

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$1,394.42
	Prepayments	\$4,411.70	
	Homeowner Assessments	8,255.85	
	Late Fees & Fines	43.50	
	Questionnaire Fee	0.00	
	Total Receipts	<u>12,711.05</u>	
	Operating Expenses	(5,975.96)	
	Transfer to Replacement Reserve	(3,821.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(9,796.96)</u>	
ENDING BALANCE			<u><u>\$4,308.51</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$86,276.77
	Transfer from Operating	\$3,821.00	
	Interest	29.40	
	Total Receipts	<u>3,850.40</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$90,127.17</u></u>

**Balance Sheet**  
As of January 31, 2014

**ASSETS**

**Current Assets**

**Operating Accounts**

Checking Account	4,308.51
Accounts Receivable	82.79
Prepaid Insurance	5,425.56

**Total Operating Accounts**

9,816.86

**Reserve Accounts**

Replacement Reserve	90,127.17
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**Total Reserve Accounts**

90,127.17

**Total Assets**

99,944.03

**LIABILITY & HOMEOWNERS EQUITY**

**Operating Liabilities**

Prepaid Assessments	7,003.49
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**Total Operating Liabilities**

7,003.49

**Homeowner Equity**

Excess of Rev over Exp	2,468.44
Retained Earnings	90,472.10

**Total Homeowner Equity**

92,940.54

**Total Liability & Homeowners Equity**

99,944.03

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending January 31, 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	8,611	8,611	0
Transfer to Reserves	(1,321)	(1,321)	0	(1,321)	(1,321)	0
Late Fees & Fines	0	(60)	(60)	0	(60)	(60)
<b>Total Operating Revenue</b>	<b>7,290</b>	<b>7,230</b>	<b>(60)</b>	<b>7,290</b>	<b>7,230</b>	<b>(60)</b>
<b>Operating Expenses</b>						
<b>Maintenance Exp.</b>						
Building Maint. & Repairs	217	105	112	217	105	112
Gutter Cleaning	115	0	115	115	0	115
Window Cleaning	62	0	62	62	0	62
Landscape Contract	761	739	22	761	739	22
Landscape - Other	292	203	89	292	203	89
Alarm Monitoring	440	440	0	440	440	0
Pest Control	167	159	8	167	159	8
Fire Extinguisher Maint.	18	0	18	18	0	18
Fire Alarm Maintenance	113	0	113	113	0	113
<b>Total Maintenance Exp.</b>	<b>2,185</b>	<b>1,646</b>	<b>539</b>	<b>2,185</b>	<b>1,646</b>	<b>539</b>
<b>Service/Utility Exp.</b>						
Electricity	146	160	(14)	146	160	(14)
Water	493	384	109	493	384	109
Sewer	205	164	41	205	164	41
Metro - Redmond	503	377	126	503	377	126
Metro	83	0	83	83	0	83
Irrigation	392	94	298	392	94	298
Stormwater	321	321	0	321	321	0
<b>Total Service/Utility Exp.</b>	<b>2,143</b>	<b>1,500</b>	<b>643</b>	<b>2,143</b>	<b>1,500</b>	<b>643</b>
<b>Administrative Exp.</b>						
Office Expenses	117	191	(74)	117	191	(74)
Management Fee	1,300	1,275	25	1,300	1,275	25
Audit / Tax Return	117	0	117	117	0	117
Insurance	1,429	1,500	(71)	1,429	1,500	(71)
<b>Total Administrative Exp.</b>	<b>2,963</b>	<b>2,966</b>	<b>(3)</b>	<b>2,963</b>	<b>2,966</b>	<b>(3)</b>
<b>Tax &amp; License</b>						
Licenses & Permits	1	0	1	1	0	1
<b>Total Tax &amp; License</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>

