

Balance Sheet

Sunday, March 31, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS

Cash & Equivalents

1000 -Avila Park MOB Operating	\$4,247.67
1005 -Avila Park CW Operating	\$6,167.19
1170 Due from Reserve Fund	\$26,140.00

Total Cash & Equivalents \$36,554.86

Accounts Receivable

1100 Accounts Receivable	\$5,969.20
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Total Accounts Receivable \$5,969.20

Prepays

1225 Prepaid Insurance	\$14,835.53
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Total Prepays \$14,835.53

TOTAL ASSETS \$57,359.59

LIABILITIES

Current Liabilities

2000 Accounts Payable - Operat	\$4,393.64
2020 Accrued Payables - Operat	\$4,600.00
2030 Advance Payments - Operat	\$1,849.00
2075 Due to Reserve Fund	\$35,721.67
2160 Security Deposits	\$1,400.00

Total Current Liabilities \$47,964.31

Long Term Liabilities

2185 Loan Payable - MOB	\$60,015.04
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Total Long Term Liabilities \$60,015.04

TOTAL LIABILITIES \$107,979.35

EQUITY

Retained Earnings	(\$63,124.67)
Current Year Earnings	\$1,587.93
Capital	
3020 Working Capital	\$10,698.98

TOTAL EQUITY (\$50,837.76)

TOTAL LIABILITIES AND EQUITY \$57,141.59

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Sunday, March 31, 2019

Avila Park 2019 Operating Budget

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4035 HOA Assessments	14,612.00	14,612.00	0.00	43,836.00	43,836.00	0.00	175,344.00	131,508.00
4055 Insurance Claim Income	0.00	0.00	0.00	1,537.35	0.00	1,537.35	0.00	(1,537.35)
4070 Interest Income - Operati	1.08	0.00	1.08	1.59	0.00	1.59	0.00	(1.59)
4080 Late Fees	0.00	0.00	0.00	49.82	0.00	49.82	0.00	(49.82)
4085 Laundry Income	606.63	308.25	298.38	957.26	924.75	32.51	3,699.00	2,741.74
4105 Move In/Out Fees	0.00	58.33	(58.33)	200.00	174.99	25.01	700.00	500.00
4115 NSF Fees	20.00	0.00	20.00	20.00	0.00	20.00	0.00	(20.00)
4190 Transfer Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
Total Income	15,239.71	14,978.58	261.13	46,752.02	44,935.74	1,816.28	179,743.00	132,990.98
EXPENSES								
Utilities								
5010 Electric Service	1,000.00	1,578.67	(578.67)	3,095.51	4,736.01	(1,640.50)	18,944.00	15,848.49
5025 Natural Gas Service	1,302.70	1,447.83	(145.13)	6,410.58	4,343.49	2,067.09	17,374.00	10,963.42
5065 Sewer Service	0.00	474.00	(474.00)	0.00	1,422.00	(1,422.00)	5,688.00	5,688.00
5070 Storm Drain	0.00	91.67	(91.67)	0.00	275.01	(275.01)	1,100.00	1,100.00
5075 Telephone - Elevator	66.65	63.58	3.07	198.82	190.74	8.08	763.00	564.18
5080 Telephone - Entrance	43.76	41.42	2.34	130.15	124.26	5.89	497.00	366.85
5095 Telephone - Pool	56.06	55.00	1.06	168.18	165.00	3.18	660.00	491.82
5105 Trash Removal Services	284.00	291.67	(7.67)	852.00	875.01	(23.01)	3,500.00	2,648.00
5135 Water Services	918.37	376.42	541.95	2,818.84	1,129.26	1,689.58	4,517.00	1,698.16
Total Utilities	3,671.54	4,420.26	(748.72)	13,674.08	13,260.78	413.30	53,043.00	39,368.92
Maintenance & Repairs								
5230 Building Maint & Repairs	81.00	806.00	(725.00)	81.00	2,418.00	(2,337.00)	9,672.00	9,591.00
5275 Boiler Inspection	0.00	16.67	(16.67)	0.00	50.01	(50.01)	200.00	200.00
5315 Rec Room Maint & Repairs	0.00	0.00	0.00	270.00	0.00	270.00	0.00	(270.00)
5400 Elevator Contract & Reprs	144.83	135.00	9.83	1,157.35	405.00	752.35	1,620.00	462.65
5405 Elevator Repairs	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
5470 Fire/Life Safety Inspectn	180.50	118.33	62.17	180.50	354.99	(174.49)	1,420.00	1,239.50
5485 Fire Alarm Monitoring	0.00	0.00	0.00	88.00	0.00	88.00	0.00	(88.00)

