

OPERATING ACCOUNT - FOUNDATION BANK

BEGINNING BALANCE			\$4,009.97
	Prepayments	\$1,563.10	
	Homeowner Assessments	6,235.88	
	Late Fees & Fines	0.00	
	Questionnaire Fee	0.00	
	Total Receipts	<u>7,798.98</u>	
	Operating Expenses	(7,082.57)	
	Transfer to Replacement Reserve	(1,321.00)	
	Transfer to Insurance Reserve	0.00	
	Total Disbursements	<u>(8,403.57)</u>	
ENDING BALANCE			<u>\$3,405.38</u>

REPLACEMENT RESERVE - FOUNDATION BANK

BEGINNING BALANCE			\$78,931.01
	Transfer from Operating	\$1,321.00	
	Void Check 15, 16	\$3,934.90	
	Interest	32.25	
	Total Receipts	<u>5,288.15</u>	
	Invoices Paid:		
	None	0.00	
	Total Disbursements	<u>0.00</u>	
ENDING BALANCE			<u>\$84,219.16</u>

Balance Sheet

As of May 31, 2014

ASSETS

Current Assets

Operating Accounts

Checking Account	3,405.38
Accounts Receivable	43.89
Prepaid Insurance	6,062.24

Total Operating Accounts

9,511.51

Reserve Accounts

Replacement Reserve	84,219.16
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Total Reserve Accounts

84,219.16

Total Assets

93,730.67

LIABILITY & HOMEOWNERS EQUITY

Operating Liabilities

Prepaid Assessments	5,663.26
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Total Operating Liabilities

5,663.26

Homeowner Equity

Excess of Rev over Exp	(2,404.69)
Retained Earnings	90,472.10

Total Homeowner Equity

88,067.41

Total Liability & Homeowners Equity

93,730.67

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending May 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	43,055	43,053	(2)
Transfer to Reserves	(1,321)	(1,321)	0	(6,605)	(6,605)	0
Late Fees & Fines	0	0	0	0	(40)	(40)
Total Operating Revenue	7,290	7,290	0	36,450	36,408	(42)
Operating Expenses						
Maintenance Exp.						
Building Maint. & Repairs	217	841	(624)	1,085	2,216	(1,131)
Gutter Cleaning	115	0	115	575	0	575
Window Cleaning	62	0	62	310	0	310
Landscape Contract	761	739	22	3,805	3,696	109
Landscape - Other	292	337	(45)	1,460	539	921
Alarm Monitoring	440	440	0	2,200	2,200	0
Pest Control	167	159	8	835	635	200
Fire Extinguisher Maint.	18	0	18	90	0	90
Fire Alarm Maintenance	113	0	113	565	0	565
Total Maintenance Exp.	2,185	2,516	(331)	10,925	9,286	1,639
Service/Utility Exp.						
Electricity	146	150	(4)	730	774	(44)
Water	493	414	79	2,465	2,082	383
Sewer	205	191	14	1,025	944	81
Metro - Redmond	503	462	41	2,515	2,276	239
Metro	83	0	83	415	495	(80)
Irrigation	392	124	268	1,960	500	1,460
Stormwater	321	321	0	1,605	1,605	0
Total Service/Utility Exp.	2,143	1,662	481	10,715	8,676	2,039
Administrative Exp.						
Office Expenses	117	160	(43)	585	871	(286)
Management Fee	1,300	1,311	(11)	6,500	6,483	17
Audit / Tax Return	117	0	117	585	1,440	(855)
Insurance	1,429	1,500	(71)	7,145	7,499	(354)
Total Administrative Exp.	2,963	2,971	(8)	14,815	16,293	(1,478)
Tax & License						
Licenses & Permits	1	0	1	5	0	5
Total Tax & License	1	0	1	5	0	5