## Woodbridge Parkside Townhomes, COA

### Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending January 31, 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>Total Operating Expenses</b>	<b>7,292</b>	<b>6,112</b>	<b>1,180</b>	<b>7,292</b>	<b>6,112</b>	<b>1,180</b>
<b>Operating Gain(Loss)</b>	<b>(2)</b>	<b>1,118</b>	<b>1,120</b>	<b>(2)</b>	<b>1,118</b>	<b>1,120</b>
<b>Reserve Revenue</b>						
Major Maintenance Assess	1,321	1,321	0	1,321	1,321	0
Interest Income - Reserve	42	29	(13)	42	29	(13)
<b>Total Reserve Revenue</b>	<b>1,363</b>	<b>1,350</b>	<b>(13)</b>	<b>1,363</b>	<b>1,350</b>	<b>(13)</b>
<b>Reserve Expenses</b>						
Major Maintenance Expense	417	0	417	417	0	417
<b>Total Reserve Expenses</b>	<b>417</b>	<b>0</b>	<b>417</b>	<b>417</b>	<b>0</b>	<b>417</b>
<b>Reserve Gain(Loss)</b>	<b>946</b>	<b>1,350</b>	<b>404</b>	<b>946</b>	<b>1,350</b>	<b>404</b>
<b>Total Gain(Loss)</b>	<b>944</b>	<b>2,468</b>	<b>1,524</b>	<b>944</b>	<b>2,468</b>	<b>1,524</b>

Date Range : 1/1/2014 To 1/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
006983	01/01/2014	1KMM	Kappes Miller Management	01949	20140051	01/01/2014	1,275.24	0.00	1,275.24	1,275.24
006987	01/14/2014	1CIRE	City of Redmond Utility	01952	024287-000	01/13/2014	924.37	0.00	924.37	
				01954	035782-000	01/13/2014	320.93	0.00	320.93	
				01955	024869-000	01/13/2014	94.05	0.00	94.05	
<b>Total for Check Number 006987</b>							<b>1,339.35</b>	<b>0.00</b>	<b>1,339.35</b>	<b>1,339.35</b>
006988	01/14/2014	1INNS	Innovative Systems Tech, Inc.	01950	9136	01/08/2014	440.00	0.00	440.00	440.00
006989	01/14/2014	1KMM	Kappes Miller Management	01951	20140148	01/09/2014	50.75	0.00	50.75	50.75
006990	01/14/2014	1NORI	Northern Investors Co.	01881		01/15/2014	1,434.68	0.00	1,434.68	1,434.68
006991	01/14/2014	1PROG	ProGrass	01953	77465b	01/13/2014	739.13	0.00	739.13	739.13
006992	01/14/2014	1PSE	Puget Sound Energy	01956	1.8.14-10inv	01/13/2014	159.97	0.00	159.97	159.97
006993	01/28/2014	1BERN	Lawrence Bernath	01960	1.21.14	01/22/2014	105.28	0.00	105.28	105.28
006994	01/28/2014	1KMM	Kappes Miller Management	01961	20140551	01/23/2014	12.52	0.00	12.52	
				01962	20140407	01/23/2014	14.46	0.00	14.46	
				01963	20140354	01/23/2014	43.22	0.00	43.22	
<b>Total for Check Number 006994</b>							<b>70.20</b>	<b>0.00</b>	<b>70.20</b>	<b>70.20</b>
006995	01/28/2014	1PAWR	Parkside @ Woodbridge	01744		11/01/2013	1,250.00	0.00	1,250.00	
				01745		12/01/2013	1,250.00	0.00	1,250.00	
				01964		01/01/2014	1,321.00	0.00	1,321.00	
<b>Total for Check Number 006995</b>							<b>3,821.00</b>	<b>0.00</b>	<b>3,821.00</b>	<b>3,821.00</b>
006996	01/28/2014	1PROG	ProGrass	01958	264699	01/22/2014	202.58	0.00	202.58	202.58
006997	01/28/2014	1SPRA	Sprague	01959	2244068	01/22/2014	158.78	0.00	158.78	158.78
<b>Cash Account 1 Totals</b>							<b>9,796.96</b>	<b>0.00</b>	<b>9,796.96</b>	<b>9,796.96</b>
<b>Property/Company Totals for Woodbridge Parkside Townhomes, A Cond</b>							<b>9,796.96</b>	<b>0.00</b>	<b>9,796.96</b>	<b>9,796.96</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>						
01881	1NORI - Northern Investors Co.	11041 insurance 9/30/14		006990	\$1,434.68	\$1,434.68
<b>1310-0000 Replacement Reserve</b>						
01964	1PAWR - Parkside @ Woodbridge	reserve transfer		006995	\$1,321.00	\$1,321.00
<b>5220-0000 Building Maint. &amp; Repairs</b>						
01960	1BERN - Lawrence Bernath	common expense maint/reimb	1.21.14	006993	\$105.28	\$105.28
<b>5340-0000 Landscape Contract</b>						
01953	1PROG - ProGrass	1/14 landscaping	77465b	006991	\$739.13	\$739.13
<b>5350-0000 Landscape - Other</b>						
01958	1PROG - ProGrass	dormant oil application	264699	006996	\$202.58	\$202.58
<b>5420-0000 Alarm Monitoring</b>						
01950	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9136	006988	\$440.00	\$440.00
<b>5440-0000 Pest Control</b>						
01959	1SPRA - Sprague	pest control	2244068	006997	\$158.78	\$158.78
<b>5510-0000 Electricity</b>						
01956	1PSE - Puget Sound Energy	12/07-1/07 electric 10 inv	1.8.14-10inv	006992	\$159.97	\$159.97
<b>5520-0000 Water</b>						
01952	1CIRE - City of Redmond Utility	12/4-1/7 utility	024287-000	006987	\$384.10	\$384.10
<b>5530-0000 Sewer</b>						
01952	1CIRE - City of Redmond Utility	12/4-1/7 utility	024287-000	006987	\$163.60	\$163.60
<b>5532-0000 Metro - Redmond</b>						
01952	1CIRE - City of Redmond Utility	12/4-1/7 utility	024287-000	006987	\$376.67	\$376.67
<b>5535-0000 Irrigation</b>						
01955	1CIRE - City of Redmond Utility	12/4-1/7 irrigation	024869-000	006987	\$94.05	\$94.05
<b>5537-0000 Stormwater</b>						
01954	1CIRE - City of Redmond Utility	12/4-1/7 stormwater	035782-000	006987	\$320.93	\$320.93
<b>5710-0000 Office Expenses</b>						
01951	1KMM - Kappes Miller Management	archive box storage/tax	20140148	006989	50.75	
01961	1KMM - Kappes Miller Management	copies/envelopes/tax	20140551	006994	12.52	

