Balance Sheet

Properties: Parkwood South HOA of Spokane - PO Box 448 Spokane, WA 99210

As of: 04/30/2020

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Cash	20,876.73
Total Cash	**20,876.73**
Accounts Receivable	49.95
TOTAL ASSETS	**20,926.68**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	1,980.00
Total Liabilities	**1,980.00**
Capital	
Appfolio Opening Balance Equity	51,397.62
Calculated Retained Earnings	19,248.68
Calculated Prior Years Retained Earnings	-51,699.62
Total Capital	**18,946.68**
TOTAL LIABILITIES & CAPITAL	**20,926.68**

P&L Actual vs. Annual Budget

Properties: Parkwood South HOA of Spokane - PO Box 448 Spokane, WA 99210

As of: Apr 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget
Income			
Association Dues	16,790.00	184,690.00	201,480.00
Special Assessment	6,250.00	49,900.00	57,500.00
ASSOCIATION UTILITIES			
Utilities-Garbage	0.00	785.94	1,500.00
Total ASSOCIATION UTILITIES	**0.00**	**785.94**	**1,500.00**
FEES			
Closing Fees	0.00	900.00	500.00
Late Interest	0.00	104.78	0.00
Covenant Violation	0.00	0.00	500.00
Total FEES	**0.00**	**1,004.78**	**1,000.00**
Total Operating Income	**23,040.00**	**236,380.72**	**261,480.00**
Expense			
GENERAL OPERATIONS EXPENSES			
Postage	15.95	154.95	270.00
Administrative	0.00	376.36	100.00
Community Events	0.00	72.11	175.00
Reserve Study	25.00	25.00	0.00
Total GENERAL OPERATIONS EXPENSES	**40.95**	**628.42**	**545.00**
LANDSCAPING			
Mowing & Edging	0.00	12,333.58	14,000.00
Weed & Feed	0.00	3,593.71	8,320.00
Noxious Weed Spray	0.00	190.58	0.00
Shrub Beds & Trees	0.00	141.57	7,550.00
New Trees	0.00	430.16	0.00
Tree Removal	0.00	326.70	0.00
Pruning	0.00	2,722.50	0.00
Spring & Fall Cleanup	0.00	1,633.50	6,965.00
Sprinkler Maintenance/Repairs	0.00	1,465.44	600.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Sprinkler Turn on/Blowout	0.00	1,483.22	1,800.00
Hydrant & Backflow Testing	38.00	38.00	1,200.00
Storm Cleanup	0.00	1,571.96	0.00
Pest Control	0.00	628.90	828.00
Total LANDSCAPING	**38.00**	**26,559.82**	**41,263.00**
PUMP STATION			
PS Telephone	39.95	39.95	0.00
Total PUMP STATION	**39.95**	**39.95**	**0.00**
STREET EXPENSE			
Snow Removal	0.00	5,641.02	4,500.00
Deice & Sanding	200.65	1,250.82	4,500.00
Gate Maintenance	0.00	2,179.75	800.00
Street Lights	41.68	41.68	0.00
Total STREET EXPENSE	**242.33**	**9,113.27**	**9,800.00**
POOL EXPENSE			
Pool Contract Services	0.00	9,478.95	10,300.00
Pool Chemicals & Supplies	0.00	1,483.53	1,200.00
Pool Equipment	0.00	0.00	600.00
Pool Repairs	0.00	352.42	0.00
Pool Permit	0.00	0.00	540.00
Total POOL EXPENSE	**0.00**	**11,314.90**	**12,640.00**
INSURANCE			
Liability Insurance	0.00	4,055.50	5,648.52
Directors & Officers Insurance	0.00	909.75	489.25
Liability/D&O Insurance	0.00	909.75	0.00
Umbrella	0.00	190.00	201.88
Total INSURANCE	**0.00**	**6,065.00**	**6,339.65**
