## Balance Sheet

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

**As of:** 11/30/2019

**Accounting Basis:** Cash

| Account Name | Balance |
|---|---|
| **ASSETS** | |
| **Cash** | |
| Operating Cash | 2,576.10 |
| Reserve #1 Cash | 79,128.14 |
| **Total Cash** | **81,704.24** |
| Accounts Receivable | 49.95 |
| TOTAL ASSETS | **81,754.19** |
| | |
| | |
| **LIABILITIES & CAPITAL** | |
| **Liabilities** | |
| Prepaid Assessments | 1,736.00 |
| **Total Liabilities** | **1,736.00** |
| **Capital** | |
| Appfolio Opening Balance Equity | 166,595.44 |
| Calculated Retained Earnings | -34,877.63 |
| Calculated Prior Years Retained Earnings | -51,699.62 |
| **Total Capital** | **80,018.19** |
| TOTAL LIABILITIES & CAPITAL | **81,754.19** |

# P&L Actual vs. Annual Budget

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

**As of:** Nov 2019

**Additional Account Types:** None

**Accounting Basis:** Cash

**Level of Detail:** Detail View

| Account Name | MTD Actual | YTD Actual | Annual Budget |
|---|---|---|---|
| **Income** | | | |
| Association Dues | 17,312.20 | 101,105.00 | 201,480.00 |
| Special Assessment | 100.00 | 36,850.00 | 57,500.00 |
| **ASSOCIATION UTILITIES** | | | |
| Utilities-Garbage | 0.00 | 785.94 | 1,500.00 |
| **Total ASSOCIATION UTILITIES** | **0.00** | **785.94** | **1,500.00** |
| **ASSOCIATION RESERVES** | | | |
| Maintenance Fund | -34.66 | -292.45 | 0.00 |
| **Total ASSOCIATION RESERVES** | **-34.66** | **-292.45** | **0.00** |
| **FEES** | | | |
| Closing Fees | 0.00 | 750.00 | 500.00 |
| Late Interest | 0.00 | 21.00 | 0.00 |
| Covenant Violation | 0.00 | 0.00 | 500.00 |
| **Total FEES** | **0.00** | **771.00** | **1,000.00** |
| **Total Operating Income** | **17,377.54** | **139,219.49** | **261,480.00** |
| | | | |
| **Expense** | | | |
| **GENERAL OPERATIONS EXPENSES** | | | |
| Postage | 7.00 | 106.55 | 270.00 |
| Administrative | 49.95 | 119.11 | 100.00 |
| Community Events | 0.00 | 72.11 | 175.00 |
| **Total GENERAL OPERATIONS EXPENSES** | **56.95** | **297.77** | **545.00** |
| **LANDSCAPING** | | | |
| Mowing & Edging | 2,695.28 | 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 |

## P&L Actual vs. Annual Budget

| Account Name | MTD Actual | YTD Actual | Annual Budget |
|---|---|---|---|
| Spring & Fall Cleanup | 1,633.50 | 1,633.50 | 6,965.00 |
| Sprinkler Maintenance/Repairs | 0.00 | 1,034.44 | 600.00 |
| Sprinkler Turn on/Blowout | 0.00 | 1,483.22 | 1,800.00 |
| Hydrant & Backflow Testing | 0.00 | 0.00 | 1,200.00 |
| Storm Cleanup | 0.00 | 591.86 | 0.00 |
| Pest Control | 0.00 | 413.82 | 828.00 |
| **Total LANDSCAPING** | **4,328.78** | **24,895.64** | **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 | 607.87 | 9,478.95 | 10,300.00 |
| Pool Chemicals & Supplies | 786.91 | 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** | **1,394.78** | **11,314.90** | **12,640.00** |
| **INSURANCE** | | | |
| Liability Insurance | 909.75 | 4,055.50 | 5,648.52 |
| Directors & Officers Insurance | 0.00 | 0.00 | 489.25 |
| Umbrella | 0.00 | 190.00 | 201.88 |
| **Total INSURANCE** | **909.75** | **4,245.50** | **6,339.65** |
| **PROFESSIONAL FEES** | | | |
| Legal Fees | 0.00 | 442.00 | 4,800.00 |
| Filing Fees | 0.00 | 10.00 | 10.00 |
| Management Fees | 473.80 | 2,829.00 | 5,671.80 |
| **Total PROFESSIONAL FEES** | **473.80** | **3,281.00** | **10,481.80** |
| **REPAIRS & MAINTENANCE** | | | |
| HVAC (Heat, Ventilation, Air) | 0.00 | 0.00 | 500.00 |
| CC Equipment & Repairs | 0.00 | 1,083.29 | 420.00 |
| CC General Repairs & Maintenance | 0.00 | 103.34 | 5,000.00 |
| CC Potted Plants | 0.00 | 0.00 | 175.00 |

## P&L Actual vs. Annual Budget

| Account Name | MTD Actual | YTD Actual | Annual Budget |
|---|---|---|---|
| CC Deck Furniture Spring/Fall | 0.00 | 0.00 | 150.00 |
| CC Window Cleaning | 0.00 | 0.00 | 250.00 |
| CC Cleaning | 0.00 | 2,142.10 | 1,200.00 |
| Supplies | 0.00 | 0.00 | 800.00 |
| Fire & Safety | 0.00 | 0.00 | 250.00 |
| **Total REPAIRS & MAINTENANCE** | **0.00** | **3,328.73** | **8,745.00** |
| **TAXES** | | | |
| Property Tax | 0.00 | 0.00 | 10.00 |
| **Total TAXES** | **0.00** | **0.00** | **10.00** |
| **UTILITIES** | | | |
| Electricity | 694.51 | 4,058.28 | 7,200.00 |
| Water | 975.00 | 5,850.00 | 9,912.00 |
| Sewer | 2,846.00 | 17,076.00 | 34,703.52 |
| Garbage Expense | 833.00 | 4,998.00 | 10,126.00 |
| Telephone | 0.00 | 189.80 | 0.00 |
| **Total UTILITIES** | **5,348.51** | **32,172.08** | **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 | 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 | 235.71 | 235.71 | 22,531.67 |
| PSHA Res CC HVAC | 0.00 | 241.16 | 0.00 |
| PSHA Res CC Flooring | 0.00 | 8,483.30 | 0.00 |
| **Total PSHA RESERVES CC IMPROVEMENT EXPENSES** | **235.71** | **8,960.17** | **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 |

## P&L Actual vs. Annual Budget

| Account Name | MTD Actual | YTD Actual | Annual Budget |
|---|---|---|---|
| **Total PSHA RESERVES STREET EXPENSES** | **0.00** | **22,657.19** | **22,678.01** |
| **Total Operating Expense** | **12,748.28** | **174,269.97** | **312,073.49** |
| | | | |
| Total Operating Income | 17,377.54 | 139,219.49 | 261,480.00 |
| Total Operating Expense | 12,748.28 | 174,269.97 | 312,073.49 |
| **NOI - Net Operating Income** | **4,629.26** | **-35,050.48** | **-50,593.49** |
| | | | |
| **Other Income** | | | |
| Interest Income | 27.30 | 172.85 | 440.00 |
| **Total Other Income** | **27.30** | **172.85** | **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** | **27.30** | **172.85** | **-213,748.00** |
| | | | |
| Total Income | 17,404.84 | 139,392.34 | 261,920.00 |
| Total Expense | 12,748.28 | 174,269.97 | 526,261.49 |
| | | | |
| **Net Income** | **4,656.56** | **-34,877.63** | **-264,341.49** |