<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>
01962	1KMM - Kappes Miller Management	postage	20140407	006994	14.46	
01963	1KMM - Kappes Miller Management	12/13 bank analysis charges	20140354	006994	\$43.22	\$120.95
<b>5711-0000 Management Fee</b>						
01949	1KMM - Kappes Miller Management	Management Fee - January 2014	20140051	006983	\$1,275.24	\$1,275.24
<b>Distribution Total</b>						<u><u>\$7,296.96</u></u>

**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	1,321.00	
5220-0000	Building Maint. & Repairs	105.28	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	202.58	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	159.97	
5520-0000	Water	384.10	
5530-0000	Sewer	163.60	
5532-0000	Metro - Redmond	376.67	
5535-0000	Irrigation	94.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	120.95	
5711-0000	Management Fee	1,275.24	
0110-0000	Checking		9,796.96
2405-0000	A/P Operations	2,500.00	
		<u><u>9,796.96</u></u>	<u><u>9,796.96</u></u>

**Parkside At Woodbridge  
Delinquency / Aging Report  
(Summarized)  
as of 01/31/2014**

<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			
<b>Property Totals</b>			0.00	82.79	82.40	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	(187.53)	(174.03)			(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	4102	Ro, Hyung Jin	0.00	82.40	82.40			
CURR	6102	Baumgarten, Alex Clark	0.00	(529.18)	(529.18)			
CURR	6103	Martchenko, Serguei	0.00	(0.02)				(0.02)
CURR	7104	Liu, Wenchang	0.00	0.00				
CURR	7106	Beck, Kyle	0.00	(528.05)	(378.00)	(150.05)		
CURR	8101	Firouzbakht, Reza	0.00	(1,990.30)	(428.94)	(428.94)	(428.94)	(703.48)
CURR	8102	Nagaraj	0.00	(2,548.72)	(2,548.72)			
CURR	8103	Tseng, Yu-Chien Teresa	0.00	0.00				
FORM	8103	Kitchens, Carolyn E.	0.00	0.00	(761.18)		380.59	380.59
<b>Property Totals</b>			<u>0.00</u>	<u>(6,920.70)</u>	<u>(5,090.48)</u>	<u>(578.99)</u>	<u>(48.35)</u>	<u>(1,202.88)</u>