Woodbridge Parkside Townhomes, COA

Income and Expense Statement

January 1, 2014 Through December 31, 2014

For the Month Ending May 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>
Total Operating Expenses	7,292	7,149	143	36,460	34,255	2,205
Operating Gain(Loss)	(2)	141	143	(10)	2,153	2,163
Reserve Revenue						
Major Maintenance Assess	1,321	1,321	0	6,605	6,605	0
Interest Income - Reserve	42	32	(10)	210	151	(59)
Total Reserve Revenue	1,363	1,353	(10)	6,815	6,756	(59)
Reserve Expenses						
Major Maintenance Expense	417	(3,935)	4,352	2,085	11,314	(9,229)
Total Reserve Expenses	417	(3,935)	4,352	2,085	11,314	(9,229)
Reserve Gain(Loss)	946	5,288	4,342	4,730	(4,558)	(9,288)
Total Gain(Loss)	944	5,429	4,485	4,720	(2,405)	(7,125)

Date Range : 5/1/2014 To 5/31/2014 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
007034	05/01/2014	1KMM	Kappes Miller Management	02028	20142485	05/01/2014	1,310.93	0.00	1,310.93	1,310.93
007035	05/14/2014	1CCS	Condominium Construction Services, LLC	02039	20140203	05/13/2014	348.47	0.00	348.47	348.47
007036	05/14/2014	1CIRE	City of Redmond Utility	02035	035782-000	05/13/2014	320.93	0.00	320.93	
				02036	024869-000	05/13/2014	123.50	0.00	123.50	
				02037	024287-000	05/13/2014	1,066.56	0.00	1,066.56	
				Total for Check Number 007036			1,510.99	0.00	1,510.99	1,510.99
007037	05/14/2014	1INNS	Innovative Systems Tech, Inc.	02042	9639	05/13/2014	440.00	0.00	440.00	440.00
007038	05/14/2014	1KMM	Kappes Miller Management	02038	20142654	05/13/2014	63.44	0.00	63.44	
				02041	20142728	05/13/2014	6.70	0.00	6.70	
				Total for Check Number 007038			70.14	0.00	70.14	70.14
007039	05/14/2014	1NORI	Northern Investors Co.	01885		05/15/2014	1,434.67	0.00	1,434.67	1,434.67
007040	05/14/2014	1PAWR	Parkside @ Woodbridge	01968		05/01/2014	1,321.00	0.00	1,321.00	1,321.00
007041	05/14/2014	1PROG	ProGrass	02034	53142b	05/13/2014	739.13	0.00	739.13	739.13
007042	05/14/2014	1PSE	Puget Sound Energy	02043	5.7.14-10 inv	05/13/2014	150.34	0.00	150.34	150.34
007043	05/14/2014	1STEV	Stevenson Roofing, Inc.	02040	4.9.14	05/13/2014	492.75	0.00	492.75	492.75
007044	05/29/2014	1KMM	Kappes Miller Management	02046	20143055	05/27/2014	11.82	0.00	11.82	
				02047	20142804	05/27/2014	41.22	0.00	41.22	
				02048	20142999	05/27/2014	19.03	0.00	19.03	
				02049	20142914	05/27/2014	17.58	0.00	17.58	
				Total for Check Number 007044			89.65	0.00	89.65	89.65
007045	05/29/2014	1PROG	ProGrass	02045	288921	05/27/2014	336.72	0.00	336.72	336.72
007046	05/29/2014	1SPRA	Sprague	02044	2315603	05/14/2014	158.78	0.00	158.78	158.78
			Cash Account 1 Totals				8,403.57	0.00	8,403.57	8,403.57
000015	05/31/2014	1PAPI	Pacific Partners Insulation North, a BDI Co.	02051	46858	05/31/2014	-2,694.90	0.00	-2,694.90	-2,694.90
000016	05/31/2014	1WHEP	Wheeler Painting, Inc.	02052	130114	05/31/2014	-1,240.00	0.00	-1,240.00	-1,240.00
			Cash Account 3 Totals				-3,934.90	0.00	-3,934.90	-3,934.90
			Property/Company Totals for		Woodbridge Parkside Townhomes, A Cond		4,468.67	0.00	4,468.67	4,468.67

