

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,069.42
Prepayments		\$3,427.38	
Homeowner Assessments		7,972.44	
Late Fees & Fines		43.50	
Questionnaire Fee		0.00	
	Total Receipts	<u>11,443.32</u>	
Operating Expenses		(10,181.77)	
Transfer to Replacement Reserve		(1,321.00)	
Transfer to Insurance Reserve		0.00	
	Total Disbursements	<u>(11,502.77)</u>	
ENDING BALANCE			<u>\$4,009.97</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$92,828.06
Transfer from Operating		\$1,321.00	
Interest		30.54	
	Total Receipts	<u>1,351.54</u>	
Invoices Paid:			
Belfor Property Restoration		(9,999.72)	
Condominium Construction Services		(1,313.97)	
Pacific Partners Insulation North		(2,694.90)	
Wheeler Painting, Inc.		(1,240.00)	
	Total Disbursements	<u>(15,248.59)</u>	
ENDING BALANCE			<u>\$78,931.01</u>

Balance Sheet

As of April 30, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	4,009.97
Accounts Receivable	0.39
Prepaid Insurance	6,127.32

Total Operating Accounts

10,137.68

Reserve Accounts

Replacement Reserve	78,931.01
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Total Reserve Accounts

78,931.01

Total Assets

89,068.69

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	6,431.35
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Total Operating Liabilities

6,431.35

Homeowner Equity

Excess of Rev over Exp	(7,834.76)
Retained Earnings	90,472.10

Total Homeowner Equity

82,637.34

Total Liability & Homeowners Equity

89,068.69

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending April 30, 2014

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	34,444	34,442	(2)
Transfer to Reserves	(1,321)	(1,321)	0	(5,284)	(5,284)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,290	7,290	0	29,160	29,118	(42)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	0	217	868	1,375	(507)
Gutter Cleaning	115	0	115	460	0	460
Window Cleaning	62	0	62	248	0	248
Landscape Contract	761	739	22	3,044	2,957	87
Landscape - Other	292	0	292	1,168	203	965
Alarm Monitoring	440	440	0	1,760	1,760	0
Pest Control	167	0	167	668	476	192
Fire Extinguisher Maint.	18	0	18	72	0	72
Fire Alarm Maintenance	113	0	113	452	0	452
Total Maintenance Exp.	2,185	1,179	1,006	8,740	6,771	1,969
Service/Utility Exp.						
Electricity	146	156	(10)	584	624	(40)
Water	493	395	98	1,972	1,668	304
Sewer	205	176	29	820	754	66
Metro - Redmond	503	422	81	2,012	1,814	198
Metro	83	495	(412)	332	495	(163)
Irrigation	392	94	298	1,568	376	1,192
Stormwater	321	321	0	1,284	1,284	0
Total Service/Utility Exp.	2,143	2,059	84	8,572	7,015	1,557
Administrative Exp.						
Office Expenses	117	147	(30)	468	711	(243)
Management Fee	1,300	1,311	(11)	5,200	5,172	28
Audit / Tax Return	117	1,440	(1,323)	468	1,440	(972)
Insurance	1,429	1,500	(71)	5,716	5,999	(283)
Total Administrative Exp.	2,963	4,398	(1,435)	11,852	13,322	(1,470)
Tax & License						
Licenses & Permits	1	0	1	4	0	4
Total Tax & License	1	0	1	4	0	4

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending April 30, 2014

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	7,292	7,636	(344)	29,168	27,108	2,060
Operating Gain(Loss)	(2)	(346)	(344)	(8)	2,010	2,018
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	5,284	5,284	0
Interest Income - Reserve	42	31	(11)	168	119	(49)
Total Reserve Revenue	1,363	1,352	(11)	5,452	5,403	(49)
Reserve Expenses						
Major Maintenance Expense	417	15,249	(14,832)	1,668	15,249	(13,581)
Total Reserve Expenses	417	15,249	(14,832)	1,668	15,249	(13,581)
Reserve Gain(Loss)	946	(13,897)	(14,843)	3,784	(9,846)	(13,630)
Total Gain(Loss)	944	(14,243)	(15,187)	3,776	(7,836)	(11,612)