Unexpended Budget Report

Sunday, March 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Unexpended			
EXPENSES (Continued)									
Maintenance & Repairs (Continued)									
5490 Fire Extingisher	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00	100.00	100.00
5520 Garage Door Maint & Rprs	209.25	69.58	139.67	3,203.58	208.74	2,994.84	835.00	835.00	(2,368.58)
5650 HVAC Repairs	0.00	108.75	(108.75)	125.00	326.25	(201.25)	1,305.00	1,305.00	1,180.00
5665 Inspections	0.00	37.50	(37.50)	0.00	112.50	(112.50)	450.00	450.00	450.00
5670 Irrigation Repairs	0.00	33.33	(33.33)	0.00	99.99	(99.99)	400.00	400.00	400.00
5690 Janitorial Services	1,400.00	700.00	700.00	1,400.00	2,100.00	(700.00)	8,400.00	8,400.00	7,000.00
5700 Janitorial Supplies	70.00	16.67	53.33	70.00	50.01	19.99	200.00	200.00	130.00
5730 Landscape Contract	0.00	20.83	(20.83)	0.00	62.49	(62.49)	250.00	250.00	250.00
5745 Landscape Supplies	0.00	208.33	(208.33)	0.00	624.99	(624.99)	2,500.00	2,500.00	2,500.00
5790 Lighting Maint & Repair	2,100.00	0.00	2,100.00	2,100.00	0.00	2,100.00	0.00	0.00	(2,100.00)
5925 Pest Control	0.00	20.83	(20.83)	0.00	62.49	(62.49)	250.00	250.00	250.00
5940 Plumbing Maint & Repairs	190.00	437.50	(247.50)	190.00	1,312.50	(1,122.50)	5,250.00	5,250.00	5,060.00
5955 Pool Chemicals & Supplies	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00	1,000.00
5960 Pool Contract	0.00	585.00	(585.00)	585.00	1,755.00	(1,170.00)	7,020.00	7,020.00	6,435.00
5980 Pool Maint & Repairs	250.00	308.33	(58.33)	425.00	924.99	(499.99)	3,700.00	3,700.00	3,275.00
6130 Snow Removal	292.50	75.83	216.67	792.50	527.49	265.01	2,110.00	2,110.00	1,317.50
6245 Tree Trimming/Spraying	0.00	33.08	(33.08)	0.00	99.24	(99.24)	397.00	397.00	397.00
6257 Video Camera Monitoring	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00	500.00
6260 Video Camera Rpr/Rplemnt	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00	500.00
Total Maintenance & Repairs	4,918.08	4,048.23	869.85	10,667.93	12,144.69	(1,476.76)	48,579.00	48,579.00	37,911.07
Reserve									
6500 Reserve Contribution	2,522.00	2,522.00	0.00	7,566.00	7,566.00	0.00	30,266.00	30,266.00	22,700.00
Total Reserve	2,522.00	2,522.00	0.00	7,566.00	7,566.00	0.00	30,266.00	30,266.00	22,700.00
Administrative Expenses									
7000 Accounting/Audit/Tax Prep	150.00	12.50	137.50	550.00	37.50	512.50	150.00	150.00	(400.00)
7010 Administration Expense	0.00	0.00	0.00	75.00	0.00	75.00	0.00	0.00	(75.00)
7035 Bank Service Fees	81.78	16.67	65.11	118.94	50.01	68.93	200.00	200.00	81.06
7040 Copies & Printing	293.88	16.92	276.96	387.36	50.76	336.60	203.00	203.00	(184.36)
7105 Insurance - D & O	83.83	83.83	0.00	251.49	251.49	0.00	1,006.00	1,006.00	754.51
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	3,279.00	3,300.00	(21.00)	13,200.00	13,200.00	9,921.00
7135 Insurance - Gen Liability	237.84	283.92	(46.08)	713.52	851.76	(138.24)	3,407.00	3,407.00	2,693.48
7140 Insurance - Umbrella	191.13	192.00	(0.87)	573.39	576.00	(2.61)	2,304.00	2,304.00	1,730.61

