fines	0	0	0	0	(20)	(20)
Total Operating Revenue	7,361	7,361	0	44,166	44,143	(23)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	326	(130)	1,176	1,365	(189)
Window Cleaning	62	0	62	372	0	372
Landscape Contract	754	0	754	4,524	3,696	828
Landscape - Other	188	427	(239)	1,128	2,150	(1,022)
Alarm Monitoring	440	440	0	2,640	2,640	0
Pest Control	167	159	8	1,002	1,111	(109)
Fire Extinguisher Maint.	18	0	18	108	0	108
Fire Alarm Maintenance	440	0	440	2,640	0	2,640
Total Maintenance Exp.	2,265	1,352	913	13,590	10,962	2,628
Service/Utility Exp.						
Electricity	144	137	7	864	853	11
Water	494	516	(22)	2,964	2,748	216
Sewer	193	176	17	1,158	1,214	(56)
Metro - Redmond	458	435	23	2,748	3,117	(369)
Metro	83	0	83	498	495	3
Irrigation	413	933	(520)	2,478	1,435	1,043
Stormwater	321	321	0	1,926	1,926	0
Total Service/Utility Exp.	2,106	2,518	(412)	12,636	11,788	848
Administrative Exp.						
Office Expenses	117	118	(1)	702	708	(6)
Management Fee	1,279	1,279	0	7,674	7,612	62
Audit / Tax Return	115	0	115	690	1,380	(690)
Insurance	1,288	1,416	(128)	7,728	8,498	(770)
Reserve Study	192	835	(643)	1,152	1,670	(518)
Total Administrative Exp.	2,991	3,648	(657)	17,946	19,868	(1,922)
Tax & License						
Licenses & Permits	1	0	1	6	0	6
Total Tax & License	1	0	1	6	0	6

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending June 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>
Total Operating Expenses	7,363	7,518	(155)	44,178	42,618	1,560
Operating Gain(Loss)	(2)	(157)	(155)	(12)	1,525	1,537
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	7,500	7,500	0
Interest Income - Reserve	58	39	(19)	348	246	(102)
Total Reserve Revenue	1,308	1,289	(19)	7,848	7,746	(102)
Reserve Expenses						
Major Maintenance Expense	833	0	833	4,998	0	4,998
Total Reserve Expenses	833	0	833	4,998	0	4,998
Reserve Gain(Loss)	475	1,289	814	2,850	7,746	4,896
Total Gain(Loss)	473	1,132	659	2,838	9,271	6,433

Date Range : 6/1/2013 To 6/30/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006908	06/01/2013	1KMM	Kappes Miller Management	01814	20132468	06/01/2013	1,279.01	0.00	1,279.01	1,279.01
006909	06/13/2013	1CCS	Condominium Construction Services, LLC	01818	20121531	06/07/2013	326.28	0.00	326.28	326.28
006910	06/13/2013	1CIRE	City of Redmond Utility	01815	024287-000	06/07/2013	1,127.08	0.00	1,127.08	
				01816	035782-000	06/07/2013	320.93	0.00	320.93	
				01817	024869-000	06/07/2013	933.25	0.00	933.25	
Total for Check Number 006910							2,381.26	0.00	2,381.26	2,381.26
006911	06/13/2013	1INNS	Innovative Systems Tech, Inc.	01819	8210	06/11/2013	440.00	0.00	440.00	440.00
006912	06/13/2013	1KMM	Kappes Miller Management	01820	20132591	06/11/2013	50.90	0.00	50.90	50.90
006913	06/13/2013	1PAWR	Parkside @ Woodbridge	01739		06/01/2013	1,250.00	0.00	1,250.00	1,250.00
006914	06/25/2013	1ASSO	Association Reserves, LLC	01828	15035-3d	06/24/2013	835.00	0.00	835.00	835.00
006915	06/25/2013	1HERN	Laura Hernandez	01821		06/17/2013	13.50	0.00	13.50	
				01822		06/17/2013	13.50	0.00	13.50	
				01823		06/17/2013	292.45	0.00	292.45	
Total for Check Number 006915							319.45	0.00	319.45	319.45
006916	06/25/2013	1KMM	Kappes Miller Management	01829	20132805	06/24/2013	14.92	0.00	14.92	
				01830	20132889	06/24/2013	12.34	0.00	12.34	
				01831	20132706	06/24/2013	39.51	0.00	39.51	
Total for Check Number 006916							66.77	0.00	66.77	66.77
006917	06/25/2013	1LOVW	Lovsted-Worthington LLC	01825	69198	06/18/2013	854.00	0.00	854.00	854.00
006918	06/25/2013	1NORI	Northern Investors Co.	01695	37042	06/25/2013	1,273.07	0.00	1,273.07	1,273.07
006919	06/25/2013	1PROG	ProGrass	01827	221117	06/24/2013	137.05	0.00	137.05	
				01832	226799	06/25/2013	290.18	0.00	290.18	
Total for Check Number 006919							427.23	0.00	427.23	427.23
006920	06/25/2013	1PSE	Puget Sound Energy	01826	6.6.13-10inv	06/18/2013	137.39	0.00	137.39	137.39
006921	06/25/2013	1SPRA	Sprague	01824	2090924	06/18/2013	158.78	0.00	158.78	158.78
Cash Account 1 Totals							9,799.14	0.00	9,799.14	9,799.14
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							9,799.14	0.00	9,799.14	9,799.14

