

Balance Sheet

Tuesday, April 30, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS

Cash & Equivalents			
1000 -Avila Park MOB Operating		\$24,621.63	
	Total Cash & Equivalents		\$24,621.63
Accounts Receivable			
1100 Accounts Receivable		\$7,598.06	
	Total Accounts Receivable		\$7,598.06
Prepays			
1200 Prepaid Expense		\$721.08	
1225 Prepaid Insurance		\$13,564.77	
	Total Prepays		\$14,285.85
	TOTAL ASSETS		<u>\$46,505.54</u>

LIABILITIES

Current Liabilities			
2000 Accounts Payable - Operat		\$2,612.00	
2020 Accrued Payables - Operat		\$4,400.00	
2030 Advance Payments - Operat		\$1,734.00	
2075 Due to Reserve Fund		\$28,155.67	
2100 Open Credits		\$250.00	
2160 Security Deposits		\$1,400.00	
	Total Current Liabilities		\$38,551.67
Long Term Liabilities			
2185 Loan Payable - MOB		\$59,137.50	
	Total Long Term Liabilities		\$59,137.50
	TOTAL LIABILITIES		<u>\$97,689.17</u>

EQUITY

Retained Earnings		(\$63,124.67)	
Current Year Earnings		\$1,024.06	
Capital			
3020 Working Capital		\$10,698.98	
	TOTAL EQUITY		<u>(\$51,401.63)</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$46,287.54</u>

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Tuesday, April 30, 2019

Avila Park 2019 Operating Budget

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Actual	Year To Date		Annual Budget	Unexpended
	Budget	Variance		Budget	Variance		
INCOME							
Income							
4035 HOA Assessments	14,612.00	0.00	58,448.00	58,448.00	175,344.00	116,896.00	
4055 Insurance Claim Income	0.00	0.00	1,537.35	0.00	0.00	(1,537.35)	
4070 Interest Income - Operati	0.61	0.61	2.20	0.00	0.00	(2.20)	
4080 Late Fees	333.86	333.86	383.68	0.00	0.00	(383.68)	
4085 Laundry Income	0.00	(308.25)	957.26	1,233.00	3,699.00	2,741.74	
4105 Move In/Out Fees	0.00	(58.33)	200.00	233.32	700.00	500.00	
4115 NSF Fees	0.00	0.00	20.00	0.00	0.00	(20.00)	
4190 Transfer Fees	0.00	0.00	150.00	0.00	0.00	(150.00)	
Total Income	14,946.47	(32.11)	61,698.49	59,914.32	179,743.00	118,044.51	
EXPENSES							
Utilities							
5010 Electric Service	654.47	(924.20)	3,749.98	6,314.68	18,944.00	15,194.02	
5025 Natural Gas Service	1,909.92	462.09	8,320.50	5,791.32	17,374.00	9,053.50	
5065 Sewer Service	0.00	(474.00)	0.00	1,896.00	5,688.00	5,688.00	
5070 Storm Drain	110.94	19.27	110.94	366.68	1,100.00	989.06	
5075 Telephone - Elevator	66.45	2.87	265.27	254.32	763.00	497.73	
5080 Telephone - Entrance	43.65	2.23	173.80	165.68	497.00	323.20	
5095 Telephone - Pool	55.92	0.92	224.10	220.00	660.00	435.90	
5105 Trash Removal Services	305.00	13.33	1,157.00	1,166.68	3,500.00	2,343.00	
5135 Water Services	910.57	534.15	3,729.41	1,505.68	4,517.00	787.59	
Total Utilities	4,056.92	(363.34)	17,731.00	17,681.04	53,043.00	35,312.00	
Maintenance & Repairs							
5230 Building Maint & Repairs	1,014.93	208.93	1,095.93	3,224.00	9,672.00	8,576.07	
5275 Boiler Inspection	0.00	(16.67)	0.00	66.68	200.00	200.00	
5315 Rec Room Maint & Repairs	0.00	0.00	270.00	0.00	0.00	(270.00)	
5400 Elevator Contract & Reprs	294.83	159.83	1,452.18	540.00	1,620.00	167.82	
5405 Elevator Repairs	0.00	(41.67)	0.00	166.68	500.00	500.00	
5470 Fire/Life Safety Inspectn	840.00	721.67	1,020.50	473.32	1,420.00	399.50	
5485 Fire Alarm Monitoring	771.75	771.75	859.75	0.00	0.00	(859.75)	