Unexpended Budget Report

Sunday, March 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Unexpended			
EXPENSES (Continued)									
Administrative Expenses (Continued)									
7145 Insurance - Boiler/Machin	42.58	0.00	42.58	127.74	0.00	127.74	0.00	0.00	(127.74)
7170 Interest Expense	200.87	220.83	(19.96)	655.18	662.49	(7.31)	2,650.00	2,650.00	1,994.82
7190 Legal Services - General	0.00	200.00	(200.00)	1,820.00	600.00	1,220.00	2,400.00	2,400.00	580.00
7220 Licenses/Permits/Fees	0.00	22.92	(22.92)	0.00	68.76	(68.76)	275.00	275.00	275.00
7240 Management Fee	1,800.00	1,800.00	0.00	4,500.00	5,400.00	(900.00)	21,600.00	21,600.00	17,100.00
7330 Office Supplies	0.00	10.00	(10.00)	0.00	30.00	(30.00)	120.00	120.00	120.00
7450 Postage & Delivery	150.70	7.50	143.20	204.46	22.50	181.96	90.00	90.00	(114.46)
7535 Website Maint & Repair	0.00	20.83	(20.83)	0.00	62.49	(62.49)	250.00	250.00	250.00
Total Administrative Expenses	4,325.61	3,987.92	337.69	13,256.08	11,963.76	1,292.32	47,855.00	47,855.00	34,598.92
TOTAL EXPENSES	15,437.23	14,978.41	458.82	45,164.09	44,935.23	228.86	179,743.00	179,743.00	134,578.91
NET INCOME (LOSS)	(197.52)	0.17	(197.69)	1,587.93	0.51	1,587.42			(1,587.93)
UNEXPENDED (OVER EXPENDED)									

