

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$2,171.44
Prepayments		\$971.04	
Homeowner Assessments		8,131.59	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>9,102.63</u>	
Operating Expenses		(7,475.20)	
Transfer to Replacement Reserve		(1,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(8,725.20)</u>	
ENDING BALANCE			<u>\$2,548.87</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$111,482.84
Transfer from Operating Interest		\$1,250.00	
		42.54	
	Total Receipts	<u>1,292.54</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$112,775.38</u>

Balance Sheet
As of March 31, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	2,548.87
Accounts Receivable	115.90
Prepaid Insurance	5,201.23

Total Operating Accounts

7,866.00

Reserve Accounts

Replacement Reserve	112,775.38
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Total Reserve Accounts

112,775.38

Total Assets

120,641.38

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	2,869.88
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Total Operating Liabilities

2,869.88

Homeowner Equity

Excess of Rev over Exp	4,916.21
Retained Earnings	112,855.29

Total Homeowner Equity

117,771.50

Total Liability & Homeowners Equity

120,641.38

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending March 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	25,833	25,832	(1)
Transfer to Reserves	(1,250)	(1,250)	0	(3,750)	(3,750)	0
Total Operating Revenue	<u>7,361</u>	<u>7,361</u>	<u>0</u>	<u>22,083</u>	<u>22,082</u>	<u>(1)</u>
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	393	(197)	588	393	195
Window Cleaning	62	0	62	186	0	186
Landscape Contract	754	739	15	2,262	2,217	45
Landscape - Other	188	81	107	564	1,723	(1,159)
Alarm Monitoring	440	440	0	1,320	1,320	0
Pest Control	167	159	8	501	476	25
Fire Extinguisher Maint.	18	0	18	54	0	54
Fire Alarm Maintenance	440	0	440	1,320	0	1,320
Total Maintenance Exp.	<u>2,265</u>	<u>1,812</u>	<u>453</u>	<u>6,795</u>	<u>6,129</u>	<u>666</u>
Service/Utility Exp.						
Electricity	144	140	4	432	432	0
Water	494	418	76	1,482	1,322	160
Sewer	193	187	6	579	610	(31)
Metro - Redmond	458	464	(6)	1,374	1,562	(188)
Metro	83	0	83	249	0	249
Irrigation	413	92	321	1,239	277	962
Stormwater	321	321	0	963	963	0
Total Service/Utility Exp.	<u>2,106</u>	<u>1,622</u>	<u>484</u>	<u>6,318</u>	<u>5,166</u>	<u>1,152</u>
Administrative Exp.						
Office Expenses	117	109	8	351	337	14
Management Fee	1,279	1,279	0	3,837	3,775	62
Audit / Tax Return	115	1,380	(1,265)	345	1,380	(1,035)
Insurance	1,288	1,416	(128)	3,864	4,249	(385)
Reserve Study	192	0	192	576	0	576
Total Administrative Exp.	<u>2,991</u>	<u>4,184</u>	<u>(1,193)</u>	<u>8,973</u>	<u>9,741</u>	<u>(768)</u>

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending March 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	0	1	3	0	3
Total Tax & License	<u>1</u>	<u>0</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>3</u>
Total Operating Expenses	<u>7,363</u>	<u>7,618</u>	<u>(255)</u>	<u>22,089</u>	<u>21,036</u>	<u>1,053</u>
Operating Gain(Loss)	<u>(2)</u>	<u>(257)</u>	<u>(255)</u>	<u>(6)</u>	<u>1,046</u>	<u>1,052</u>
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	3,750	3,750	0
Interest Income - Reserve	58	43	(15)	174	121	(53)
Total Reserve Revenue	<u>1,308</u>	<u>1,293</u>	<u>(15)</u>	<u>3,924</u>	<u>3,871</u>	<u>(53)</u>
Reserve Expenses						
Major Maintenance Expense	833	0	833	2,499	0	2,499
Total Reserve Expenses	<u>833</u>	<u>0</u>	<u>833</u>	<u>2,499</u>	<u>0</u>	<u>2,499</u>
Reserve Gain(Loss)	<u>475</u>	<u>1,293</u>	<u>818</u>	<u>1,425</u>	<u>3,871</u>	<u>2,446</u>
Total Gain(Loss)	<u>473</u>	<u>1,036</u>	<u>563</u>	<u>1,419</u>	<u>4,917</u>	<u>3,498</u>

