

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$5,674.76
	Prepayments	\$1,446.71	
	Homeowner Assessments	7,281.12	
	Delinquent Letter Fee	0.00	
	Late Fee	0.00	
	Total Receipts	<u>8,727.83</u>	
	Operating Expenses	(11,904.60)	
	Transfer to Replacement Reserve	(1,250.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(13,154.60)</u>	
ENDING BALANCE			<u><u>\$1,247.99</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$101,441.66
	Transfer from Operating Interest	\$1,250.00	
		33.94	
	Total Receipts	<u>1,283.94</u>	
	Invoices Paid:		
	Vera Painting	(17,785.54)	
	Total Disbursements	<u>(17,785.54)</u>	
ENDING BALANCE			<u><u>\$84,940.06</u></u>

Balance Sheet

As of September 30, 2013

ASSETS

Current Assets

Operating Accounts

Checking Account	1,247.99
Accounts Receivable	1,312.31
Prepaid Insurance	5,685.84

Total Operating Accounts		8,246.14
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Reserve Accounts

Replacement Reserve	84,940.06
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Total Reserve Accounts		84,940.06
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Total Assets		93,186.20
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LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	3,834.74
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Total Operating Liabilities		3,834.74
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Homeowner Equity

Excess of Rev over Exp	(23,503.83)
Retained Earnings	112,855.29

Total Homeowner Equity		89,351.46
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Total Liability & Homeowners Equity		93,186.20
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Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending September 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	77,499	77,495	(4)
Transfer to Reserves	(1,250)	(1,250)	0	(11,250)	(11,250)	0
Late Fees & Fines	0	(34)	(34)	0	(54)	(54)
Total Operating Revenue	7,361	7,327	(34)	66,249	66,191	(58)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	196	0	196	1,764	1,934	(170)
Window Cleaning	62	0	62	558	0	558
Landscape Contract	754	739	15	6,786	6,652	134
Landscape - Other	188	991	(803)	1,692	3,206	(1,514)
Alarm Monitoring	440	440	0	3,960	3,960	0
Pest Control	167	159	8	1,503	1,429	74
Fire Extinguisher Maint.	18	220	(202)	162	220	(58)
Fire Alarm Maintenance	440	0	440	3,960	0	3,960
Total Maintenance Exp.	2,265	2,549	(284)	20,385	17,401	2,984
Service/Utility Exp.						
Electricity	144	143	1	1,296	1,278	18
Water	494	480	14	4,446	4,350	96
Sewer	193	164	29	1,737	1,772	(35)
Metro - Redmond	458	403	55	4,122	4,525	(403)
Metro	83	0	83	747	495	252
Irrigation	413	1,009	(596)	3,717	4,844	(1,127)
Stormwater	321	321	0	2,889	2,888	1
Total Service/Utility Exp.	2,106	2,520	(414)	18,954	20,152	(1,198)
Administrative Exp.						
Office Expenses	117	32	85	1,053	1,115	(62)
Management Fee	1,279	1,279	0	11,511	11,449	62
Audit / Tax Return	115	0	115	1,035	1,380	(345)
Insurance	1,288	1,289	(1)	11,592	12,552	(960)
Reserve Study	192	0	192	1,728	1,670	58
Total Administrative Exp.	2,991	2,600	391	26,919	28,166	(1,247)
Tax & License						
Licenses & Permits	1	0	1	9	10	(1)
Total Tax & License	1	0	1	9	10	(1)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2013 Through December 31, 2013

For the Month Ending September 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	7,669	(306)	66,267	65,729	538
Operating Gain(Loss)	(2)	(342)	(340)	(18)	462	480
Reserve Revenue						
Major Maintenance Assess	1,250	1,250	0	11,250	11,250	0
Interest Income - Reserve	58	34	(24)	522	357	(165)
Total Reserve Revenue	1,308	1,284	(24)	11,772	11,607	(165)
Reserve Expenses						
Major Maintenance Expense	833	17,786	(16,953)	7,497	35,571	(28,074)
Total Reserve Expenses	833	17,786	(16,953)	7,497	35,571	(28,074)
Reserve Gain(Loss)	475	(16,502)	(16,977)	4,275	(23,964)	(28,239)
Total Gain(Loss)	473	(16,844)	(17,317)	4,257	(23,502)	(27,759)