Unexpended Budget Report

Tuesday, April 30, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Year To Date		Annual Budget	
	Actual	Budget	Actual	Budget	Budget	Unexpended
EXPENSES (Continued)						
Maintenance & Repairs (Continued)						
5490 Fire Extingisher	0.00	8.33	0.00	33.32	100.00	100.00
5520 Garage Door Maint & Rprs	0.00	69.58	3,203.58	278.32	835.00	(2,368.58)
5650 HVAC Repairs	0.00	108.75	125.00	435.00	1,305.00	1,180.00
5665 Inspections	0.00	37.50	0.00	150.00	450.00	450.00
5670 Irrigation Repairs	0.00	33.33	0.00	133.32	400.00	400.00
5690 Janitorial Services	700.00	700.00	2,100.00	2,800.00	8,400.00	6,300.00
5700 Janitorial Supplies	35.00	16.67	105.00	66.68	200.00	95.00
5730 Landscape Contract	0.00	20.83	0.00	83.32	250.00	250.00
5745 Landscape Supplies	0.00	208.33	0.00	833.32	2,500.00	2,500.00
5790 Lighting Maint & Repair	24.54	0.00	2,124.54	0.00	0.00	(2,124.54)
5925 Pest Control	0.00	20.83	0.00	83.32	250.00	250.00
5940 Plumbing Maint & Repairs	850.00	437.50	1,040.00	1,750.00	5,250.00	4,210.00
5955 Pool Chemicals & Supplies	0.00	83.33	0.00	333.32	1,000.00	1,000.00
5960 Pool Contract	390.00	585.00	975.00	2,340.00	7,020.00	6,045.00
5980 Pool Maint & Repairs	0.00	308.33	425.00	1,233.32	3,700.00	3,275.00
6130 Snow Removal	0.00	175.83	792.50	703.32	2,110.00	1,317.50
6245 Tree Trimming/Spraying	0.00	33.08	0.00	132.32	397.00	397.00
6257 Video Camera Monitoring	0.00	41.67	0.00	166.68	500.00	500.00
6260 Video Camera Rpr/Rplcmnt	0.00	41.67	0.00	166.68	500.00	500.00
Total Maintenance & Repairs	4,921.05	4,048.23	15,588.98	16,192.92	48,579.00	32,990.02
Reserve						
6500 Reserve Contribution	2,522.00	2,522.00	10,088.00	10,088.00	30,266.00	20,178.00
Total Reserve	2,522.00	2,522.00	10,088.00	10,088.00	30,266.00	20,178.00
Administrative Expenses						
7000 Accounting/Audit/Tax Prep	0.00	12.50	550.00	50.00	150.00	(400.00)
7010 Administration Expense	0.00	0.00	75.00	0.00	0.00	(75.00)
7035 Bank Service Fees	73.74	16.67	192.68	66.68	200.00	7.32
7040 Copies & Printing	50.90	16.92	438.26	67.68	203.00	(235.26)
7105 Insurance - D & O	83.83	83.83	335.32	335.32	1,006.00	670.68
7130 Insurance - Property	1,093.00	1,100.00	4,372.00	4,400.00	13,200.00	8,828.00
7135 Insurance - Gen Laibility	237.84	283.92	951.36	1,135.68	3,407.00	2,455.64
7140 Insurance - Umbrella	191.13	192.00	764.52	768.00	2,304.00	1,539.48

