Balance Sheet

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

As of: 08/31/2019

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Cash	5,367.82
Reserve #1 Cash	73,582.24
Total Cash	**78,950.06**
TOTAL ASSETS	**78,950.06**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	1,961.65
Total Liabilities	**1,961.65**
Capital	
Appfolio Opening Balance Equity	166,595.44
Calculated Retained Earnings	-37,907.41
Calculated Prior Years Retained Earnings	-51,699.62
Total Capital	**76,988.41**
TOTAL LIABILITIES & CAPITAL	**78,950.06**

P&L Actual vs. Annual Budget

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

As of: Aug 2019

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual	Annual Budget
Income			
Association Dues	16,683.46	49,898.46	201,480.00
Special Assessment	615.00	34,415.00	57,500.00
ASSOCIATION UTILITIES			
Utilities-Garbage	471.54	785.94	1,500.00
Total ASSOCIATION UTILITIES	**471.54**	**785.94**	**1,500.00**
FEES			
Closing Fees	150.00	450.00	500.00
Late Fee	123.35	123.35	0.00
Late Interest	21.00	21.00	0.00
Covenant Violation	0.00	0.00	500.00
Total FEES	**294.35**	**594.35**	**1,000.00**
Total Operating Income	**18,064.35**	**85,693.75**	**261,480.00**
Expense			
GENERAL OPERATIONS EXPENSES			
Postage	16.50	74.25	270.00
Administrative	0.00	69.16	100.00
Community Events	72.11	72.11	175.00
Total GENERAL OPERATIONS EXPENSES	**88.61**	**215.52**	**545.00**
LANDSCAPING			
Mowing & Edging	2,722.50	5,445.00	14,000.00
Weed & Feed	0.00	1,524.60	8,320.00
Noxious Weed Spray	0.00	190.58	0.00
Shrub Beds & Trees	0.00	141.57	7,550.00
Tree Removal	326.70	326.70	0.00
Spring & Fall Cleanup	0.00	0.00	6,965.00
Sprinkler Maintenance/Repairs	810.59	1,034.44	600.00
Sprinkler Turn on/Blowout	0.00	0.00	1,800.00
Hydrant & Backflow Testing	0.00	0.00	1,200.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Pest Control	0.00	206.91	828.00
Total LANDSCAPING	**3,859.79**	**8,869.80**	**41,263.00**
STREET EXPENSE			
Snow Removal	0.00	0.00	4,500.00
Deice & Sanding	0.00	0.00	4,500.00
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	2,586.53	4,414.08	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	**2,586.53**	**4,414.08**	**12,640.00**
INSURANCE			
Liability Insurance	0.00	1,397.50	5,648.52
Directors & Officers Insurance	0.00	0.00	489.25
Umbrella	0.00	118.75	201.88
Total INSURANCE	**0.00**	**1,516.25**	**6,339.65**
PROFESSIONAL FEES			
Legal Fees	42.00	42.00	4,800.00
Filing Fees	0.00	10.00	10.00
Management Fees	473.80	1,407.60	5,671.80
Total PROFESSIONAL FEES	**515.80**	**1,459.60**	**10,481.80**
REPAIRS & MAINTENANCE			
HVAC (Heat, Ventilation, Air)	0.00	0.00	500.00
CC Equipment & Repairs	118.00	691.96	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	478.00	2,142.10	1,200.00
Supplies	0.00	0.00	800.00
Fire & Safety	0.00	0.00	250.00
Total REPAIRS & MAINTENANCE	**596.00**	**2,834.06**	**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	564.88	2,225.26	7,200.00
Water	975.00	2,925.00	9,912.00
Sewer	2,846.00	8,538.00	34,703.52
Garbage Expense	833.00	2,499.00	10,126.00
Telephone	49.95	139.85	0.00
Total UTILITIES	**5,268.83**	**16,327.11**	**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	2,538.39	90,243.80
PSHA Res Water Feature	4,464.90	40,969.90	0.00
Total PSHA RESERVES LANDSCAPE EXPENSES	**4,464.90**	**43,508.29**	**90,243.80**
PSHA RESERVES CC IMPROVEMENT EXPENSES			
PSHA Res CC Maintenance	0.00	0.00	22,531.67
PSHA Res CC HVAC	241.16	241.16	0.00
PSHA Res CC Flooring	0.00	8,483.30	0.00
Total PSHA RESERVES CC IMPROVEMENT EXPENSES	**241.16**	**8,724.46**	**22,531.67**
PSHA RESERVES POOL EXPENSES			
PSHA Res Resurface Pool Deck	11,802.00	11,802.00	0.00
PSHA Res Pool	0.00	0.00	24,854.04
Total PSHA RESERVES POOL EXPENSES	**11,802.00**	**11,802.00**	**24,854.04**
PSHA RESERVES STREET EXPENSES			
PSHA Res Asphalt Sealing & Repairs	22,657.19	22,657.19	0.00
PSHA Res Streets	0.00	0.00	22,678.01
Total PSHA RESERVES STREET EXPENSES	**22,657.19**	**22,657.19**	**22,678.01**
Total Operating Expense	**52,080.81**	**123,696.31**	**312,073.49**
Total Operating Income	18,064.35	85,693.75	261,480.00

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Total Operating Expense	52,080.81	123,696.31	312,073.49
NOI - Net Operating Income	**-34,016.46**	**-38,002.56**	**-50,593.49**
Other Income			
Interest Income	32.17	95.15	440.00
Total Other Income	**32.17**	**95.15**	**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	**32.17**	**95.15**	**-213,748.00**
Total Income	18,096.52	85,788.90	261,920.00
Total Expense	52,080.81	123,696.31	526,261.49
Net Income	**-33,984.29**	**-37,907.41**	**-264,341.49**