Twelve Month Actuals

Sunday, March 31, 2019

Avila Park 2019 Operating Budget

Avila Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Income	14,612.00	14,612.00	14,612.00										43,836.00
4035 HOA Assessments		1,537.35											1,537.35
4055 Insurance Claim Income		0.51	1.08										1.59
4070 Interest Income - Operati			606.63										49.82
4080 Late Fees	49.82												49.82
4085 Laundry Income	350.63												957.26
4105 Move In/Out Fees	50.00	150.00											200.00
4115 NSF Fees			20.00										20.00
4190 Transfer Fees	150.00												150.00
Total Income	15,212.45	16,299.86	15,239.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,752.02
EXPENSES													
Utilities	15,212.45	16,299.86	15,239.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,752.02
5010 Electric Service	1,169.89	925.62	1,000.00										3,095.51
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70										6,410.58
5075 Telephone - Elevator	65.52	66.65	66.65										198.82
5080 Telephone - Entrance	42.63	43.76	43.76										130.15
5095 Telephone - Pool	56.06	56.06	56.06										168.18
5105 Trash Removal Services	284.00	284.00	284.00										852.00
5135 Water Services	917.98	982.49	918.37										2,818.84
Total Utilities	5,093.96	4,908.58	3,671.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,674.08
Maintenance & Repairs													
5230 Building Maint & Repairs		270.00	81.00										81.00
5315 Rec Room Maint & Repairs		873.26	144.83										270.00
5400 Elevator Contract & Reprs	139.26		180.50										1,157.35
5470 Fire/Life Safety Inspectn		44.00											180.50
5485 Fire Alarm Monitoring	44.00												88.00
5520 Garage Door Maint & Rprs	1,194.33	1,800.00	209.25										3,203.58
5650 HVAC Repairs	125.00												125.00
5690 Janitorial Services			1,400.00										1,400.00
5700 Janitorial Supplies			70.00										70.00
5790 Lighting Maint & Repair			2,100.00										2,100.00
5940 Plumbing Maint & Repairs			190.00										190.00
5960 Pool Contract	585.00												585.00
5980 Pool Maint & Repairs		175.00	250.00										425.00
6130 Snow Removal		500.00	292.50										792.50
Total Maintenance & Repairs	2,087.59	3,662.26	4,918.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,667.93
Reserve													
6500 Reserve Contribution	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,566.00
Total Reserve	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,566.00
Administrative Expenses													
7000 Accounting/Audit/Tax Prep	400.00		150.00										550.00

Twelve Month Actuals

Sunday, March 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)													
Administrative Expenses (Continued)													
7010 Administration Expense		75.00											75.00
7035 Bank Service Fees	13.60	23.56	81.78										118.94
7040 Copies & Printing		93.48	293.88										387.36
7105 Insurance - D & O	83.83	83.83	83.83										251.49
7130 Insurance - Property	1,093.00	1,093.00	1,093.00										3,279.00
7135 Insurance - Gen Liability	237.84	237.84	237.84										713.52
7140 Insurance - Umbrella	191.13	191.13	191.13										573.39
7145 Insurance - Boiler/Machin		85.16	42.58										127.74
7170 Interest Expense	228.74	225.57	200.87										655.18
7190 Legal Services - General	900.00	1,820.00	1,800.00										1,820.00
7240 Management Fee			150.70										4,500.00
7450 Postage & Delivery		53.76	4,325.61										204.46
Total Administrative Expenses	3,148.14	5,782.33	4,325.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,256.08
TOTAL EXPENSES	12,851.69	16,875.17	15,437.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,164.09
NET INCOME (LOSS)	2,360.76	(575.31)	(197.52)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,587.93

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Balance Sheet
 Sunday, March 31, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent		
1705 -Avila Park CW Reserve		\$122,972.57
1855 Due From Operating Fund		\$35,721.67
Total Reserve Cash & Equivalent		\$158,694.24
TOTAL ASSETS		\$158,694.24

LIABILITIES

Reserve Current Liabiliti		
2405 Due to Operating Fund		\$26,140.00
Total Reserve Current Liabiliti		\$26,140.00
TOTAL LIABILITIES		\$26,140.00

EQUITY

Retained Earnings		\$150,964.74
Reserve Current Year Earn		(\$18,410.50)
TOTAL EQUITY		\$132,554.24
TOTAL LIABILITIES AND EQUITY		\$158,694.24

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Sunday, March 31, 2019

Avila Park 2019 Reserve Budget

Avila Park Reserve Fund Accrual Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
8100 Resrv Contribution Income	2,522.00	2,522.00	0.00	7,566.00	7,566.00	0.00	30,266.00	22,700.00
8130 Reserve Interest Income	57.42	0.00	57.42	163.50	0.00	163.50	0.00	(163.50)
Total Reserve Income	2,579.42	2,522.00	57.42	7,729.50	7,566.00	163.50	30,266.00	22,536.50
EXPENSES								
Reserve Expenses								
9400 Reserve Painting Expense	26,140.00	0.00	26,140.00	26,140.00	0.00	26,140.00	0.00	(26,140.00)
Total Reserve Expenses	26,140.00	0.00	26,140.00	26,140.00	0.00	26,140.00	0.00	(26,140.00)
TOTAL EXPENSES	26,140.00	0.00	26,140.00	26,140.00	0.00	26,140.00	0.00	(26,140.00)
NET INCOME (LOSS)	<u>(23,560.58)</u>	<u>2,522.00</u>	<u>(26,082.58)</u>	<u>(18,410.50)</u>	<u>7,566.00</u>	<u>(25,976.50)</u>	<u>30,266.00</u>	
UNEXPENDED (OVER EXPENDED)								<u>48,676.50</u>