Date Range : 4/1/2014 To 4/30/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007021	04/01/2014	1KMM	Kappes Miller Management	02007	20141889	04/01/2014	1,310.93	0.00	1,310.93	1,310.93
007022	04/14/2014	1CIRE	City of Redmond Utility	02008	024287-000	04/02/2014	993.02	0.00	993.02	
				02009	024869-000	04/02/2014	94.05	0.00	94.05	
				02010	035782-000	04/02/2014	320.93	0.00	320.93	
				Total for Check Number 007022			1,408.00	0.00	1,408.00	1,408.00
007023	04/14/2014	1FIRU	Reza Firouzbakht	02016		04/11/2014	427.36	0.00	427.36	
				02017		04/11/2014	428.94	0.00	428.94	
				02018		04/11/2014	428.94	0.00	428.94	
				02019		04/11/2014	428.94	0.00	428.94	
				Total for Check Number 007023			1,714.18	0.00	1,714.18	1,714.18
007024	04/14/2014	1INNS	Innovative Systems Tech, Inc.	02013	9524	04/11/2014	440.00	0.00	440.00	440.00
007025	04/14/2014	1JVAN	Joseph H. Vandal, CPA PS	02015	11588	04/11/2014	1,440.00	0.00	1,440.00	1,440.00
007026	04/14/2014	1KINC	King County Treasury Division	02011	1888318	04/11/2014	247.68	0.00	247.68	
				02012	1918142	04/11/2014	247.68	0.00	247.68	
				Total for Check Number 007026			495.36	0.00	495.36	495.36
007027	04/14/2014	1KMM	Kappes Miller Management	02020	20142073	04/11/2014	25.84	0.00	25.84	
				02021	20141998	04/11/2014	50.75	0.00	50.75	
				Total for Check Number 007027			76.59	0.00	76.59	76.59
007028	04/14/2014	1NORI	Northern Investors Co.	01884		04/15/2014	1,434.67	0.00	1,434.67	1,434.67
007029	04/14/2014	1PAWR	Parkside @ Woodbridge	01967		04/01/2014	1,321.00	0.00	1,321.00	1,321.00
007030	04/14/2014	1PROG	ProGrass	02014	81307b	04/11/2014	739.13	0.00	739.13	739.13
007031	04/14/2014	1PSE	Puget Sound Energy	02024	4.8.14-10 inv	04/14/2014	155.90	0.00	155.90	155.90
007032	04/29/2014	1KMM	Kappes Miller Management	02031	20142361	04/28/2014	15.44	0.00	15.44	
				02032	20142276	04/28/2014	15.13	0.00	15.13	
				02033	20142160	04/28/2014	39.44	0.00	39.44	
				Total for Check Number 007032			70.01	0.00	70.01	70.01
007033	04/29/2014	1LOVW	Lovsted-Worthington LLC	02030	72949	04/28/2014	897.00	0.00	897.00	897.00
Cash Account 1 Totals							11,502.77	0.00	11,502.77	11,502.77
000013	04/14/2014	1BELF	Belfor Property Restoration	02023	02367 F	04/11/2014	9,999.72	0.00	9,999.72	9,999.72
000014	04/14/2014	1CCS	Condominium Construction Services, LLC	02022	20140157	04/11/2014	1,313.97	0.00	1,313.97	1,313.97
000015	04/29/2014	1PAPI	Pacific Partners Insulation North, a BDI Co.	02027	46858	04/15/2014	2,694.90	0.00	2,694.90	2,694.90
000016	04/29/2014	1WHEP	Wheeler Painting, Inc.	02026	130114	04/15/2014	1,240.00	0.00	1,240.00	1,240.00
Cash Account 3 Totals							15,248.59	0.00	15,248.59	15,248.59
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							26,751.36	0.00	26,751.36	26,751.36

<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						
01884	1NORI - Northern Investors Co.	11041 insurance 9/30/14		007028	1,434.67	
02030	1LOVW - Lovsted-Worthington LLC	d&o insurance 6/22/15	72949	007033	\$897.00	\$2,331.67
1310-0000 Replacement Reserve						
01967	1PAWR - Parkside @ Woodbridge	reserve transfer		007029	\$1,321.00	\$1,321.00
2404-0000 Open Credit Refund						
02016	1FIRU - Reza Firouzbakht	Open Credit Refund		007023	427.36	
02017	1FIRU - Reza Firouzbakht	Open Credit Refund		007023	428.94	
02018	1FIRU - Reza Firouzbakht	Open Credit Refund		007023	428.94	
02019	1FIRU - Reza Firouzbakht	Open Credit Refund		007023	\$428.94	\$1,714.18
5340-0000 Landscape Contract						
02014	1PROG - ProGrass	4/14 landscaping	81307b	007030	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02013	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9524	007024	\$440.00	\$440.00
5510-0000 Electricity						
02024	1PSE - Puget Sound Energy	3/8-4/7 electric 10inv	4.8.14-10 inv	007031	\$155.90	\$155.90
5520-0000 Water						
02008	1CIRE - City of Redmond Utility	3/5-4/1 utility	024287-000	007022	\$394.85	\$394.85
5530-0000 Sewer						
02008	1CIRE - City of Redmond Utility	3/5-4/1 utility	024287-000	007022	\$176.40	\$176.40
5532-0000 Metro - Redmond						
02008	1CIRE - City of Redmond Utility	3/5-4/1 utility	024287-000	007022	\$421.77	\$421.77
5533-0000 Metro						
02011	1KINC - King County Treasury Division	10/1/13-3/31/14 sewage treatment	1888318	007026	247.68	
02012	1KINC - King County Treasury Division	10/1/13-3/31/14 sewage treatment	1918142	007026	\$247.68	\$495.36
5535-0000 Irrigation						
02009	1CIRE - City of Redmond Utility	3/5-4/1 irrigation	024869-000	007022	\$94.05	\$94.05
5537-0000 Stormwater						
02010	1CIRE - City of Redmond Utility	3/5-4/1 stormwater	035782-000	007022	\$320.93	\$320.93

