

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,041.16
Prepayments		\$2,384.32	
Homeowner Assessments		7,014.24	
Delinquent Letter Fee		0.00	
Late Fee		0.00	
Certified Letter Fee		0.00	
	Total Receipts	<u>9,398.56</u>	
Operating Expenses		(7,401.79)	
Transfer to Replacement Reserve		(1,250.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(8,651.79)</u>	
ENDING BALANCE			<u>\$4,787.93</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$114,067.29
Transfer from Operating Interest		\$1,250.00	
		43.85	
	Total Receipts	<u>1,293.85</u>	
Invoices Paid:			
None		0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$115,361.14</u>

**Balance Sheet**

**As of May 31, 2013**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	4,787.93
Accounts Receivable	82.40
Prepaid Insurance	4,914.83

**Total Operating Accounts**

9,785.16

**Reserve Accounts**

Replacement Reserve	115,361.14
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**Total Reserve Accounts**

115,361.14

**Total Assets**

125,146.30

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	4,149.83
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**Total Operating Liabilities**

4,149.83

**Homeowner Equity**

Excess of Rev over Exp	8,141.18
Retained Earnings	112,855.29

**Total Homeowner Equity**

120,996.47

**Total Liability & Homeowners Equity**

125,146.30

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending May 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	43,055	43,053	(2)
Transfer to Reserves	(1,250)	(1,250)	0	(6,250)	(6,250)	0
Late Fees & Fines	0	0	0	0	(20)	(20)
<b>Total Operating Revenue</b>	<b>7,361</b>	<b>7,361</b>	<b>0</b>	<b>36,805</b>	<b>36,783</b>	<b>(22)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	196	464	(268)	980	1,039	(59)
Window Cleaning	62	0	62	310	0	310
Landscape Contract	754	739	15	3,770	3,696	74
Landscape - Other	188	0	188	940	1,723	(783)
Alarm Monitoring	440	440	0	2,200	2,200	0
Pest Control	167	318	(151)	835	953	(118)
Fire Extinguisher Maint.	18	0	18	90	0	90
Fire Alarm Maintenance	440	0	440	2,200	0	2,200
<b>Total Maintenance Exp.</b>	<b>2,265</b>	<b>1,961</b>	<b>304</b>	<b>11,325</b>	<b>9,611</b>	<b>1,714</b>
<b>Service/Utility Exp.</b>						
Electricity	144	139	5	720	715	5
Water	494	492	2	2,470	2,232	238
Sewer	193	241	(48)	965	1,038	(73)
Metro - Redmond	458	650	(192)	2,290	2,682	(392)
Metro	83	0	83	415	495	(80)
Irrigation	413	92	321	2,065	502	1,563
Stormwater	321	321	0	1,605	1,605	0
<b>Total Service/Utility Exp.</b>	<b>2,106</b>	<b>1,935</b>	<b>171</b>	<b>10,530</b>	<b>9,269</b>	<b>1,261</b>
<b>Administrative Exp.</b>						
Office Expenses	117	119	(2)	585	590	(5)
Management Fee	1,279	1,279	0	6,395	6,333	62
Audit / Tax Return	115	0	115	575	1,380	(805)
Insurance	1,288	1,416	(128)	6,440	7,081	(641)
Reserve Study	192	835	(643)	960	835	125
<b>Total Administrative Exp.</b>	<b>2,991</b>	<b>3,649</b>	<b>(658)</b>	<b>14,955</b>	<b>16,219</b>	<b>(1,264)</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending May 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	5	0	5
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>5</u>	<u>0</u>	<u>5</u>
<b>Total Operating Expenses</b>	<u>7,363</u>	<u>7,545</u>	<u>(182)</u>	<u>36,815</u>	<u>35,099</u>	<u>1,716</u>
<b>Operating Gain(Loss)</b>	<u>(2)</u>	<u>(184)</u>	<u>(182)</u>	<u>(10)</u>	<u>1,684</u>	<u>1,694</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,250	1,250	0	6,250	6,250	0
Interest Income - Reserve	58	44	(14)	290	207	(83)
<b>Total Reserve Revenue</b>	<u>1,308</u>	<u>1,294</u>	<u>(14)</u>	<u>6,540</u>	<u>6,457</u>	<u>(83)</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	833	0	833	4,165	0	4,165
<b>Total Reserve Expenses</b>	<u>833</u>	<u>0</u>	<u>833</u>	<u>4,165</u>	<u>0</u>	<u>4,165</u>
<b>Reserve Gain(Loss)</b>	<u>475</u>	<u>1,294</u>	<u>819</u>	<u>2,375</u>	<u>6,457</u>	<u>4,082</u>
<b>Total Gain(Loss)</b>	<u>473</u>	<u>1,110</u>	<u>637</u>	<u>2,365</u>	<u>8,141</u>	<u>5,776</u>

