

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$3,405.38
	Prepayments	\$1,618.69	
	Homeowner Assessments	6,703.53	
	Late Fees & Fines	0.00	
	Questionnaire Fee	0.00	
	Total Receipts	<u>8,322.22</u>	
	Operating Expenses	(7,792.36)	
	Transfer to Replacement Reserve	(1,321.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(9,113.36)</u>	
ENDING BALANCE			<u><u>\$2,614.24</u></u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$84,219.16
	Transfer from Operating	\$1,321.00	
	Interest	28.97	
	Total Receipts	<u>1,349.97</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u><u>\$85,569.13</u></u>

Balance Sheet
As of June 30, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	2,614.24
Accounts Receivable	0.39
Prepaid Insurance	5,997.16

Total Operating Accounts

8,611.79

Reserve Accounts

Replacement Reserve	85,569.13
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Total Reserve Accounts

85,569.13

Total Assets

94,180.92

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	5,331.41
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Total Operating Liabilities

5,331.41

Homeowner Equity

Excess of Rev over Exp	(1,622.59)
Retained Earnings	90,472.10

Total Homeowner Equity

88,849.51

Total Liability & Homeowners Equity

94,180.92

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending June 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	51,666	51,663	(3)
Transfer to Reserves	(1,321)	(1,321)	0	(7,926)	(7,926)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,290	7,290	0	43,740	43,697	(43)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	1,665	(1,448)	1,302	3,881	(2,579)
Gutter Cleaning	115	0	115	690	0	690
Window Cleaning	62	0	62	372	0	372
Landscape Contract	761	739	22	4,566	4,435	131
Landscape - Other	292	0	292	1,752	539	1,213
Alarm Monitoring	440	440	0	2,640	2,640	0
Pest Control	167	318	(151)	1,002	953	49
Fire Extinguisher Maint.	18	0	18	108	0	108
Fire Alarm Maintenance	113	0	113	678	0	678
Total Maintenance Exp.	2,185	3,162	(977)	13,110	12,448	662
Service/Utility Exp.						
Electricity	146	153	(7)	876	927	(51)
Water	493	543	(50)	2,958	2,625	333
Sewer	205	189	16	1,230	1,134	96
Metro - Redmond	503	448	55	3,018	2,724	294
Metro	83	0	83	498	495	3
Irrigation	392	94	298	2,352	594	1,758
Stormwater	321	321	0	1,926	1,926	0
Total Service/Utility Exp.	2,143	1,748	395	12,858	10,425	2,433
Administrative Exp.						
Office Expenses	117	136	(19)	702	1,007	(305)
Management Fee	1,300	1,311	(11)	7,800	7,794	6
Audit / Tax Return	117	0	117	702	1,440	(738)

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending June 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>
Insurance	1,429	1,500	(71)	8,574	8,999	(425)
Total Administrative Exp.	2,963	2,947	16	17,778	19,240	(1,462)
Tax & License						
Licenses & Permits	1	0	1	6	0	6
Total Tax & License	1	0	1	6	0	6
Total Operating Expenses	7,292	7,857	(565)	43,752	42,113	1,639
Operating Gain(Loss)	(2)	(567)	(565)	(12)	1,584	1,596
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	7,926	7,926	0
Interest Income - Reserve	42	29	(13)	252	180	(72)
Total Reserve Revenue	1,363	1,350	(13)	8,178	8,106	(72)
Reserve Expenses						
Major Maintenance Expense	417	0	417	2,502	11,314	(8,812)
Total Reserve Expenses	417	0	417	2,502	11,314	(8,812)
Reserve Gain(Loss)	946	1,350	404	5,676	(3,208)	(8,884)
Total Gain(Loss)	944	783	(161)	5,664	(1,624)	(7,288)