PROFESSIONAL FEES			
Legal Fees	0.00	1,699.70	4,800.00
Filing Fees	0.00	10.00	10.00
Management Fees	473.80	5,198.00	5,671.80
Total PROFESSIONAL FEES	**473.80**	**6,907.70**	**10,481.80**
REPAIRS & MAINTENANCE			
HVAC (Heat, Ventilation, Air)	0.00	0.00	500.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
CC Equipment & Repairs	0.00	1,083.29	420.00
CC General Repairs & Maintenance	0.00	131.51	5,000.00
CC Potted Plants	0.00	0.00	175.00
CC Deck Furniture Spring/Fall	0.00	0.00	150.00
CC Window Cleaning	0.00	0.00	250.00
CC Cleaning	120.00	2,622.10	1,200.00
Supplies	0.00	0.00	800.00
Janitorial Supplies	0.00	82.39	0.00
Electrical Repairs	0.00	441.05	0.00
General Repairs & Maintenance	0.00	120.00	0.00
Fire & Safety	0.00	87.72	250.00
Total REPAIRS & MAINTENANCE	**120.00**	**4,568.06**	**8,745.00**
TAXES			
Property Tax	0.00	29.64	10.00
Total TAXES	**0.00**	**29.64**	**10.00**
UTILITIES			
Electricity	412.35	6,775.40	7,200.00
Gas	116.65	116.65	0.00
Water	0.00	8,775.00	9,912.00
Sewer	0.00	25,613.91	34,703.52
Garbage Expense	0.00	7,497.00	10,126.00
Telephone	0.00	189.80	0.00
Combined Utilities - Water/Sewer/Garbage	0.00	9,308.00	0.00
Total UTILITIES	**529.00**	**58,275.76**	**61,941.52**
OTHER			
Bank Fees	0.00	20.00	0.00
Total OTHER	**0.00**	**20.00**	**0.00**
PSHA RESERVES LANDSCAPE EXPENSES			
PSHA Res Landscaping	0.00	5,043.09	90,243.80
PSHA Res Water Feature	0.00	40,969.90	0.00
Total PSHA RESERVES LANDSCAPE EXPENSES	**0.00**	**46,012.99**	**90,243.80**
PSHA RESERVES CC IMPROVEMENT EXPENSES			
PSHA Res CC Maintenance	0.00	528.16	22,531.67
PSHA Res CC HVAC	0.00	480.05	0.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
PSHA Res CC Flooring	0.00	8,483.30	0.00
Total PSHA RESERVES CC IMPROVEMENT EXPENSES	**0.00**	**9,491.51**	**22,531.67**
PSHA RESERVES POOL EXPENSES			
PSHA Res Resurface Pool Deck	0.00	15,736.05	0.00
PSHA Res Pool	0.00	0.00	24,854.04
Total PSHA RESERVES POOL EXPENSES	**0.00**	**15,736.05**	**24,854.04**
PSHA RESERVES STREET EXPENSES			
PSHA Res Streets	0.00	22,657.19	22,678.01
Total PSHA RESERVES STREET EXPENSES	**0.00**	**22,657.19**	**22,678.01**
Total Operating Expense	**1,484.03**	**217,420.26**	**312,073.49**
Total Operating Income	23,040.00	236,380.72	261,480.00
Total Operating Expense	1,484.03	217,420.26	312,073.49
NOI - Net Operating Income	**21,555.97**	**18,960.46**	**-50,593.49**
Other Income			
Interest Income	2.36	288.22	440.00
Total Other Income	**2.36**	**288.22**	**440.00**
Other Expense			
Reserve Fund Contribution	0.00	0.00	53,880.00
Reserve Funds Used	0.00	0.00	160,308.00
Total Other Expense	**0.00**	**0.00**	**214,188.00**
Net Other Income	**2.36**	**288.22**	**-213,748.00**
Total Income	23,042.36	236,668.94	261,920.00
Total Expense	1,484.03	217,420.26	526,261.49
Net Income	**21,558.33**	**19,248.68**	**-264,341.49**