

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$1,247.99
	Prepayments	\$1,443.45	
	Homeowner Assessments	6,865.99	
	Delinquent Letter Fee	0.00	
	Reimbursement / Woodbridge	728.18	
	Total Receipts	<u>9,037.62</u>	
	Operating Expenses	(7,012.22)	
	Transfer to Replacement Reserve	(1,250.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(8,262.22)</u>	
ENDING BALANCE			<u><u>\$2,023.39</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$84,940.06
	Transfer from Operating Interest	\$1,250.00	
		29.05	
	Total Receipts	<u>1,279.05</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$86,219.11</u></u>

Balance Sheet
As of October 31, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	2,023.39
Accounts Receivable	1,748.12
Prepaid Insurance	5,620.77

Total Operating Accounts

9,392.28

Reserve Accounts

Replacement Reserve	86,219.11
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Total Reserve Accounts

86,219.11

Total Assets

95,611.39

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,882.42
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Total Operating Liabilities

3,882.42

Homeowner Equity

Excess of Rev over Exp	(21,126.32)
Retained Earnings	112,855.29

Total Homeowner Equity

91,728.97

Total Liability & Homeowners Equity

95,611.39

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending October 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	86,110	86,106	(4)
Transfer to Reserves	(1,250)	(1,250)	0	(12,500)	(12,500)	0
Late Fees & Fines	0	40	40	0	(13)	(13)
Total Operating Revenue	7,361	7,401	40	73,610	73,593	(17)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	0	196	1,960	1,934	26
Window Cleaning	62	0	62	620	0	620
Landscape Contract	754	739	15	7,540	7,391	149
Landscape - Other	188	(728)	916	1,880	2,478	(598)
Alarm Monitoring	440	440	0	4,400	4,400	0
Pest Control	167	0	167	1,670	1,429	241
Fire Extinguisher Maint.	18	0	18	180	220	(40)
Fire Alarm Maintenance	440	0	440	4,400	0	4,400
Total Maintenance Exp.	2,265	451	1,814	22,650	17,852	4,798
Service/Utility Exp.						
Electricity	144	146	(2)	1,440	1,424	16
Water	494	545	(51)	4,940	4,895	45
Sewer	193	188	5	1,930	1,960	(30)
Metro - Redmond	458	477	(19)	4,580	5,003	(423)
Metro	83	495	(412)	830	991	(161)
Irrigation	413	736	(323)	4,130	5,580	(1,450)
Stormwater	321	321	0	3,210	3,209	1
Total Service/Utility Exp.	2,106	2,908	(802)	21,060	23,062	(2,002)
Administrative Exp.						
Office Expenses	117	163	(46)	1,170	1,279	(109)
Management Fee	1,279	1,279	0	12,790	12,728	62
Audit / Tax Return	115	0	115	1,150	1,380	(230)
Insurance	1,288	1,500	(212)	12,880	14,052	(1,172)
Reserve Study	192	0	192	1,920	1,670	250
Total Administrative Exp.	2,991	2,942	49	29,910	31,109	(1,199)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending October 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	10	10	0
Total Tax & License	<u>1</u>	<u>0</u>	<u>1</u>	<u>10</u>	<u>10</u>	<u>0</u>
Total Operating Expenses	<u>7,363</u>	<u>6,301</u>	<u>1,062</u>	<u>73,630</u>	<u>72,033</u>	<u>1,597</u>
Operating Gain(Loss)	<u>(2)</u>	<u>1,100</u>	<u>1,102</u>	<u>(20)</u>	<u>1,560</u>	<u>1,580</u>
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	12,500	12,500	0
Interest Income - Reserve	58	29	(29)	580	386	(194)
Total Reserve Revenue	<u>1,308</u>	<u>1,279</u>	<u>(29)</u>	<u>13,080</u>	<u>12,886</u>	<u>(194)</u>
Reserve Expenses						
Major Maintenance Expense	833	0	833	8,330	35,571	(27,241)
Total Reserve Expenses	<u>833</u>	<u>0</u>	<u>833</u>	<u>8,330</u>	<u>35,571</u>	<u>(27,241)</u>
Reserve Gain(Loss)	<u>475</u>	<u>1,279</u>	<u>804</u>	<u>4,750</u>	<u>(22,685)</u>	<u>(27,435)</u>
Total Gain(Loss)	<u>473</u>	<u>2,379</u>	<u>1,906</u>	<u>4,730</u>	<u>(21,125)</u>	<u>(25,855)</u>