<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						
01885	1NORI - Northern Investors Co.	11041 insurance 9/30/14		007039	\$1,434.67	\$1,434.67
1310-0000 Replacement Reserve						
01968	1PAWR - Parkside @ Woodbridge	reserve transfer		007040	\$1,321.00	\$1,321.00
5220-0000 Building Maint. & Repairs						
02039	1CCS - Condominium Construction Servi	inspection /project admin fee	20140203	007035	348.47	
02040	1STEV - Stevenson Roofing, Inc.	replace one utility vent	4.9.14	007043	\$492.75	\$841.22
5340-0000 Landscape Contract						
02034	1PROG - ProGrass	5/14 landscaping	53142b	007041	\$739.13	\$739.13
5350-0000 Landscape - Other						
02045	1PROG - ProGrass	aeration and lime	288921	007045	\$336.72	\$336.72
5420-0000 Alarm Monitoring						
02042	1INNS - Innovative Systems Tech, Inc.	fire alarm monitoring	9639	007037	\$440.00	\$440.00
5440-0000 Pest Control						
02044	1SPRA - Sprague	pest control	2315603	007046	\$158.78	\$158.78
5510-0000 Electricity						
02043	1PSE - Puget Sound Energy	4/8-5/6 electric 10 inv	5.7.14-10 inv	007042	\$150.34	\$150.34
5520-0000 Water						
02037	1CIRE - City of Redmond Utility	4/2-5/6 utility	024287-000	007036	\$414.20	\$414.20
5530-0000 Sewer						
02037	1CIRE - City of Redmond Utility	4/2-5/6 utility	024287-000	007036	\$190.80	\$190.80
5532-0000 Metro - Redmond						
02037	1CIRE - City of Redmond Utility	4/2-5/6 utility	024287-000	007036	\$461.56	\$461.56
5535-0000 Irrigation						
02036	1CIRE - City of Redmond Utility	4/2-5/6 water-irrigation	024869-000	007036	\$123.50	\$123.50
5537-0000 Stormwater						
02035	1CIRE - City of Redmond Utility	4/2-5/6 stormwater	035782-000	007036	\$320.93	\$320.93
5710-0000 Office Expenses						
02038	1KMM - Kappes Miller Management	archive box storage/tax	20142654	007038	63.44	

<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>
02041	1KMM - Kappes Miller Management	retrieving/sending archive boxes/tax	20142728	007038	6.70	
02046	1KMM - Kappes Miller Management	new owner letter # 5104/tax	20143055	007044	11.82	
02047	1KMM - Kappes Miller Management	4/14 bank analysis charges	20142804	007044	41.22	
02048	1KMM - Kappes Miller Management	postage	20142999	007044	19.03	
02049	1KMM - Kappes Miller Management	copies/envelopes/tax	20142914	007044	\$17.58	\$159.79
5711-0000 Management Fee						
02028	1KMM - Kappes Miller Management	Management Fee - May 2014	20142485	007034	\$1,310.93	\$1,310.93
7110-0000 Major Maintenance Expense						
02051	1PAPI - Pacific Partners Insulation North,	Credit Voucher #02027	46858	000015	(2,694.90)	
02052	1WHEP - Wheeler Painting, Inc.	Credit Voucher #02026	130114	000016	(\$1,240.00)	(\$3,934.90)
Distribution Total						<u><u>\$4,468.67</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	841.22	
5340-0000	Landscape Contract	739.13	
5350-0000	Landscape - Other	336.72	
5420-0000	Alarm Monitoring	440.00	
5440-0000	Pest Control	158.78	
5510-0000	Electricity	150.34	
5520-0000	Water	414.20	
5530-0000	Sewer	190.80	
5532-0000	Metro - Redmond	461.56	
5535-0000	Irrigation	123.50	
5537-0000	Stormwater	320.93	
5710-0000	Office Expenses	159.79	
5711-0000	Management Fee	1,310.93	
7110-0000	Major Maintenance Expense		3,934.90
0110-0000	Checking		8,403.57
1310-0000	Replacement	3,934.90	
		<u>12,338.47</u>	<u>12,338.47</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	8103	Tseng, Yu-Chien Teresa	0.00	43.50	43.50			
Property Totals			0.00	43.89	43.50	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	(253.85)	(240.35)			(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	(944.75)	(944.75)			
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	(255.01)	(255.01)			
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	(1,274.36)				(1,274.36)
CURR	8103	Tseng, Yu-Chien Teresa	0.00	43.50	43.50			
FORM	8103	Kitchens, Carolyn E.	0.00	0.00				
Property Totals			0.00	(5,619.37)	(2,458.44)	(959.58)	0.00	(2,201.35)