<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>
5710-0000 Office Expenses						
02020	1KMM - Kappes Miller Management	delinq.letter fee #8103/tax	20142073	007027	25.84	
02021	1KMM - Kappes Miller Management	archive box storage/tax	20141998	007027	50.75	
02031	1KMM - Kappes Miller Management	postage	20142361	007032	15.44	
02032	1KMM - Kappes Miller Management	copies/envelopes/tax	20142276	007032	15.13	
02033	1KMM - Kappes Miller Management	3/14 bank analysis charges	20142160	007032	\$39.44	\$146.60
5711-0000 Management Fee						
02007	1KMM - Kappes Miller Management	Management Fee - April 2014	20141889	007021	\$1,310.93	\$1,310.93
5740-0000 Audit / Tax Return						
02015	1JVAN - Joseph H. Vandal, CPA PS	2013 audit	11588	007025	\$1,440.00	\$1,440.00
7110-0000 Major Maintenance Expense						
02022	1CCS - Condominium Construction Servi	attic mold remediation # 102	20140157	000014	1,313.97	
02023	1BELF - Belfor Property Restoration	#102 mold remediation	02367 F	000013	9,999.72	
02026	1WHEP - Wheeler Painting, Inc.	seal open framing for odor control & mold in att	130114	000016	1,240.00	
02027	1PAPI - Pacific Partners Insulation North,	complete blow insulation	46858	000015	\$2,694.90	\$15,248.59
					Distribution Total	\$26,751.36

Account Summary

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	2,331.67	
1310-0000	Replacement Reserve	1,321.00	
2404-0000	Open Credit Refund	1,714.18	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5510-0000	Electricity	155.90	
5520-0000	Water	394.85	
5530-0000	Sewer	176.40	
5532-0000	Metro - Redmond	421.77	
5533-0000	Metro	495.36	
5535-0000	Irrigation	94.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	146.60	
5711-0000	Management Fee	1,310.93	

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
5740-0000	Audit / Tax Return	1,440.00	
7110-0000	Major Maintenance Expense	15,248.59	
0110-0000	Checking		11,502.77
1310-0000	Replacement		15,248.59
		<u>26,751.36</u>	<u>26,751.36</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	1109	Chikulaev, Pavel	0.00	0.39				0.39
Property Totals			0.00	0.39	0.00	0.00	0.00	0.39

<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	(237.27)	(223.77)			(13.50)
CURR	1109	Chikulaev, Pavel	0.00	0.39				0.39
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	0.00				
FORM	4101	Schonleitner, Eva	0.00	(33.50)				(33.50)
CURR	5104	Lu, Zheng	0.00	(380.59)	(380.59)			
FORM	5104	Bansal, Atin	0.00	(380.59)	(380.59)			
CURR	6102	Baumgarten, Alex Clark	0.00	(570.16)	(570.16)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Liu, Wenchang	0.00	0.00	47.00			(47.00)
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)	(150.05)		
CURR	8101	Agarwal, Abhishek	0.00	(756.00)	(756.00)			
FORM	8101	Firouzbakht, Reza	0.00	(428.94)	(428.94)			
CURR	8102	Nagaraj	0.00	(1,592.95)				(1,592.95)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	(337.09)	(337.09)			
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			<u>0.00</u>	<u>(6,430.96)</u>	<u>(3,760.97)</u>	<u>(150.05)</u>	<u>0.00</u>	<u>(2,519.94)</u>