Date Range : 10/1/2013 To 10/31/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006954	10/01/2013	1KMM	Kappes Miller Management	01891	20134563	10/01/2013	1,279.01	0.00	1,279.01	1,279.01
006955	10/15/2013	1CIRE	City of Redmond Utility	01896	024869-000	10/08/2013	736.05	0.00	736.05	
				01897	024287-000	10/08/2013	1,210.72	0.00	1,210.72	
				01903	035782-000	10/15/2013	320.93	0.00	320.93	
				Total for Check Number 006955			2,267.70	0.00	2,267.70	2,267.70
006956	10/15/2013	1INNS	Innovative Systems Tech, Inc.	01894	8738	10/08/2013	440.00	0.00	440.00	440.00
006957	10/15/2013	1KINC	King County Treasury Division	01898	71016	10/08/2013	247.68	0.00	247.68	
				01899	69805	10/08/2013	247.68	0.00	247.68	
				Total for Check Number 006957			495.36	0.00	495.36	495.36
006958	10/15/2013	1KMM	Kappes Miller Management	01900	20134844	10/09/2013	89.00	0.00	89.00	
				01901	20134815	10/09/2013	50.90	0.00	50.90	
				Total for Check Number 006958			139.90	0.00	139.90	139.90
006959	10/15/2013	1NORI	Northern Investors Co.	01878		10/15/2013	1,434.68	0.00	1,434.68	1,434.68
006960	10/15/2013	1PAWR	Parkside @ Woodbridge	01743		10/01/2013	1,250.00	0.00	1,250.00	1,250.00
006961	10/15/2013	1PROG	ProGrass	01895	72570b	10/08/2013	739.13	0.00	739.13	739.13
006962	10/15/2013	1PSE	Puget Sound Energy	01902	10.7.13 - 10inv	10/11/2013	146.05	0.00	146.05	146.05
006963	10/29/2013	1KMM	Kappes Miller Management	01904	20134897	10/23/2013	38.56	0.00	38.56	
				01905	20135096	10/23/2013	16.45	0.00	16.45	
				01906	20135010	10/23/2013	15.38	0.00	15.38	
				Total for Check Number 006963			70.39	0.00	70.39	70.39
Cash Account 1 Totals							8,262.22	0.00	8,262.22	8,262.22
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,262.22	0.00	8,262.22	8,262.22

<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						
01878	1NORI - Northern Investors Co.	11041 insurance 9/30/14		006959	\$1,434.68	\$1,434.68
1310-0000 Replacement Reserve						
01743	1PAWR - Parkside @ Woodbridge	reserve transfer		006960	\$1,250.00	\$1,250.00
5340-0000 Landscape Contract						
01895	1PROG - ProGrass	10/13 landscaping	72570b	006961	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
01894	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	8738	006956	\$440.00	\$440.00
5510-0000 Electricity						
01902	1PSE - Puget Sound Energy	9/610/4 electric 10 inv	10.7.13 - 10inv	006962	\$146.05	\$146.05
5520-0000 Water						
01897	1CIRE - City of Redmond Utility	9/4-10/1 utility	024287-000	006955	\$544.80	\$544.80
5530-0000 Sewer						
01897	1CIRE - City of Redmond Utility	9/4-10/1 utility	024287-000	006955	\$188.45	\$188.45
5532-0000 Metro - Redmond						
01897	1CIRE - City of Redmond Utility	9/4-10/1 utility	024287-000	006955	\$477.47	\$477.47
5533-0000 Metro						
01898	1KINC - King County Treasury Division	4/1-9/30 sewage treatment	71016	006957	247.68	
01899	1KINC - King County Treasury Division	4/1-9/30 sewage treatment	69805	006957	\$247.68	\$495.36
5535-0000 Irrigation						
01896	1CIRE - City of Redmond Utility	9/4-10/1 water	024869-000	006955	\$736.05	\$736.05
5537-0000 Stormwater						
01903	1CIRE - City of Redmond Utility	9/4-10/1 stormwater	035782-000	006955	\$320.93	\$320.93
5710-0000 Office Expenses						
01900	1KMM - Kappes Miller Management	transfer fee 7104	20134844	006958	89.00	
01901	1KMM - Kappes Miller Management	archive box storage/tax	20134815	006958	50.90	
01904	1KMM - Kappes Miller Management	9/13 bank analysis charges	20134897	006963	38.56	
01905	1KMM - Kappes Miller Management	copies/envelopes/tax	20135096	006963	16.45	
01906	1KMM - Kappes Miller Management	postage	20135010	006963	\$15.38	\$210.29

<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>
5711-0000 Management Fee						
01891	1KMM - Kappes Miller Management	Management Fee - Oct 2013	20134563	006954	\$1,279.01	\$1,279.01
Distribution Total						\$8,262.22

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,434.68	
1310-0000	Replacement Reserve	1,250.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5510-0000	Electricity	146.05	
5520-0000	Water	544.80	
5530-0000	Sewer	188.45	
5532-0000	Metro - Redmond	477.47	
5533-0000	Metro	495.36	
5535-0000	Irrigation	736.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	210.29	
5711-0000	Management Fee	1,279.01	
0110-0000	Checking		8,262.22
		8,262.22	8,262.22

**Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 10/31/2013**

<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	4101	Narayanan, Venkatesan	0.00	391.45	391.45			
CURR	4102	Ro, Hyung Jin	0.00	82.40	82.40			
CURR	7104	Lui, Wenchange	0.00	1,274.27	424.09	850.18		
Property Totals			0.00	1,748.12	897.94	850.18	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	(137.79)	(124.29)			(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	4101	Narayanan, Venkatesan	0.00	391.45	391.45			
FORM	4101	Schonleitner, Eva	0.00	(33.50)		(33.50)		
CURR	4102	Ro, Hyung Jin	0.00	82.40	82.40			
CURR	6102	Baumgarten, Alex Clark	0.00	(159.39)	(159.39)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Lui, Wenchange	0.00	1,274.27	424.09	850.18		
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)	(150.05)		
CURR	8101	Firouzbakht, Reza	0.00	(1,837.48)	(428.94)	(428.94)	(428.94)	(550.66)
Property Totals			0.00	(2,134.30)	(545.51)	237.69	(428.94)	(1,397.54)