Balance Sheet

Properties: Parkwood South HOA of Spokane - 11808 E Mansfield Ave, Ste 1 Spokane, WA 99206

As of: 06/30/2019

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Cash	61,040.24
Reserve #1 Cash	87,198.45
Total Cash	**148,238.69**
TOTAL ASSETS	**148,238.69**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	3,915.00
Total Liabilities	**3,915.00**
Capital	
Appfolio Opening Balance Equity	166,595.44
Calculated Retained Earnings	31,927.87
Calculated Prior Years Retained Earnings	-54,199.62
Total Capital	**144,323.69**
TOTAL LIABILITIES & CAPITAL	**148,238.69**

P&L Actual vs. Annual Budget

Properties: Parkwood South HOA of Spokane - 11808 E Mansfield Ave, Ste 1 Spokane, WA 99206

As of: Jun 2019

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	16,790.00	193,200.00
Special Assessment	31,350.00	31,350.00	0.00
ASSOCIATION UTILITIES			
Utilities-Garbage Income	314.40	314.40	1,496.00
Total ASSOCIATION UTILITIES	**314.40**	**314.40**	**1,496.00**
FEES			
Closing Fees	300.00	300.00	0.00
Total FEES	**300.00**	**300.00**	**0.00**
Total Operating Income	**48,754.40**	**48,754.40**	**194,696.00**
Expense			
GENERAL OPERATIONS EXPENSES			
Postage	34.65	34.65	180.00
Administrative	0.00	0.00	150.00
Community Events	0.00	0.00	200.00
Total GENERAL OPERATIONS EXPENSES	**34.65**	**34.65**	**530.00**
LANDSCAPING			
Mowing & Edging	2,178.00	2,178.00	15,232.00
Weed & Feed	0.00	0.00	6,720.00
Noxious Weed Spray	190.58	190.58	0.00
Shrub Beds & Trees	70.78	70.78	11,480.00
Spring & Fall Cleanup	0.00	0.00	4,660.00
Water Feature	0.00	0.00	600.00
Sprinkler Maintenance/Repairs	58.81	58.81	4,400.00
Sprinkler Turn on/Blowout	0.00	0.00	2,620.00
Hydrant & Backflow Testing	0.00	0.00	425.00
Total LANDSCAPING	**2,498.17**	**2,498.17**	**46,137.00**
STREET EXPENSE			
Snow Removal	0.00	0.00	3,500.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Deice & Sanding	0.00	0.00	4,800.00
Street Sweeping	0.00	0.00	2,800.00
Entry Gate Maintenance	1,357.95	1,357.95	550.00
Total STREET EXPENSE	**1,357.95**	**1,357.95**	**11,650.00**
POOL EXPENSE			
Pool Contract Services	1,162.21	1,162.21	9,000.00
Pool Chemicals & Supplies	0.00	0.00	1,900.00
Pool Equipment	0.00	0.00	700.00
Pool Permit	0.00	0.00	520.00
Total POOL EXPENSE	**1,162.21**	**1,162.21**	**12,120.00**
INSURANCE			
Liability Insurance	0.00	0.00	4,838.00
Directors & Officers Insurance	0.00	0.00	842.00
Total INSURANCE	**0.00**	**0.00**	**5,680.00**
PROFESSIONAL FEES			
Legal Fees	0.00	0.00	6,500.00
Filing Fees	0.00	0.00	10.00
Management Fees	460.00	460.00	5,440.00
Total PROFESSIONAL FEES	**460.00**	**460.00**	**11,950.00**
REPAIRS & MAINTENANCE			
CC Equipment & Repairs	0.00	0.00	1,000.00
CC Carpet/Upholstery Cleaning	0.00	0.00	750.00
CC Potted Plants	0.00	0.00	500.00
CC Deck Furniture Spring/Fall	0.00	0.00	90.00
CC Window Cleaning	0.00	0.00	250.00
CC Cleaning	1,304.10	1,304.10	720.00
Total REPAIRS & MAINTENANCE	**1,304.10**	**1,304.10**	**3,310.00**
TAXES			
Property Tax	0.00	0.00	10.00
Total TAXES	**0.00**	**0.00**	**10.00**
UTILITIES			
Electricity	1,094.62	1,094.62	3,860.00
Gas	0.00	0.00	2,400.00
Water	975.00	975.00	8,620.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Sewer	2,846.00	2,846.00	32,510.00
Garbage Expense	833.00	833.00	8,450.00
Telephone	39.95	39.95	700.00
Total UTILITIES	**5,788.57**	**5,788.57**	**56,540.00**
OTHER			
Bank Fees	10.00	10.00	0.00
Total OTHER	**10.00**	**10.00**	**0.00**
PSHA RESERVES LANDSCAPE EXPENSES			
PSHA Res Common Area Gravel	0.00	0.00	2,259.00
PSHA Res Water Feature	0.00	0.00	2,658.00
PSHA Res Common Area Tree Maint.	0.00	0.00	1,856.00
PSHA Res Curbing	0.00	0.00	515.00
PSHA Res Shrubs & Beds	0.00	0.00	1,547.00
PSHA Res Stone & Retaining Wall	0.00	0.00	1,031.00
Total PSHA RESERVES LANDSCAPE EXPENSES	**0.00**	**0.00**	**9,866.00**
PSHA RESERVES CC IMPROVEMENT EXPENSES			
PSHA Res CC Concrete Repair	0.00	0.00	5,135.00
PSHA Res CC Flooring	4,241.65	4,241.65	9,474.00
PSHA Res CC Raquetball Court	0.00	0.00	15,406.00
Total PSHA RESERVES CC IMPROVEMENT EXPENSES	**4,241.65**	**4,241.65**	**30,015.00**
PSHA RESERVES POOL EXPENSES			
PSHA Res Replace Patio Furniture	0.00	0.00	3,594.00
Total PSHA RESERVES POOL EXPENSES	**0.00**	**0.00**	**3,594.00**
PSHA RESERVES STREET EXPENSES			
PSHA Res Street Light Repair	0.00	0.00	3,594.00
PSHA Res Asphalt Crackfill	0.00	0.00	3,041.00
Total PSHA RESERVES STREET EXPENSES	**0.00**	**0.00**	**6,635.00**
Total Operating Expense	**16,857.30**	**16,857.30**	**198,037.00**
Total Operating Income	48,754.40	48,754.40	194,696.00
Total Operating Expense	16,857.30	16,857.30	198,037.00
NOI - Net Operating Income	**31,897.10**	**31,897.10**	**-3,341.00**

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Other Income			
Interest Income	30.77	30.77	140.00
Total Other Income	**30.77**	**30.77**	**140.00**
Other Expense			
Reserve Fund Contribution	0.00	0.00	53,880.00
Reserve Funds Used	0.00	0.00	-50,110.00
Total Other Expense	**0.00**	**0.00**	**3,770.00**
Net Other Income	**30.77**	**30.77**	**-3,630.00**
Total Income	48,785.17	48,785.17	194,836.00
Total Expense	16,857.30	16,857.30	201,807.00
Net Income	**31,927.87**	**31,927.87**	**-6,971.00**