

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,308.51
	Prepayments	\$1,350.38	
	Homeowner Assessments	5,932.79	
	Late Fees & Fines	0.00	
	Questionnaire Fee	0.00	
	Total Receipts	<u>7,283.17</u>	
	Operating Expenses	(5,936.28)	
	Transfer to Replacement Reserve	(1,321.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(7,257.28)</u>	
ENDING BALANCE			<u><u>\$4,334.40</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$90,127.17
	Transfer from Operating	\$1,321.00	
	Interest	27.72	
	Total Receipts	<u>1,348.72</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$91,475.89</u></u>

**Balance Sheet**

**As of February 28, 2014**

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	4,334.40
Accounts Receivable	843.97
Prepaid Insurance	5,360.48

**Total Operating Accounts**

10,538.85

**Reserve Accounts**

Replacement Reserve	91,475.89
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**Total Reserve Accounts**

91,475.89

**Total Assets**

102,014.74

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	6,437.27
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**Total Operating Liabilities**

6,437.27

**Homeowner Equity**

Excess of Rev over Exp	5,105.37
Retained Earnings	90,472.10

**Total Homeowner Equity**

95,577.47

**Total Liability & Homeowners Equity**

102,014.74

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending February 28, 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>
<b>Operating Revenue</b>						
Homeowner Assessment	8,611	8,611	0	17,222	17,221	(1)
Transfer to Reserves	(1,321)	(1,321)	0	(2,642)	(2,642)	0
Late Fees & Fines	0	0	0	0	(60)	(60)
<b>Total Operating Revenue</b>	<b>7,290</b>	<b>7,290</b>	<b>0</b>	<b>14,580</b>	<b>14,519</b>	<b>(61)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	217	0	217	434	105	329
Gutter Cleaning	115	0	115	230	0	230
Window Cleaning	62	0	62	124	0	124
Landscape Contract	761	739	22	1,522	1,478	44
Landscape - Other	292	0	292	584	203	381
Alarm Monitoring	440	440	0	880	880	0
Pest Control	167	159	8	334	318	16
Fire Extinguisher Maint.	18	0	18	36	0	36
Fire Alarm Maintenance	113	0	113	226	0	226
<b>Total Maintenance Exp.</b>	<b>2,185</b>	<b>1,338</b>	<b>847</b>	<b>4,370</b>	<b>2,984</b>	<b>1,386</b>
<b>Service/Utility Exp.</b>						
Electricity	146	154	(8)	292	314	(22)
Water	493	449	44	986	833	153
Sewer	205	210	(5)	410	374	36
Metro - Redmond	503	520	(17)	1,006	897	109
Metro	83	0	83	166	0	166
Irrigation	392	94	298	784	188	596
Stormwater	321	321	0	642	642	0
<b>Total Service/Utility Exp.</b>	<b>2,143</b>	<b>1,748</b>	<b>395</b>	<b>4,286</b>	<b>3,248</b>	<b>1,038</b>
<b>Administrative Exp.</b>						
Office Expenses	117	141	(24)	234	333	(99)
Management Fee	1,300	1,275	25	2,600	2,550	50
Audit / Tax Return	117	0	117	234	0	234
Insurance	1,429	1,500	(71)	2,858	3,000	(142)
<b>Total Administrative Exp.</b>	<b>2,963</b>	<b>2,916</b>	<b>47</b>	<b>5,926</b>	<b>5,883</b>	<b>43</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending February 28, 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>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	2	0	2
<b>Total Tax &amp; License</b>	<u>1</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>2</u>
<b>Total Operating Expenses</b>	<u>7,292</u>	<u>6,002</u>	<u>1,290</u>	<u>14,584</u>	<u>12,115</u>	<u>2,469</u>
<b>Operating Gain(Loss)</b>	<u>(2)</u>	<u>1,288</u>	<u>1,290</u>	<u>(4)</u>	<u>2,404</u>	<u>2,408</u>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	2,642	2,642	0
Interest Income - Reserve	42	28	(14)	84	57	(27)
<b>Total Reserve Revenue</b>	<u>1,363</u>	<u>1,349</u>	<u>(14)</u>	<u>2,726</u>	<u>2,699</u>	<u>(27)</u>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	834	0	834
<b>Total Reserve Expenses</b>	<u>417</u>	<u>0</u>	<u>417</u>	<u>834</u>	<u>0</u>	<u>834</u>
<b>Reserve Gain(Loss)</b>	<u>946</u>	<u>1,349</u>	<u>403</u>	<u>1,892</u>	<u>2,699</u>	<u>807</u>
<b>Total Gain(Loss)</b>	<u>944</u>	<u>2,637</u>	<u>1,693</u>	<u>1,888</u>	<u>5,103</u>	<u>3,215</u>

