

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,334.40
	Prepayments	\$1,594.65	
	Homeowner Assessments	6,778.51	
	Late Fees & Fines	0.00	
	Questionnaire Fee	0.00	
	Total Receipts	<u>8,373.16</u>	
	Operating Expenses	(7,317.14)	
	Transfer to Replacement Reserve	(1,321.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(8,638.14)</u>	
ENDING BALANCE			<u>\$4,069.42</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$91,475.89
	Transfer from Operating Interest	\$1,321.00	
		31.17	
	Total Receipts	<u>1,352.17</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$92,828.06</u>

Balance Sheet
As of March 31, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	4,069.42
Accounts Receivable	887.47
Prepaid Insurance	5,295.40

Total Operating Accounts

10,252.29

Reserve Accounts

Replacement Reserve	92,828.06
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Total Reserve Accounts

92,828.06

Total Assets

103,080.35

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	6,199.86
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Total Operating Liabilities

6,199.86

Homeowner Equity

Excess of Rev over Exp	6,408.39
Retained Earnings	90,472.10

Total Homeowner Equity

96,880.49

Total Liability & Homeowners Equity

103,080.35

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending March 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>
Operating Revenue						
Homeowner Assessment	8,611	8,611	0	25,833	25,832	(1)
Transfer to Reserves	(1,321)	(1,321)	0	(3,963)	(3,963)	0
Late Fees & Fines	0	20	20	0	(40)	(40)
Total Operating Revenue	7,290	7,310	20	21,870	21,829	(41)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	1,269	(1,052)	651	1,375	(724)
Gutter Cleaning	115	0	115	345	0	345
Window Cleaning	62	0	62	186	0	186
Landscape Contract	761	739	22	2,283	2,217	66
Landscape - Other	292	0	292	876	203	673
Alarm Monitoring	440	440	0	1,320	1,320	0
Pest Control	167	159	8	501	476	25
Fire Extinguisher Maint.	18	0	18	54	0	54
Fire Alarm Maintenance	113	0	113	339	0	339
Total Maintenance Exp.	2,185	2,607	(422)	6,555	5,591	964
Service/Utility Exp.						
Electricity	146	155	(9)	438	468	(30)
Water	493	440	53	1,479	1,273	206
Sewer	205	204	1	615	577	38
Metro - Redmond	503	496	7	1,509	1,393	116
Metro	83	0	83	249	0	249
Irrigation	392	94	298	1,176	282	894
Stormwater	321	321	0	963	963	0
Total Service/Utility Exp.	2,143	1,710	433	6,429	4,956	1,473
Administrative Exp.						
Office Expenses	117	231	(114)	351	564	(213)
Management Fee	1,300	1,311	(11)	3,900	3,861	39

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending March 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>
Audit / Tax Return	117	0	117	351	0	351
Insurance	1,429	1,500	(71)	4,287	4,499	(212)
Total Administrative Exp.	2,963	3,042	(79)	8,889	8,924	(35)
Tax & License						
Licenses & Permits	1	0	1	3	0	3
Total Tax & License	1	0	1	3	0	3
Total Operating Expenses	7,292	7,359	(67)	21,876	19,471	2,405
Operating Gain(Loss)	(2)	(49)	(47)	(6)	2,358	2,364
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	3,963	3,963	0
Interest Income - Reserve	42	31	(11)	126	88	(38)
Total Reserve Revenue	1,363	1,352	(11)	4,089	4,051	(38)
Reserve Expenses						
Major Maintenance Expense	417	0	417	1,251	0	1,251
Total Reserve Expenses	417	0	417	1,251	0	1,251
Reserve Gain(Loss)	946	1,352	406	2,838	4,051	1,213
Total Gain(Loss)	944	1,303	359	2,832	6,409	3,577

Date Range : 3/1/2014 To 3/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007008	03/01/2014	1KMM	Kappes Miller Management	01989	20141272	03/01/2014	1,310.93	0.00	1,310.93	1,310.93
007009	03/14/2014	1CIRE	City of Redmond Utility	01996	035782-000	03/14/2014	320.93	0.00	320.93	
				01997	024869-000	03/14/2014	94.05	0.00	94.05	
				01998	024287-000	03/14/2014	1,139.64	0.00	1,139.64	
				Total for Check Number 007009			1,554.62	0.00	1,554.62	1,554.62
007010	03/14/2014	1INNS	Innovative Systems Tech, Inc.	01994	9393	03/14/2014	440.00	0.00	440.00	440.00
007011	03/14/2014	1KMM	Kappes Miller Management	01991	20141405	03/14/2014	50.75	0.00	50.75	
				01992	20141549	03/14/2014	31.90	0.00	31.90	
				01993	20141437	03/14/2014	30.79	0.00	30.79	
				Total for Check Number 007011			113.44	0.00	113.44	113.44
007012	03/14/2014	1NORI	Northern Investors Co.	01883		03/15/2014	1,434.67	0.00	1,434.67	1,434.67
007013	03/14/2014	1PAWR	Parkside @ Woodbridge	01966		03/01/2014	1,321.00	0.00	1,321.00	1,321.00
007014	03/14/2014	1PROG	ProGrass	01995	79777	03/14/2014	739.13	0.00	739.13	739.13
007015	03/14/2014	1PSE	Puget Sound Energy	01990	3.10.14-2inv	03/13/2014	21.62	0.00	21.62	21.62
007016	03/17/2014	1CCS	Condominium Construction Services, LLC	01999	20140059	03/17/2014	147.43	0.00	147.43	147.43
007017	03/17/2014	1WDBO	Woodbridge Operating	02000	152356	03/17/2014	1,122.00	0.00	1,122.00	1,122.00
007018	03/27/2014	1KMM	Kappes Miller Management	02002	20141832	03/24/2014	11.82	0.00	11.82	
				02003	20141576	03/24/2014	38.17	0.00	38.17	
				02004	20141710	03/24/2014	47.30	0.00	47.30	
				02005	20141794	03/24/2014	44.18	0.00	44.18	
				Total for Check Number 007018			141.47	0.00	141.47	141.47
007019	03/27/2014	1PSE	Puget Sound Energy	02001	3.10.14-8inv	03/20/2014	133.05	0.00	133.05	133.05
007020	03/27/2014	1SPRA	Sprague	02006	2277073	03/25/2014	158.78	0.00	158.78	158.78
Cash Account 1 Totals							8,638.14	0.00	8,638.14	8,638.14
Property/Company Totals for Woodbridge Parkside Townhomes, A Cond							8,638.14	0.00	8,638.14	8,638.14

