Balance Sheet

Properties: Parkwood South HOA - PWS - Parkwood Circle Spokane, WA 99223

As of: 05/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Money Market/Reserves	20,000.00
Operating Cash	151,245.52
Total Cash	**171,245.52**
TOTAL ASSETS	**171,245.52**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid funds	23,182.20
Total Liabilities	**23,182.20**
Capital	
Appfolio Import Offset	136,074.58
Calculated Retained Earnings	11,988.74
Total Capital	**148,063.32**
TOTAL LIABILITIES & CAPITAL	**171,245.52**

Variance Removed-Annual Budget Comparison

Properties: Parkwood South HOA - PWS - Parkwood Circle Spokane, WA 99223

As of: May 2020

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
INCOME					
Association Assessments	14,600.00	16,790.00	14,600.00	83,950.00	201,480.00
Special Assessment	3,907.20	0.00	3,907.20	0.00	0.00
Total INCOME	**18,507.20**	**16,790.00**	**18,507.20**	**83,950.00**	**201,480.00**
OTHER INCOME					
Income - Other	821.80	31.25	821.80	156.25	375.00
HOA- Refuse Pass Thru	786.00	7,231.20	786.00	7,231.20	7,231.20
Fees - NSF/Returned Check	35.00	0.00	35.00	0.00	0.00
Total OTHER INCOME	**1,642.80**	**7,262.45**	**1,642.80**	**7,387.45**	**7,606.20**
Total Operating Income	**20,150.00**	**24,052.45**	**20,150.00**	**91,337.45**	**209,086.20**
Expense					
ADMINISTRATIVE EXPENSES					
Management Fee	800.00	800.00	800.00	4,000.00	9,600.00
Other Office	35.10	0.00	35.10	0.00	0.00
Total ADMINISTRATIVE EXPENSES	**835.10**	**800.00**	**835.10**	**4,000.00**	**9,600.00**
MAINTENANCE AND REPAIRS					
Contract Projects (HOA)	2,563.22	0.00	2,563.22	0.00	0.00
Street Maintenance	0.00	1,518.50	0.00	7,592.50	18,222.00
Landscape - Irrigation, Repairs	119.87	0.00	119.87	0.00	0.00
Landscaping Expense	0.00	4,457.17	0.00	22,285.85	53,486.00
Pool - Contract Maintenance	0.00	1,939.42	0.00	9,697.10	23,273.00
Contractor - General Repairs	0.00	837.50	0.00	4,187.50	10,050.00
Total MAINTENANCE AND REPAIRS	**2,683.09**	**8,752.59**	**2,683.09**	**43,762.95**	**105,031.00**
LEGAL AND OTHER PROFESSIONAL FEES					
Other Professional Fees	0.00	684.17	0.00	3,420.85	8,210.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**684.17**	**0.00**	**3,420.85**	**8,210.00**

Variance Removed-Annual Budget Comparison

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
INSURANCE EXPENSE					
Insurance - Other	0.00	528.33	0.00	2,641.69	6,340.00
Total INSURANCE EXPENSE	**0.00**	**528.33**	**0.00**	**2,641.69**	**6,340.00**
PROPERTY TAX EXPENSE					
Tax - Property	0.00	0.00	0.00	10.00	10.00
Total PROPERTY TAX EXPENSE	**0.00**	**0.00**	**0.00**	**10.00**	**10.00**
UTILITIES					
Electricity	-10.93	1,762.72	-10.93	8,813.62	21,152.66
Water/Sewer/Garbage	0.00	3,525.45	0.00	17,627.25	42,305.34
Sewer	2,846.00	0.00	2,846.00	0.00	0.00
Garbage	833.00	0.00	833.00	0.00	0.00
Water/Utility charge	975.00	0.00	975.00	0.00	0.00
Total UTILITIES	**4,643.07**	**5,288.17**	**4,643.07**	**26,440.87**	**63,458.00**
OTHER					
Other	0.00	68.33	0.00	341.69	820.00
Total OTHER	**0.00**	**68.33**	**0.00**	**341.69**	**820.00**
Total Operating Expense	**8,161.26**	**16,121.59**	**8,161.26**	**80,618.05**	**193,469.00**
Total Operating Income	20,150.00	24,052.45	20,150.00	91,337.45	209,086.20
Total Operating Expense	8,161.26	16,121.59	8,161.26	80,618.05	193,469.00
NOI - Net Operating Income	**11,988.74**	**7,930.86**	**11,988.74**	**10,719.40**	**15,617.20**
Other Expense					
CAPITAL EXPENSES					
Community Center	0.00	2,192.25	0.00	10,961.25	26,307.00
Total CAPITAL EXPENSES	**0.00**	**2,192.25**	**0.00**	**10,961.25**	**26,307.00**
Total Other Expense	**0.00**	**2,192.25**	**0.00**	**10,961.25**	**26,307.00**
Net Other Income	**0.00**	**-2,192.25**	**0.00**	**-10,961.25**	**-26,307.00**
Total Income	20,150.00	24,052.45	20,150.00	91,337.45	209,086.20
Total Expense	8,161.26	18,313.84	8,161.26	91,579.30	219,776.00
Net Income	**11,988.74**	**5,738.61**	**11,988.74**	**-241.85**	**-10,689.80**