PRELIMINARY - FOR INFORMATION ONLY

Twelve Month Actuals

Sunday, March 31, 2019

Avila Park 2019 Reserve Budget

Avila Park Reserve Fund Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Reserve Income													
8100 Resrv Contribution Income	2,522.00	2,522.00	2,522.00										7,566.00
8130 Reserve Interest Income	54.24	51.84	57.42										163.50
Total Reserve Income	2,576.24	2,573.84	2,579.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,729.50
EXPENSES													
Reserve Expenses													
9400 Reserve Painting Expense	0.00	0.00	26,140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,140.00
Total Reserve Expenses	0.00	0.00	26,140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,140.00
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(18,410.50)

Twelve Month Budget And Actuals

Sunday, March 31, 2019

Avila Park 2019 Operating Budget

Avila Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Income													
4035 HOA Assessments	Actual 14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	43,836.00
	Budget 14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	175,344.00
4055 Insurance Claim Income	Actual 1,537.35												1,537.35
	Budget 0.51	0.51	1.08										1.59
4070 Interest Income - Operati	Actual 49.82												49.82
	Budget 350.63		606.63										957.26
4085 Laundry Income	Actual 308.25	308.25	308.25	308.25	308.25	308.25	308.25	308.25	308.25	308.25	308.25	308.25	3,699.00
	Budget 50.00	150.00											200.00
4105 Move In/Out Fees	Actual 58.33	58.33	58.33	58.33	58.34	58.33	58.34	58.33	58.34	58.33	58.34	58.33	700.00
	Budget 20.00		20.00										20.00
4115 NSF Fees	Actual 150.00												150.00
	Budget 150.00												
4190 Transfer Fees	Actual 15,212.45	16,299.86	15,239.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,752.02
	Budget 15,212.45	16,299.86	15,239.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,752.02
TOTAL INCOME	15,212.45	16,299.86	15,239.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,752.02
EXPENSES													
Utilities													
5010 Electric Service	Actual 1,169.89	925.62	1,000.00										3,095.51
	Budget 1,578.67	1,578.67	1,578.67	1,578.67	1,578.67	1,578.66	1,578.67	1,578.66	1,578.67	1,578.66	1,578.67	1,578.66	18,944.00
5025 Natural Gas Service	Actual 2,557.88	2,550.00	1,302.70										6,410.58
	Budget 1,447.83	1,447.83	1,447.83	1,447.83	1,447.84	1,447.83	1,447.84	1,447.83	1,447.84	1,447.83	1,447.84	1,447.83	17,374.00
5065 Sewer Service	Actual 474.00	474.00	474.00	474.00	474.00	474.00	474.00	474.00	474.00	474.00	474.00	474.00	5,688.00
	Budget 91.67	91.67	91.67	91.67	91.67	91.66	91.67	91.66	91.67	91.66	91.67	91.66	1,100.00
5070 Storm Drain	Actual 65.52	66.65	66.65										198.82
	Budget 63.58	63.58	63.58	63.58	63.59	63.58	63.59	63.58	63.59	63.58	63.59	63.58	763.00
5075 Telephone - Elevator	Actual 42.63	43.76	43.76										130.15
	Budget 41.42	41.42	41.42	41.42	41.42	41.41	41.42	41.41	41.42	41.41	41.42	41.41	497.00
5080 Telephone - Entrance	Actual 56.06	56.06	56.06										168.18
	Budget 55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
5105 Trash Removal Services	Actual 284.00	284.00	284.00										852.00
	Budget 291.67	291.67	291.67	291.67	291.67	291.66	291.67	291.66	291.67	291.66	291.67	291.66	3,500.00
5135 Water Services	Actual 917.98	982.49	918.37										2,818.84
	Budget 376.42	376.42	376.42	376.42	376.42	376.41	376.42	376.41	376.42	376.41	376.42	376.41	4,517.00
Total Utilities	5,093.96	4,908.58	3,671.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,674.08
Maintenance & Repairs													