<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						
01883	1NORI - Northern Investors Co.	11041 insurance 9/30/14		007012	\$1,434.67	\$1,434.67
1310-0000 Replacement Reserve						
01966	1PAWR - Parkside @ Woodbridge	reserve transfer		007013	\$1,321.00	\$1,321.00
5220-0000 Building Maint. & Repairs						
01999	1CCS - Condominium Construction Servi	replace skylight / project admin.fee	20140059	007016	147.43	
02000	1WDBO - Woodbridge Operating	issaquah glass inv 152356/#108 skylight	152356	007017	\$1,122.00	\$1,269.43
5340-0000 Landscape Contract						
01995	1PROG - ProGrass	3/14 landscaping	79777	007014	\$739.13	\$739.13
5420-0000 Alarm Monitoring						
01994	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9393	007010	\$440.00	\$440.00
5440-0000 Pest Control						
02006	1SPRA - Sprague	pest control	2277073	007020	\$158.78	\$158.78
5510-0000 Electricity						
01990	1PSE - Puget Sound Energy	2/5-3/7 electric 2 inv	3.10.14-2inv	007015	21.62	
02001	1PSE - Puget Sound Energy	2/6-3/7 electric 8 inv	3.10.14-8inv	007019	\$133.05	\$154.67
5520-0000 Water						
01998	1CIRE - City of Redmond Utility	2/5-3/4 utility	024287-000	007009	\$440.00	\$440.00
5530-0000 Sewer						
01998	1CIRE - City of Redmond Utility	2/5-3/4 utility	024287-000	007009	\$203.60	\$203.60
5532-0000 Metro - Redmond						
01998	1CIRE - City of Redmond Utility	2/5-3/4 utility	024287-000	007009	\$496.04	\$496.04
5535-0000 Irrigation						
01997	1CIRE - City of Redmond Utility	2/5-3/4 irrigation water	024869-000	007009	\$94.05	\$94.05
5537-0000 Stormwater						
01996	1CIRE - City of Redmond Utility	2/5-3/4 stormwater	035782-000	007009	\$320.93	\$320.93
5710-0000 Office Expenses						
01991	1KMM - Kappes Miller Management	archive box storage/tax	20141405	007011	50.75	
01992	1KMM - Kappes Miller Management	com.mail-fire inspection notice/tax	20141549	007011	31.90	

<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>
01993 1KMM	- Kappes Miller Management	com.mailing-annual meeting notice/tax	20141437	007011	30.79	
02002 1KMM	- Kappes Miller Management	new owner letter 8102/tax	20141832	007018	11.82	
02003 1KMM	- Kappes Miller Management	2/14 bank analysis charges	20141576	007018	38.17	
02004 1KMM	- Kappes Miller Management	copies/envelopes/tax	20141710	007018	47.30	
02005 1KMM	- Kappes Miller Management	postage	20141794	007018	\$44.18	\$254.91
5711-0000 Management Fee						
01989 1KMM	- Kappes Miller Management	Management Fee - March 2014	20141272	007008	\$1,310.93	\$1,310.93
					Distribution Total	\$8,638.14

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	1,269.43	
5340-0000	Landscape Contract	739.13	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	154.67	
5520-0000	Water	440.00	
5530-0000	Sewer	203.60	
5532-0000	Metro - Redmond	496.04	
5535-0000	Irrigation	94.05	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	254.91	
5711-0000	Management Fee	1,310.93	
0110-0000	Checking		8,638.14
		8,638.14	8,638.14

<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	8103	Tseng, Yu-Chien Teresa	0.00	804.68	424.09	380.59		
Property Totals			<u>0.00</u>	<u>887.47</u>	<u>506.49</u>	<u>380.59</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	(220.69)	(207.19)			(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	(227.69)	(227.69)			
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	Firouzbakht, Reza	0.00	(2,092.18)	(428.94)	(428.94)	(428.94)	(805.36)
CURR	8102	Nagaraj	0.00	(1,911.54)			(1,911.54)	
CURR	8103	Tseng, Yu-Chien Teresa	0.00	804.68	424.09	380.59		
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			0.00	(5,312.39)	(1,041.16)	(198.40)	(2,387.48)	(1,685.35)