Date Range : 2/1/2014 To 2/28/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006998	02/01/2014	1KMM	Kappes Miller Management	01976	20140657	02/01/2014	1,275.24	0.00	1,275.24	1,275.24
006999	02/13/2014	1CIRE	City of Redmond Utility	01977	035782-000	02/10/2014	320.93	0.00	320.93	
				01978	024869-000	02/10/2014	94.05	0.00	94.05	
				01980	024287-000	02/10/2014	1,178.52	0.00	1,178.52	
				<b>Total for Check Number 006999</b>			1,593.50	0.00	1,593.50	1,593.50
007000	02/13/2014	1INNS	Innovative Systems Tech, Inc.	01984	9274	02/12/2014	440.00	0.00	440.00	440.00
007001	02/13/2014	1KMM	Kappes Miller Management	01982	20140864	02/11/2014	11.82	0.00	11.82	
				01983	20140766	02/11/2014	50.75	0.00	50.75	
				<b>Total for Check Number 007001</b>			62.57	0.00	62.57	62.57
007002	02/13/2014	1NORI	Northern Investors Co.	01882		02/15/2014	1,434.67	0.00	1,434.67	1,434.67
007003	02/13/2014	1PAWR	Parkside @ Woodbridge	01965		02/01/2014	1,321.00	0.00	1,321.00	1,321.00
007004	02/13/2014	1PROG	ProGrass	01979	79363b	02/10/2014	739.13	0.00	739.13	739.13
007005	02/13/2014	1PSE	Puget Sound Energy	01981	2.6.14-10inv	02/10/2014	153.55	0.00	153.55	153.55
007006	02/13/2014	1SPRA	Sprague	01985	2262685	02/12/2014	158.78	0.00	158.78	158.78
007007	02/26/2014	1KMM	Kappes Miller Management	01986	20141127	02/24/2014	18.03	0.00	18.03	
				01987	20141044	02/24/2014	19.25	0.00	19.25	
				01988	20140913	02/24/2014	41.56	0.00	41.56	
				<b>Total for Check Number 007007</b>			78.84	0.00	78.84	78.84
<b>Cash Account 1 Totals</b>							<b>7,257.28</b>	<b>0.00</b>	<b>7,257.28</b>	<b>7,257.28</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>7,257.28</b>	<b>0.00</b>	<b>7,257.28</b>	<b>7,257.28</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>						
01882	1NORI - Northern Investors Co.	11041 insurance 9/30/14		007002	\$1,434.67	\$1,434.67
<b>1310-0000 Replacement Reserve</b>						
01965	1PAWR - Parkside @ Woodbridge	reserve transfer		007003	\$1,321.00	\$1,321.00
<b>5340-0000 Landscape Contract</b>						
01979	1PROG - ProGrass	2/14 landscaping	79363b	007004	\$739.13	\$739.13
<b>5420-0000 Alarm Monitoring</b>						
01984	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9274	007000	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
01985	1SPRA - Sprague	pest control	2262685	007006	\$158.78	\$158.78
<b>5510-0000 Electricity</b>						
01981	1PSE - Puget Sound Energy	1/8-2/5 electric 10 inv	2.6.14-10inv	007005	\$153.55	\$153.55
<b>5520-0000 Water</b>						
01980	1CIRE - City of Redmond Utility	1/8-2/4 utility	024287-000	006999	\$448.60	\$448.60
<b>5530-0000 Sewer</b>						
01980	1CIRE - City of Redmond Utility	1/8-2/4 utility	024287-000	006999	\$210.00	\$210.00
<b>5532-0000 Metro - Redmond</b>						
01980	1CIRE - City of Redmond Utility	1/8-2/4 utility	024287-000	006999	\$519.92	\$519.92
<b>5535-0000 Irrigation</b>						
01978	1CIRE - City of Redmond Utility	1/8-2/4 irrigation	024869-000	006999	\$94.05	\$94.05
<b>5537-0000 Stormwater</b>						
01977	1CIRE - City of Redmond Utility	1/3-2/4 stormwater	035782-000	006999	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
01982	1KMM - Kappes Miller Management	new owner letter b103/tax	20140864	007001	11.82	
01983	1KMM - Kappes Miller Management	archive box storage/tax	20140766	007001	50.75	
01986	1KMM - Kappes Miller Management	postage	20141127	007007	18.03	
01987	1KMM - Kappes Miller Management	copies/envelopes/tax	20141044	007007	19.25	
01988	1KMM - Kappes Miller Management	1/14 bank analysis charges	20140913	007007	\$41.56	\$141.41
<b>5711-0000 Management Fee</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>
01976	1KMM - Kappes Miller Management	Management Fee - February 2014	20140657	006998	\$1,275.24	\$1,275.24
					<b>Distribution Total</b>	<u><u>\$7,257.28</u></u>

**Account Summary**

<u>Account</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
0250-0000	Prepaid Insurance	1,434.67	
1310-0000	Replacement Reserve	1,321.00	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	153.55	
5520-0000	Water	448.60	
5530-0000	Sewer	210.00	
5532-0000	Metro - Redmond	519.92	
5535-0000	Irrigation	94.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	141.41	
5711-0000	Management Fee	1,275.24	
0110-0000	Checking		7,257.28
		<u><u>7,257.28</u></u>	<u><u>7,257.28</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	1109	Chikulaev, Pavel	0.00	0.39				0.39
CURR	4102	Ro, Hyung Jin	0.00	82.40	82.40			
CURR	7104	Liu, Wenchang	0.00	380.59	380.59			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	380.59	380.59			
<b>Property Totals</b>			<u>0.00</u>	<u>843.97</u>	<u>843.58</u>	<u>0.00</u>	<u>0.00</u>	<u>0.39</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	(204.11)	(190.61)			(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			84.50	(84.50)
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	(214.03)	(214.03)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Liu, Wenchang	0.00	380.59	380.59			
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)	(150.05)		
CURR	8101	Firouzbakht, Reza	0.00	(2,041.24)	(428.94)	(428.94)	(428.94)	(754.42)
CURR	8102	Nagaraj	0.00	(2,230.13)		(2,230.13)		
CURR	8103	Tseng, Yu-Chien Teresa	0.00	380.59	380.59			
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
<b>Property Totals</b>			<u>0.00</u>	<u>(5,593.30)</u>	<u>(720.83)</u>	<u>(2,809.12)</u>	<u>(344.44)</u>	<u>(1,718.91)</u>