Date Range : 9/1/2013 To 9/30/2013 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006941	09/01/2013	1KMM	Kappes Miller Management	01864	20134195	09/01/2013	1,279.01	0.00	1,279.01	1,279.01
006942	09/12/2013	1CIRE	City of Redmond Utility	01865	024869-000	09/06/2013	1,008.65	0.00	1,008.65	
				01866	035782-000	09/06/2013	320.93	0.00	320.93	
				01868	024287-000	09/06/2013	1,046.86	0.00	1,046.86	
Total for Check Number 006942							2,376.44	0.00	2,376.44	2,376.44
006943	09/12/2013	1EVAS	Eva Schoenleitner	01869		09/09/2013	381.45	0.00	381.45	
				01870		09/09/2013	381.45	0.00	381.45	
Total for Check Number 006943							762.90	0.00	762.90	762.90
006944	09/12/2013	1INNS	Innovative Systems Tech, Inc.	01871	8571	09/09/2013	440.00	0.00	440.00	440.00
006945	09/12/2013	1KMM	Kappes Miller Management	01873	20134355	09/10/2013	50.90	0.00	50.90	50.90
006946	09/12/2013	1PAWR	Parkside @ Woodbridge	01742		09/01/2013	1,250.00	0.00	1,250.00	1,250.00
006947	09/12/2013	1PROG	ProGrass	01867	241300	09/06/2013	990.98	0.00	990.98	
				01874	71216b	09/10/2013	739.13	0.00	739.13	
Total for Check Number 006947							1,730.11	0.00	1,730.11	1,730.11
006948	09/12/2013	1SPRA	Sprague	01872	2141279	09/10/2013	158.78	0.00	158.78	158.78
006949	09/20/2013	1LOVW	Lovsted-Worthington LLC	01877	11041	09/20/2013	4,231.00	0.00	4,231.00	4,231.00
006950	09/27/2013	1AAAF	AAA Fire & Safety, Inc.	01893	109793	09/26/2013	220.10	0.00	220.10	220.10
006951	09/27/2013	1KMM	Kappes Miller Management	01887	20134454	09/24/2013	39.97	0.00	39.97	
				01888	20134546	09/24/2013	13.65	0.00	13.65	
				01889	20134628	09/24/2013	16.76	0.00	16.76	
Total for Check Number 006951							70.38	0.00	70.38	70.38
006952	09/27/2013	1LOVW	Lovsted-Worthington LLC	01890	70582	09/25/2013	442.00	0.00	442.00	442.00
006953	09/27/2013	1PSE	Puget Sound Energy	01876	9/6/13-10inv	09/17/2013	142.98	0.00	142.98	142.98
Cash Account 1 Totals							13,154.60	0.00	13,154.60	13,154.60
000012	09/12/2013	1VERP	Vera Painting	01875	899	09/11/2013	17,785.54	0.00	17,785.54	17,785.54
Cash Account 3 Totals							17,785.54	0.00	17,785.54	17,785.54
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							30,940.14	0.00	30,940.14	30,940.14

