Balance Sheet

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

As of: 12/31/2019

Accounting Basis: Cash

Account Name	Balance
ASSETS	
Cash	
Operating Cash	9,348.56
Reserve #1 Cash	81,645.30
Total Cash	**90,993.86**
Accounts Receivable	49.95
TOTAL ASSETS	**91,043.81**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessments	1,720.00
Total Liabilities	**1,720.00**
Capital	
Appfolio Opening Balance Equity	166,595.44
Calculated Retained Earnings	-25,572.01
Calculated Prior Years Retained Earnings	-51,699.62
Total Capital	**89,323.81**
TOTAL LIABILITIES & CAPITAL	**91,043.81**

P&L Actual vs. Annual Budget

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

As of: Dec 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	117,530.00	201,480.00
Special Assessment	1,800.00	38,650.00	57,500.00
ASSOCIATION UTILITIES			
Utilities-Garbage	0.00	785.94	1,500.00
Total ASSOCIATION UTILITIES	**0.00**	**785.94**	**1,500.00**
FEES			
Closing Fees	150.00	900.00	500.00
Late Interest	83.78	104.78	0.00
Covenant Violation	0.00	0.00	500.00
Total FEES	**233.78**	**1,004.78**	**1,000.00**
Total Operating Income	**18,458.78**	**157,970.72**	**261,480.00**
Expense			
GENERAL OPERATIONS EXPENSES			
Postage	7.15	113.70	270.00
Administrative	39.95	159.06	100.00
Community Events	0.00	72.11	175.00
Total GENERAL OPERATIONS EXPENSES	**47.10**	**344.87**	**545.00**
LANDSCAPING			
Mowing & Edging	0.00	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
Spring & Fall Cleanup	0.00	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

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
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	**0.00**	**24,895.64**	**41,263.00**
STREET EXPENSE			
Snow Removal	0.00	0.00	4,500.00
Deice & Sanding	612.40	612.40	4,500.00
Gate Maintenance	0.00	1,357.95	800.00
Total STREET EXPENSE	**612.40**	**1,970.35**	**9,800.00**
POOL EXPENSE			
Pool Contract Services	0.00	9,478.95	10,300.00
Pool Chemicals & Supplies	0.00	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	**0.00**	**11,314.90**	**12,640.00**
INSURANCE			
Liability Insurance	0.00	4,055.50	5,648.52
Directors & Officers Insurance	909.75	909.75	489.25
Umbrella	0.00	190.00	201.88
Total INSURANCE	**909.75**	**5,155.25**	**6,339.65**
PROFESSIONAL FEES			
Legal Fees	1,257.70	1,699.70	4,800.00
Filing Fees	0.00	10.00	10.00
Management Fees	473.80	3,302.80	5,671.80
Total PROFESSIONAL FEES	**1,731.50**	**5,012.50**	**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
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

P&L Actual vs. Annual Budget

Account Name	MTD Actual	YTD Actual	Annual Budget
Supplies	0.00	0.00	800.00
Electrical Repairs	441.05	441.05	0.00
General Repairs & Maintenance	120.00	120.00	0.00
Fire & Safety	87.72	87.72	250.00
Total REPAIRS & MAINTENANCE	**648.77**	**3,977.50**	**8,745.00**
TAXES			
Property Tax	0.00	0.00	10.00
Total TAXES	**0.00**	**0.00**	**10.00**
UTILITIES			
Electricity	577.28	4,635.56	7,200.00
Water	0.00	5,850.00	9,912.00
Sewer	0.00	17,076.00	34,703.52
Garbage Expense	0.00	4,998.00	10,126.00
Telephone	0.00	189.80	0.00
Total UTILITIES	**577.28**	**32,749.36**	**61,941.52**
Combined Utilities - Water/Sewer/Garbage	4,654.00	4,654.00	0.00
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	0.00	528.16	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	**0.00**	**9,252.62**	**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	**9,180.80**	**183,743.22**	**312,073.49**
Total Operating Income	18,458.78	157,970.72	261,480.00
Total Operating Expense	9,180.80	183,743.22	312,073.49
NOI - Net Operating Income	**9,277.98**	**-25,772.50**	**-50,593.49**
Other Income			
Interest Income	27.64	200.49	440.00
Total Other Income	**27.64**	**200.49**	**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	**27.64**	**200.49**	**-213,748.00**
Total Income	18,486.42	158,171.21	261,920.00
Total Expense	9,180.80	183,743.22	526,261.49
Net Income	**9,305.62**	**-25,572.01**	**-264,341.49**