Twelve Month Budget And Actuals

Sunday, March 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)													
Maintenance & Repairs (Continued)													
5230 Building Maint & Repairs	Actual	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	81.00
	Budget	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	9,672.00
5275 Boiler Inspection	Actual	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00
	Budget	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	270.00
5315 Rec Room Maint & Repairs	Actual												
	Budget	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00
5400 Elevator Contract & Reprs	Actual	139.26	873.26	144.83									1,157.35
	Budget	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
5405 Elevator Repairs	Actual	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
	Budget	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
5470 Fire/Life Safety Inspectn	Actual	118.33	118.33	118.33	118.33	118.33	118.34	118.33	118.34	118.33	118.34	118.33	180.50
	Budget	118.33	118.33	118.33	118.33	118.33	118.34	118.33	118.34	118.33	118.34	118.33	1,420.00
5485 Fire Alarm Monitoring	Actual	44.00	44.00										88.00
	Budget	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
5490 Fire Extingisher	Actual	8.33	8.33	8.33	8.33	8.33	8.33	8.34	8.34	8.33	8.34	8.33	100.00
	Budget	8.33	8.33	8.33	8.33	8.33	8.33	8.34	8.34	8.33	8.34	8.33	100.00
5520 Garage Door Maint & Rprs	Actual	1,194.33	1,800.00	209.25									3,203.58
	Budget	69.58	69.58	69.58	69.58	69.59	69.58	69.59	69.58	69.59	69.58	69.59	835.00
5650 HVAC Repairs	Actual	125.00											125.00
	Budget	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	1,305.00
5665 Inspections	Actual	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00
	Budget	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00
5670 Irrigation Repairs	Actual	33.33	33.33	33.33	33.33	33.33	33.34	33.33	33.34	33.33	33.34	33.33	400.00
	Budget	33.33	33.33	33.33	33.33	33.33	33.34	33.33	33.34	33.33	33.34	33.33	400.00
5690 Janitorial Services	Actual	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	1,400.00
	Budget	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
5700 Janitorial Supplies	Actual	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00
	Budget	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00
5730 Landscape Contract	Actual	20.83	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
	Budget	20.83	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
5745 Landscape Supplies	Actual	208.33	208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
	Budget	208.33	208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
5790 Lighting Maint & Repair	Actual			2,100.00									2,100.00
	Budget			2,100.00									2,100.00
5925 Pest Control	Actual	20.83	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
	Budget	20.83	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
5940 Plumbing Maint & Repairs	Actual	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	190.00
	Budget	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	5,250.00
5955 Pool Chemicals & Supplies	Actual	83.33	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
	Budget	83.33	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
5960 Pool Contract	Actual	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00
	Budget	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00
5980 Pool Maint & Repairs	Actual	175.00	175.00	250.00									425.00
	Budget	308.33	308.33	308.33	308.33	308.34	308.33	308.34	308.33	308.34	308.33	308.34	3,700.00