Date Range : 5/1/2013 To 5/31/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006895	05/01/2013	1KMM	Kappes Miller Management	01800	20131969	05/01/2013	1,279.01	0.00	1,279.01	1,279.01
006896	05/06/2013	1ASSO	Association Reserves, LLC	01801	15035-3d	05/06/2013	835.00	0.00	835.00	835.00
006897	05/14/2013	1CIRE	City of Redmond Utility	01804	024869-000	05/09/2013	92.25	0.00	92.25	
				01805	024287-000	05/09/2013	1,382.74	0.00	1,382.74	
				01806	035782-000	05/13/2013	320.93	0.00	320.93	
<b>Total for Check Number 006897</b>							<b>1,795.92</b>	<b>0.00</b>	<b>1,795.92</b>	<b>1,795.92</b>
006898	05/14/2013	1INNS	Innovative Systems Tech, Inc.	01802	8083	05/09/2013	440.00	0.00	440.00	440.00
006899	05/14/2013	1KMM	Kappes Miller Management	01808	20132093	05/13/2013	38.33	0.00	38.33	38.33
006900	05/14/2013	1PAWR	Parkside @ Woodbridge	01738		05/01/2013	1,250.00	0.00	1,250.00	1,250.00
006901	05/14/2013	1PROG	ProGrass	01803	64367b	05/09/2013	739.13	0.00	739.13	739.13
006902	05/14/2013	1PSE	Puget Sound Energy	01809	5.8.13-10 inv	05/14/2013	139.20	0.00	139.20	139.20
006903	05/14/2013	1SPRA	Sprague	01807	2073551	05/13/2013	158.78	0.00	158.78	158.78
006904	05/29/2013	1CCS	Condominium Construction Services, LLC	01811	20121498	05/28/2013	463.72	0.00	463.72	463.72
006905	05/29/2013	1KMM	Kappes Miller Management	01812	20132354	05/28/2013	13.65	0.00	13.65	
				01813	20132270	05/28/2013	67.20	0.00	67.20	
<b>Total for Check Number 006905</b>							<b>80.85</b>	<b>0.00</b>	<b>80.85</b>	<b>80.85</b>
006906	05/29/2013	1NORI	Northern Investors Co.	01694	37042	05/25/2013	1,273.07	0.00	1,273.07	1,273.07
006907	05/29/2013	1SPRA	Sprague	01810	2079812	05/28/2013	158.78	0.00	158.78	158.78
<b>Cash Account 1 Totals</b>							<b>8,651.79</b>	<b>0.00</b>	<b>8,651.79</b>	<b>8,651.79</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>8,651.79</b>	<b>0.00</b>	<b>8,651.79</b>	<b>8,651.79</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>						
01694	1NORI - Northern Investors Co.	37042 insurance	37042	006906	\$1,273.07	\$1,273.07
<b>1310-0000 Replacement Reserve</b>						
01738	1PAWR - Parkside @ Woodbridge	reserve transfer		006900	\$1,250.00	\$1,250.00
<b>5220-0000 Building Maint. &amp; Repairs</b>						
01811	1CCS - Condominium Construction Servi	roof leak unit 107	20121498	006904	\$463.72	\$463.72
<b>5340-0000 Landscape Contract</b>						
01803	1PROG - ProGrass	landscaping	64367b	006901	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
01802	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	8083	006898	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
01807	1SPRA - Sprague	pest control	2073551	006903	158.78	
01810	1SPRA - Sprague	stinging insects	2079812	006907	\$158.78	\$317.56
<b>5510-0000 Electricity</b>						
01809	1PSE - Puget Sound Energy	4/9-5/7 electric 10 inv	5.8.13-10 inv	006902	\$139.20	\$139.20
<b>5520-0000 Water</b>						
01805	1CIRE - City of Redmond Utility	4/3-5/7 utility	024287-000	006897	\$491.70	\$491.70
<b>5530-0000 Sewer</b>						
01805	1CIRE - City of Redmond Utility	4/3-5/7 utility	024287-000	006897	\$241.15	\$241.15
<b>5532-0000 Metro - Redmond</b>						
01805	1CIRE - City of Redmond Utility	4/3-5/7 utility	024287-000	006897	\$649.89	\$649.89
<b>5535-0000 Irrigation</b>						
01804	1CIRE - City of Redmond Utility	3/19-4/24 irrigation	024869-000	006897	\$92.25	\$92.25
<b>5537-0000 Stormwater</b>						
01806	1CIRE - City of Redmond Utility	4/3-5/7 stromwater	035782-000	006897	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
01808	1KMM - Kappes Miller Management	4/13 bank analysis charges	20132093	006899	38.33	
01812	1KMM - Kappes Miller Management	copies/envelopes/tax	20132354	006905	13.65	
01813	1KMM - Kappes Miller Management	postage/archive box storage/tax	20132270	006905	\$67.20	\$119.18

<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>5711-0000 Management Fee</b>						
01800	1KMM - Kappes Miller Management	Management Fee - May 2013	20131969	006895	\$1,279.01	\$1,279.01
<b>5770-0000 Reserve Study</b>						
01801	1ASSO - Association Reserves, LLC	reserve study / 50% deposit	15035-3d	006896	\$835.00	\$835.00
					<b>Distribution Total</b>	<u><u>\$8,651.79</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	463.72	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	317.56	
5510-0000	Electricity	139.20	
5520-0000	Water	491.70	
5530-0000	Sewer	241.15	
5532-0000	Metro - Redmond	649.89	
5535-0000	Irrigation	92.25	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	119.18	
5711-0000	Management Fee	1,279.01	
5770-0000	Reserve Study	835.00	
0110-0000	Checking		8,651.79
		<u><u>8,651.79</u></u>	<u><u>8,651.79</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			
<b>Property Totals</b>			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	(54.89)	(41.39)			(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	0.00	27.00	(13.50)		(13.50)
CURR	6102	Baumgarten, Alex Clark	0.00	(419.90)	(419.90)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7106	Beck, Kyle	0.00	(906.05)	(756.00)	(150.05)		
CURR	8101	Firouzbakht, Reza	0.00	(1,582.78)	(428.94)	(428.94)	(428.94)	(295.96)
<b>Property Totals</b>			<u>0.00</u>	<u>(4,067.43)</u>	<u>(1,889.66)</u>	<u>(592.49)</u>	<u>(428.94)</u>	<u>(1,156.34)</u>