<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						
01877	1LOVW - Lovsted-Worthington LLC	insurance 9/30/2014	11041	006949	4,231.00	
01890	1LOVW - Lovsted-Worthington LLC	crime sheild insurance 10/14/2014	70582	006952	\$442.00	\$4,673.00
1310-0000 Replacement Reserve						
01742	1PAWR - Parkside @ Woodbridge	reserve transfer		006946	\$1,250.00	\$1,250.00
2404-0000 Open Credit Refund						
01869	1EVAS - Eva Schoenleitner	Open Credit Refund		006943	381.45	
01870	1EVAS - Eva Schoenleitner	Open Credit Refund		006943	\$381.45	\$762.90
5340-0000 Landscape Contract						
01874	1PROG - ProGrass	9/13 landscaping	71216b	006947	\$739.13	\$739.13
5350-0000 Landscape - Other						
01867	1PROG - ProGrass	install soil and sod;rake out lawn,reseed	241300	006947	\$990.98	\$990.98
5420-0000 Alarm Monitoring						
01871	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	8571	006944	\$440.00	\$440.00
5440-0000 Pest Control						
01872	1SPRA - Sprague	pest control	2141279	006948	\$158.78	\$158.78
5445-0000 Fire Extinguisher Maint.						
01893	1AAAF - AAA Fire & Safety, Inc.	fire extinguisher sservice	109793	006950	\$220.10	\$220.10
5510-0000 Electricity						
01876	1PSE - Puget Sound Energy	8/7-9/5 electric 10inv	9/6/13-10inv	006953	\$142.98	\$142.98
5520-0000 Water						
01868	1CIRE - City of Redmond Utility	8/7-9/3 utility	024287-000	006942	\$480.00	\$480.00
5530-0000 Sewer						
01868	1CIRE - City of Redmond Utility	8/7-9/3 utility	024287-000	006942	\$163.65	\$163.65
5532-0000 Metro - Redmond						
01868	1CIRE - City of Redmond Utility	8/7-9/3 utility	024287-000	006942	\$403.21	\$403.21
5535-0000 Irrigation						
01865	1CIRE - City of Redmond Utility	8/7-9/3 irrigation	024869-000	006942	\$1,008.65	\$1,008.65
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>
01866	1CIRE - City of Redmond Utility	8/7-9/3 stormwater	035782-000	006942	\$320.93	\$320.93
5710-0000 Office Expenses						
01873	1KMM - Kappes Miller Management	archive box storage/tax	20134355	006945	50.90	
01887	1KMM - Kappes Miller Management	8/13 bank analysis charges	20134454	006951	39.97	
01888	1KMM - Kappes Miller Management	copies/envelopes/tax	20134546	006951	13.65	
01889	1KMM - Kappes Miller Management	postage	20134628	006951	\$16.76	\$121.28
5711-0000 Management Fee						
01864	1KMM - Kappes Miller Management	Management Fee - September 2013	20134195	006941	\$1,279.01	\$1,279.01
7110-0000 Major Maintenance Expense						
01875	1VERP - Vera Painting	remaining balance on painting project	899	000012	\$17,785.54	\$17,785.54
					Distribution Total	\$30,940.14

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	4,673.00	
1310-0000	Replacement Reserve	1,250.00	
2404-0000	Open Credit Refund	762.90	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	990.98	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5445-0000	Fire Extinguisher Maint.	220.10	
5510-0000	Electricity	142.98	
5520-0000	Water	480.00	
5530-0000	Sewer	163.65	
5532-0000	Metro - Redmond	403.21	
5535-0000	Irrigation	1,008.65	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	121.28	
5711-0000	Management Fee	1,279.01	
7110-0000	Major Maintenance Expense	17,785.54	
0110-0000	Checking		13,154.60
1310-0000	Replacement		17,785.54

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
		<u>30,940.14</u>	<u>30,940.14</u>

Parkside At Woodbridge
Delinquency / Aging Report
(Summarized)
as of 09/30/2013

<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	1109	Chikulaev, Pavel	0.00	379.73	379.73			
CURR	4102	Ro, Hyung Jin	0.00	82.40	82.40			
CURR	7104	Lui, Wenchange	0.00	850.18	850.18			
Property Totals			0.00	1,312.31	1,312.31	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	(121.21)	(107.71)			(13.50)
CURR	1109	Chikulaev, Pavel	0.00	379.73	379.73			
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	(33.50)	(33.50)			
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	(145.73)	(145.73)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Lui, Wenchange	0.00	850.18	850.18			
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)	(150.05)		
CURR	8101	Firouzbakht, Reza	0.00	(1,786.54)	(428.94)	(428.94)	(428.94)	(499.72)
Property Totals			<u>0.00</u>	<u>(2,522.43)</u>	<u>(167.90)</u>	<u>(578.99)</u>	<u>(428.94)</u>	<u>(1,346.60)</u>