Date Range : 3/1/2013 To 3/31/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006868	03/01/2013	1KMM	Kappes Miller Management	01761	20130970	03/01/2013	1,279.01	0.00	1,279.01	1,279.01
006870	03/13/2013	1CIRE	City of Redmond Utility	01762	035782-000	03/08/2013	320.93	0.00	320.93	
				01763	024869-000	03/08/2013	92.25	0.00	92.25	
				01764	024287-000	03/08/2013	1,069.31	0.00	1,069.31	
Total for Check Number 006870							1,482.49	0.00	1,482.49	1,482.49
006871	03/13/2013	1INNS	Innovative Systems Tech, Inc.	01766	7816	03/08/2013	440.00	0.00	440.00	440.00
006872	03/13/2013	1KMM	Kappes Miller Management	01768	20131043	03/13/2013	37.02	0.00	37.02	37.02
006873	03/13/2013	1PAWR	Parkside @ Woodbridge	01736		03/01/2013	1,250.00	0.00	1,250.00	1,250.00
006874	03/13/2013	1PROG	ProGrass	01765	60440b	03/08/2013	739.13	0.00	739.13	739.13
006875	03/13/2013	1SPRA	Sprague	01767	2027135	03/12/2013	158.78	0.00	158.78	158.78
006876	03/27/2013	1JVAN	Joseph H. Vandal, CPA PS	01770	10592	03/19/2013	1,380.00	0.00	1,380.00	1,380.00
006877	03/27/2013	1KMM	Kappes Miller Management	01773	20131288	03/22/2013	59.00	0.00	59.00	
				01774	20131373	03/22/2013	12.71	0.00	12.71	
Total for Check Number 006877							71.71	0.00	71.71	71.71
006878	03/27/2013	1MEYB	Meyer Brothers	01771	wo-13-037	03/21/2013	393.38	0.00	393.38	393.38
006879	03/27/2013	1NORI	Northern Investors Co.	01692	37042	03/25/2013	1,273.07	0.00	1,273.07	1,273.07
006880	03/27/2013	1PROG	ProGrass	01775	208301	03/25/2013	80.70	0.00	80.70	80.70
006881	03/27/2013	1PSE	Puget Sound Energy	01769	046-552-769-5	03/19/2013	139.91	0.00	139.91	139.91
Cash Account 1 Totals							8,725.20	0.00	8,725.20	8,725.20
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,725.20	0.00	8,725.20	8,725.20

<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						
01692	1NORI - Northern Investors Co.	37042 insurance	37042	006879	\$1,273.07	\$1,273.07
1310-0000 Replacement Reserve						
01736	1PAWR - Parkside @ Woodbridge	reserve transfer		006873	\$1,250.00	\$1,250.00
5220-0000 Building Maint. & Repairs						
01771	1MEYB - Meyer Brothers	roof leak unit 107	wo-13-037	006878	\$393.38	\$393.38
5340-0000 Landscape Contract						
01765	1PROG - ProGrass	3/13 landsscaping	60440b	006874	\$739.13	\$739.13
5350-0000 Landscape - Other						
01775	1PROG - ProGrass	irrigation repair	208301	006880	\$80.70	\$80.70
5420-0000 Alarm Monitoring						
01766	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring 8 bldgs	7816	006871	\$440.00	\$440.00
5440-0000 Pest Control						
01767	1SPRA - Sprague	pest control	2027135	006875	\$158.78	\$158.78
5510-0000 Electricity						
01769	1PSE - Puget Sound Energy	2/7- 3/7 electricity	046-552-769-5	006881	\$139.91	\$139.91
5520-0000 Water						
01764	1CIRE - City of Redmond Utility	2/6-3/5 utility	024287-000	006870	\$418.20	\$418.20
5530-0000 Sewer						
01764	1CIRE - City of Redmond Utility	2/6-3/5 utility	024287-000	006870	\$186.90	\$186.90
5532-0000 Metro - Redmond						
01764	1CIRE - City of Redmond Utility	2/6-3/5 utility	024287-000	006870	\$464.21	\$464.21
5535-0000 Irrigation						
01763	1CIRE - City of Redmond Utility	2/6-3/5 irrigation	024869-000	006870	\$92.25	\$92.25
5537-0000 Stormwater						
01762	1CIRE - City of Redmond Utility	2/6-3/5 stormwater	035782-000	006870	\$320.93	\$320.93
5710-0000 Office Expenses						
01768	1KMM - Kappes Miller Management	2/13 bank analysis charges	20131043	006872	37.02	
01773	1KMM - Kappes Miller Management	postage/archive box storage/tax	20131288	006877	59.00	

<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>
01774 1KMM - Kappes Miller Management		copies/envelopes/tax	20131373	006877	\$12.71	\$108.73
5711-0000 Management Fee						
01761 1KMM - Kappes Miller Management		Management Fee - March 2013	20130970	006868	\$1,279.01	\$1,279.01
5740-0000 Audit / Tax Return						
01770 1JVAN - Joseph H. Vandal, CPA PS		2012 audit, tax return preparation	10592	006876	\$1,380.00	\$1,380.00
					Distribution Total	<u><u>\$8,725.20</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	
5220-0000	Building Maint. & Repairs	393.38	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	80.70	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	139.91	
5520-0000	Water	418.20	
5530-0000	Sewer	186.90	
5532-0000	Metro - Redmond	464.21	
5535-0000	Irrigation	92.25	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	108.73	
5711-0000	Management Fee	1,279.01	
5740-0000	Audit / Tax Return	1,380.00	
0110-0000	Checking		8,725.20
		<u>8,725.20</u>	<u>8,725.20</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)
Property Totals			<u>0.00</u>	<u>115.90</u>	<u>129.40</u>	<u>0.00</u>	<u>0.00</u>	<u>(13.50)</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	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	5105	Hernandez, Laura Y.	0.00	33.50	47.00			(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(63.77)	(63.77)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(117.27)	(117.27)			
CURR	8101	Firouzbakht, Reza	0.00	(1,480.90)	(428.94)	(428.94)	(428.94)	(194.08)
Property Totals			0.00	(2,753.98)	(841.64)	(428.94)	(428.94)	(1,054.46)