<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						
01695	1NORI - Northern Investors Co.	37042 insurance	37042	006918	1,273.07	
01825	1LOVW - Lovsted-Worthington LLC	D & O insurance 6/22/2014	69198	006917	\$854.00	\$2,127.07
1310-0000 Replacement Reserve						
01739	1PAWR - Parkside @ Woodbridge	reserve transfer		006913	\$1,250.00	\$1,250.00
2404-0000 Open Credit Refund						
01821	1HERN - Laura Hernandez	Open Credit Refund		006915	13.50	
01822	1HERN - Laura Hernandez	Open Credit Refund		006915	13.50	
01823	1HERN - Laura Hernandez	Open Credit Refund		006915	\$292.45	\$319.45
5220-0000 Building Maint. & Repairs						
01818	1CCS - Condominium Construction Servi	photocells/complex	20121531	006909	\$326.28	\$326.28
5350-0000 Landscape - Other						
01827	1PROG - ProGrass	irrigation repair	221117	006919	137.05	
01832	1PROG - ProGrass	aeration	226799	006919	\$290.18	\$427.23
5420-0000 Alarm Monitoring						
01819	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	8210	006911	\$440.00	\$440.00
5440-0000 Pest Control						
01824	1SPRA - Sprague	pest control	2090924	006921	\$158.78	\$158.78
5510-0000 Electricity						
01826	1PSE - Puget Sound Energy	5/8-6/5 electric 10 inv	6.6.13-10inv	006920	\$137.39	\$137.39
5520-0000 Water						
01815	1CIRE - City of Redmond Utility	5/8-6/4 utility	024287-000	006910	\$516.00	\$516.00
5530-0000 Sewer						
01815	1CIRE - City of Redmond Utility	5/8-6/4 utility	024287-000	006910	\$176.05	\$176.05
5532-0000 Metro - Redmond						
01815	1CIRE - City of Redmond Utility	5/8-6/4 utility	024287-000	006910	\$435.03	\$435.03
5535-0000 Irrigation						
01817	1CIRE - City of Redmond Utility	5/8-6/4 irrigation	024869-000	006910	\$933.25	\$933.25
5537-0000 Stormwater						

<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>
01816	1CIRE - City of Redmond Utility	5/8-6/4 stormwater	035782-000	006910	\$320.93	\$320.93
5710-0000 Office Expenses						
01820	1KMM - Kappes Miller Management	archive box storage/tax	20132591	006912	50.90	
01829	1KMM - Kappes Miller Management	postage	20132805	006916	14.92	
01830	1KMM - Kappes Miller Management	copies/envelopes/tax	20132889	006916	12.34	
01831	1KMM - Kappes Miller Management	5/13 bank analysis charges	20132706	006916	\$39.51	\$117.67
5711-0000 Management Fee						
01814	1KMM - Kappes Miller Management	Management Fee - June 2013	20132468	006908	\$1,279.01	\$1,279.01
5770-0000 Reserve Study						
01828	1ASSO - Association Reserves, LLC	reserve study/balance due	15035-3d	006914	\$835.00	\$835.00
					Distribution Total	<u><u>\$9,799.14</u></u>

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	2,127.07	
1310-0000	Replacement Reserve	1,250.00	
2404-0000	Open Credit Refund	319.45	
5220-0000	Building Maint. & Repairs	326.28	
5350-0000	Landscape - Other	427.23	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	137.39	
5520-0000	Water	516.00	
5530-0000	Sewer	176.05	
5532-0000	Metro - Redmond	435.03	
5535-0000	Irrigation	933.25	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	117.67	
5711-0000	Management Fee	1,279.01	
5770-0000	Reserve Study	835.00	
0110-0000	Checking		9,799.14
		<u>9,799.14</u>	<u>9,799.14</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	(71.47)	(57.97)			(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	Zeng, Xiaohua	0.00	(319.45)	(319.45)			
CURR	6102	Baumgarten, Alex Clark	0.00	(104.75)		(104.75)		
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	(1,633.72)	(428.94)	(428.94)	(428.94)	(346.90)
Property Totals			0.00	(3,761.25)	(1,076.79)	(1,061.74)	(428.94)	(1,193.78)