Twelve Month Budget And Actuals

Sunday, March 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)													
Maintenance & Repairs (Continued)													
6130 Snow Removal	Actual 175.83	500.00 175.83	292.50 175.83	175.83	175.84	175.83	175.84	175.83	175.84	175.83	175.84	175.83	792.50 2,110.00
6245 Tree Trimming/Spraying	Actual 33.08	33.08	33.08	33.08	33.09	33.08	33.09	33.08	33.09	33.08	33.09	33.08	397.00
6257 Video Camera Monitoring	Actual 41.67	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
6260 Video Camera Rpr/Rplcmnt	Actual 41.67	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
Total Maintenance & Repairs	2,087.59	3,662.26	4,918.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,667.93
Reserve													
6500 Reserve Contribution	Actual 2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,523.00	2,523.00	7,566.00 30,266.00
Total Reserve	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,566.00
Administrative Expenses													
7000 Accounting/Audit/Tax Prep	Actual 400.00	150.00	150.00	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	550.00 150.00
7010 Administration Expense	Actual 75.00	75.00											75.00
7035 Bank Service Fees	Actual 13.60	23.56	81.78										118.94
7040 Copies & Printing	Actual 16.67	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00
7105 Insurance - D & O	Actual 16.92	16.92	16.92	16.92	16.92	16.91	16.92	16.91	16.92	16.91	16.92	16.91	203.00
7130 Insurance - Property	Actual 83.83	83.83	83.83	83.83	83.84	83.83	83.84	83.83	83.84	83.83	83.84	83.83	251.49 1,006.00
7130 Insurance - Property	Actual 1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	3,279.00
7135 Insurance - Gen Liability	Actual 1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
7140 Insurance - Umbrella	Actual 237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	713.52
7145 Insurance - Boiler/Machin	Actual 283.92	283.92	283.92	283.92	283.92	283.91	283.92	283.91	283.92	283.91	283.92	283.91	3,407.00
7170 Interest Expense	Actual 191.13	191.13	191.13	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	573.39 2,304.00
7190 Legal Services - General	Actual 192.00	85.16	42.58										127.74
7220 Licenses/Permits/Fees	Actual 228.74	225.57	200.87										655.18
7240 Management Fee	Actual 220.83	220.83	220.83	220.83	220.84	220.83	220.84	220.83	220.84	220.83	220.84	220.83	2,650.00
7330 Office Supplies	Actual 200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,820.00 2,400.00
7330 Office Supplies	Actual 22.92	22.92	22.92	22.92	22.92	22.91	22.92	22.91	22.92	22.91	22.92	22.91	275.00
7330 Office Supplies	Actual 900.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	4,500.00
7330 Office Supplies	Actual 1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
7330 Office Supplies	Actual 10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00

Twelve Month Budget And Actuals

Sunday, March 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)													
Administrative Expenses (Continued)													
7450 Postage & Delivery													
			53.76										204.46
	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	90.00
Actual			150.70										
Budget	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	90.00
7535 Website Maint & Repair													
			20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
Actual			4,325.61										
Budget	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
Total Administrative Expenses	3,148.14	5,782.33	4,325.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,256.08
TOTAL EXPENSES	12,851.69	16,875.17	15,437.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,164.09
NET INCOME (LOSS)	2,360.76	(575.31)	(197.52)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,587.93

Twelve Month Budget And Actuals

Sunday, March 31, 2019

Avila Park 2019 Reserve Budget

Avila Park Reserve Fund Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Reserve Income													
8100 Resrv Contribution Income	Actual 2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,523.00	2,523.00	7,566.00
	Budget 2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,523.00	2,523.00	30,266.00
8130 Reserve Interest Income	Actual 54.24	51.84	57.42										163.50
	Budget 2,576.24	2,573.84	2,579.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,729.50
Total Reserve Income	2,576.24	2,573.84	2,579.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,729.50
TOTAL INCOME	2,576.24	2,573.84	2,579.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,729.50
EXPENSES													
Reserve Expenses													
9400 Reserve Painting Expense	Actual 26,140.00												26,140.00
	Budget 0.00	0.00	26,140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,140.00
Total Reserve Expenses	0.00	0.00	26,140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,140.00
TOTAL EXPENSES	0.00	0.00	26,140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,140.00
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(18,410.50)