Date Range : 6/1/2014 To 6/30/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007047	06/01/2014	1KMM	Kappes Miller Management	02050	20143122	06/01/2014	1,310.93	0.00	1,310.93	1,310.93
007048	06/12/2014	1CCS	Condominium Construction Services, LLC	02060	20140270	06/09/2014	1,218.72	0.00	1,218.72	1,218.72
007049	06/12/2014	1CIRE	City of Redmond Utility	02055	035782-000	06/05/2014	320.93	0.00	320.93	
				02056	024869-000	06/05/2014	94.10	0.00	94.10	
				02059	024287-000	06/09/2014	1,180.58	0.00	1,180.58	
Total for Check Number 007049							1,595.61	0.00	1,595.61	1,595.61
007050	06/12/2014	1INNS	Innovative Systems Tech, Inc.	02054	9770	06/05/2014	440.00	0.00	440.00	440.00
007051	06/12/2014	1KMM	Kappes Miller Management	02058	20143204	06/09/2014	57.09	0.00	57.09	57.09
007052	06/12/2014	1NORI	Northern Investors Co.	01886		06/15/2014	1,434.67	0.00	1,434.67	1,434.67
007053	06/12/2014	1PROG	ProGrass	02053	85677b	06/05/2014	739.13	0.00	739.13	739.13
007054	06/12/2014	1SPRA	Sprague	02057	2295930	06/05/2014	158.78	0.00	158.78	
				02061	2335382	06/11/2014	158.78	0.00	158.78	
Total for Check Number 007054							317.56	0.00	317.56	317.56
007055	06/26/2014	1CCS	Condominium Construction Services, LLC	02066	20140298	06/24/2014	446.74	0.00	446.74	446.74
007056	06/26/2014	1KMM	Kappes Miller Management	02063	20143340	06/24/2014	40.57	0.00	40.57	
				02064	20143534	06/24/2014	16.15	0.00	16.15	
				02065	20143449	06/24/2014	22.44	0.00	22.44	
Total for Check Number 007056							79.16	0.00	79.16	79.16
007057	06/26/2014	1PAWR	Parkside @ Woodbridge	01969		06/01/2014	1,321.00	0.00	1,321.00	1,321.00
007058	06/26/2014	1PSE	Puget Sound Energy	02062	6.9.14-10 inv	06/13/2014	152.75	0.00	152.75	152.75
Cash Account 1 Totals							9,113.36	0.00	9,113.36	9,113.36
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							9,113.36	0.00	9,113.36	9,113.36

<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						
01886	1NORI - Northern Investors Co.	11041 insurance 9/30/14		007052	\$1,434.67	\$1,434.67
1310-0000 Replacement Reserve						
01969	1PAWR - Parkside @ Woodbridge	reserve transfer		007057	\$1,321.00	\$1,321.00
5220-0000 Building Maint. & Repairs						
02060	1CCS - Condominium Construction Servi	cracked concrete	20140270	007048	1,218.72	
02066	1CCS - Condominium Construction Servi	water intrusion	20140298	007055	\$446.74	\$1,665.46
5340-0000 Landscape Contract						
02053	1PROG - ProGrass	6/14 landscaping	85677b	007053	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
02054	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9770	007050	\$440.00	\$440.00
5440-0000 Pest Control						
02057	1SPRA - Sprague	4/14 pest control	2295930	007054	158.78	
02061	1SPRA - Sprague	pest control	2335382	007054	\$158.78	\$317.56
5510-0000 Electricity						
02062	1PSE - Puget Sound Energy	5/7-6/6 electric 10 inv	6.9.14-10 inv	007058	\$152.75	\$152.75
5520-0000 Water						
02059	1CIRE - City of Redmond Utility	5/7-6/3 utility	024287-000	007049	\$543.10	\$543.10
5530-0000 Sewer						
02059	1CIRE - City of Redmond Utility	5/7-6/3 utility	024287-000	007049	\$189.20	\$189.20
5532-0000 Metro - Redmond						
02059	1CIRE - City of Redmond Utility	5/7-6/3 utility	024287-000	007049	\$448.28	\$448.28
5535-0000 Irrigation						
02056	1CIRE - City of Redmond Utility	5/7-6/3 irriagation	024869-000	007049	\$94.10	\$94.10
5537-0000 Stormwater						
02055	1CIRE - City of Redmond Utility	5/7-6/3 stormwater	035782-000	007049	\$320.93	\$320.93
5710-0000 Office Expenses						
02058	1KMM - Kappes Miller Management	archive box storage/tax	20143204	007051	57.09	
02063	1KMM - Kappes Miller Management	5/14 bank analysis charges	20143340	007056	40.57	

<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>
02064	1KMM - Kappes Miller Management	postage	20143534	007056	16.15	
02065	1KMM - Kappes Miller Management	copies/envelopes/tax	20143449	007056	\$22.44	\$136.25
5711-0000 Management Fee						
02050	1KMM - Kappes Miller Management	Management Fee - June 2014	20143122	007047	\$1,310.93	\$1,310.93
Distribution Total						<u><u>\$9,113.36</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	
5220-0000	Building Maint. & Repairs	1,665.46	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	317.56	
5510-0000	Electricity	152.75	
5520-0000	Water	543.10	
5530-0000	Sewer	189.20	
5532-0000	Metro - Redmond	448.28	
5535-0000	Irrigation	94.10	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	136.25	
5711-0000	Management Fee	1,310.93	
0110-0000	Checking		9,113.36
		<u><u>9,113.36</u></u>	<u><u>9,113.36</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
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	(270.43)	(256.93)			(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	Chandrachud, Neha	0.00	(564.16)		(564.16)		
FORM	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)
FORM	5104	Bansal, Atin	0.00	(380.59)			(380.59)	
CURR	6102	Baumgarten, Alex Clark	0.00	(268.67)	(268.67)			
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	(378.00)	(378.00)			
FORM	8101	Firouzbakht, Reza	0.00	(428.94)			(428.94)	
CURR	8102	Nagaraj	0.00	(955.77)				(955.77)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	(337.09)	(337.09)			
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			0.00	(5,331.02)	(1,571.69)	(1,067.04)	(809.53)	(1,882.76)