Balance Sheet

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

As of: 07/31/2019

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Cash	21,734.28
Reserve #1 Cash	91,718.42
Total Cash	**113,452.70**
TOTAL ASSETS	**113,452.70**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	2,480.00
Total Liabilities	**2,480.00**
Capital	
Appfolio Opening Balance Equity	166,595.44
Calculated Retained Earnings	-3,923.12
Calculated Prior Years Retained Earnings	-51,699.62
Total Capital	**110,972.70**
TOTAL LIABILITIES & CAPITAL	**113,452.70**

P&L Actual vs. Annual Budget

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

As of: Jul 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget
Income			
Association Dues	16,425.00	33,215.00	201,480.00
Special Assessment	2,450.00	33,800.00	57,500.00
ASSOCIATION UTILITIES			
Utilities-Garbage Income	0.00	314.40	1,500.00
Total ASSOCIATION UTILITIES	**0.00**	**314.40**	**1,500.00**
FEES			
Closing Fees	0.00	300.00	500.00
Covenant Violation	0.00	0.00	500.00
Total FEES	**0.00**	**300.00**	**1,000.00**
Miscellaneous Income	0.00	0.00	440.00
Total Operating Income	**18,875.00**	**67,629.40**	**261,920.00**
Expense			
GENERAL OPERATIONS EXPENSES			
Postage	23.10	57.75	270.00
Administrative	69.16	69.16	100.00
Community Events	0.00	0.00	175.00
Total GENERAL OPERATIONS EXPENSES	**92.26**	**126.91**	**545.00**
LANDSCAPING			
Mowing & Edging	544.50	2,722.50	14,000.00
Weed & Feed	1,524.60	1,524.60	8,320.00
Noxious Weed Spray	0.00	190.58	0.00
Shrub Beds & Trees	70.79	141.57	7,550.00
Spring & Fall Cleanup	0.00	0.00	6,965.00
Water Feature	2,538.39	2,538.39	0.00
Sprinkler Maintenance/Repairs	165.04	223.85	600.00
Sprinkler Turn on/Blowout	0.00	0.00	1,800.00
Hydrant & Backflow Testing	0.00	0.00	1,200.00
Pest Control	206.91	206.91	828.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Total LANDSCAPING	**5,050.23**	**7,548.40**	**41,263.00**
STREET EXPENSE			
Snow Removal	0.00	0.00	4,500.00
Deice & Sanding	0.00	0.00	4,500.00
Entry Gate Maintenance	0.00	1,357.95	800.00
Total STREET EXPENSE	**0.00**	**1,357.95**	**9,800.00**
POOL EXPENSE			
Pool Contract Services	665.34	1,827.55	10,300.00
Pool Chemicals & Supplies	0.00	0.00	1,200.00
Pool Equipment	0.00	0.00	600.00
Pool Permit	0.00	0.00	540.00
Total POOL EXPENSE	**665.34**	**1,827.55**	**12,640.00**
INSURANCE			
Liability Insurance	0.00	0.00	5,648.52
Directors & Officers Insurance	1,397.50	1,397.50	489.25
Umbrella	118.75	118.75	201.88
Total INSURANCE	**1,516.25**	**1,516.25**	**6,339.65**
PROFESSIONAL FEES			
Legal Fees	0.00	0.00	4,800.00
Filing Fees	10.00	10.00	10.00
Management Fees	473.80	933.80	5,671.80
Total PROFESSIONAL FEES	**483.80**	**943.80**	**10,481.80**
REPAIRS & MAINTENANCE			
HVAC (Heat, Ventilation, Air)	0.00	0.00	500.00
CC Equipment & Repairs	573.96	573.96	420.00
CC General Repairs & Maintenance	0.00	0.00	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	360.00	1,664.10	1,200.00
Supplies	0.00	0.00	800.00
Fire & Safety	0.00	0.00	250.00
Total REPAIRS & MAINTENANCE	**933.96**	**2,238.06**	**8,745.00**

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
TAXES			
Property Tax	0.00	0.00	10.00
Total TAXES	**0.00**	**0.00**	**10.00**
UTILITIES			
Electricity	565.76	1,660.38	7,200.00
Water	975.00	1,950.00	9,912.00
Sewer	2,846.00	5,692.00	34,703.52
Garbage Expense	833.00	1,666.00	10,126.00
Telephone	49.95	89.90	0.00
Total UTILITIES	**5,269.71**	**11,058.28**	**61,941.52**
OTHER			
Bank Fees	0.00	10.00	0.00
Total OTHER	**0.00**	**10.00**	**0.00**
PSHA RESERVES LANDSCAPE EXPENSES			
PSHA Res Landscaping	0.00	0.00	90,243.80
PSHA Res Water Feature	36,505.00	36,505.00	0.00
Total PSHA RESERVES LANDSCAPE EXPENSES	**36,505.00**	**36,505.00**	**90,243.80**
PSHA RESERVES CC IMPROVEMENT EXPENSES			
PSHA Res CC Maintenance	0.00	0.00	22,531.67
PSHA Res CC Flooring	4,241.65	8,483.30	0.00
Total PSHA RESERVES CC IMPROVEMENT EXPENSES	**4,241.65**	**8,483.30**	**22,531.67**
PSHA RESERVES POOL EXPENSES			
PSHA Res Pool	0.00	0.00	24,854.04
Total PSHA RESERVES POOL EXPENSES	**0.00**	**0.00**	**24,854.04**
PSHA RESERVES STREET EXPENSES			
PSHA Res Streets	0.00	0.00	22,678.01
Total PSHA RESERVES STREET EXPENSES	**0.00**	**0.00**	**22,678.01**
Total Operating Expense	**54,758.20**	**71,615.50**	**312,073.49**
Total Operating Income	18,875.00	67,629.40	261,920.00
Total Operating Expense	54,758.20	71,615.50	312,073.49
NOI - Net Operating Income	**-35,883.20**	**-3,986.10**	**-50,153.49**

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Other Income			
Interest Income	32.21	62.98	140.00
Total Other Income	**32.21**	**62.98**	**140.00**
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	**32.21**	**62.98**	**-214,048.00**
Total Income	18,907.21	67,692.38	262,060.00
Total Expense	54,758.20	71,615.50	526,261.49
Net Income	**-35,850.99**	**-3,923.12**	**-264,201.49**