Unexpended Budget Report

Tuesday, April 30, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Year To Date		Annual Budget	
	Actual	Budget	Actual	Budget	Budget	Unexpended
EXPENSES (Continued)						
Administrative Expenses (Continued)						
7145 Insurance - Boiler/Machin	42.58	0.00	170.32	0.00	0.00	(170.32)
7150 Insurance - Crime/Fidelity	208.38	0.00	208.38	0.00	0.00	(208.38)
7170 Interest Expense	219.12	220.83	874.30	883.32	2,650.00	1,775.70
7190 Legal Services - General	0.00	200.00	1,820.00	800.00	2,400.00	580.00
7220 Licenses/Permits/Fees	0.00	22.92	0.00	91.68	275.00	275.00
7240 Management Fee	1,800.00	1,800.00	6,300.00	7,200.00	21,600.00	15,300.00
7330 Office Supplies	0.00	10.00	0.00	40.00	120.00	120.00
7450 Postage & Delivery	9.85	7.50	214.31	30.00	90.00	(124.31)
7535 Website Maint & Repair	0.00	20.83	0.00	83.32	250.00	250.00
Total Administrative Expenses	4,010.37	3,987.92	17,266.45	15,951.68	47,855.00	30,588.55
TOTAL EXPENSES	15,510.34	14,978.41	60,674.43	59,913.64	179,743.00	119,068.57
NET INCOME (LOSS)	(563.87)	0.17	1,024.06	0.68		
UNEXPENDED (OVER EXPENDED)						(1,024.06)

Twelve Month Actuals

Tuesday, April 30, 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	14,612.00									58,448.00
4035 HOA Assessments		1,537.35											1,537.35
4055 Insurance Claim Income		0.51	1.08	0.61									2.20
4070 Interest Income - Operati				333.86									333.86
4080 Late Fees	49.82												49.82
4085 Laundry Income	350.63		606.63										957.26
4105 Move In/Out Fees	50.00	150.00											200.00
4115 NSF Fees													20.00
4190 Transfer Fees	150.00		20.00										150.00
Total Income	15,212.45	16,299.86	15,239.71	14,946.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,698.49
EXPENSES													
Utilities	15,212.45	16,299.86	15,239.71	14,946.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,698.49
5010 Electric Service	1,169.89	925.62	1,000.00	654.47									3,749.98
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70	1,909.92									8,320.50
5070 Storm Drain				110.94									110.94
5075 Telephone - Elevator	65.52	66.65	66.65	66.45									265.27
5080 Telephone - Entrance	42.63	43.76	43.76	43.65									173.80
5095 Telephone - Pool	56.06	56.06	56.06	55.92									224.10
5105 Trash Removal Services	284.00	284.00	284.00	305.00									1,157.00
5135 Water Services	917.98	982.49	918.37	910.57									3,729.41
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,731.00
Maintenance & Repairs													
5230 Building Maint & Repairs		270.00	81.00	1,014.93									1,095.93
5315 Rec Room Maint & Repairs													270.00
5400 Elevator Contract & Reprs	139.26	873.26	144.83	294.83									1,452.18
5470 Fire/Life Safety Inspectn			180.50	840.00									1,020.50
5485 Fire Alarm Monitoring	44.00	44.00	209.25	771.75									859.75
5520 Garage Door Maint & Rprs	1,194.33	1,800.00											3,203.58
5650 HVAC Repairs	125.00												125.00
5690 Janitorial Services			1,400.00	700.00									2,100.00
5700 Janitorial Supplies			70.00	35.00									105.00
5790 Lighting Maint & Repair			2,100.00	24.54									2,124.54
5940 Plumbing Maint & Repairs			190.00	850.00									1,040.00
5960 Pool Contract				390.00									390.00
5980 Pool Maint & Repairs	585.00	175.00	250.00										975.00
6130 Snow Removal		500.00	292.50										425.00
Total Maintenance & Repairs	2,087.59	3,662.26	4,918.08	4,921.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,588.98
Reserve													
6500 Reserve Contribution	2,522.00	2,522.00	2,522.00	2,522.00									10,088.00
Total Reserve	2,522.00	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	10,088.00
Administrative Expenses													

Twelve Month Actuals

Tuesday, April 30, 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)													
7000 Accounting/Audit/Tax Prep	400.00	75.00	150.00										550.00
7010 Administration Expense	13.60	23.56	81.78	73.74									75.00
7035 Bank Service Fees		93.48	293.88	50.90									192.68
7040 Copies & Printing	83.83	83.83	83.83	83.83									438.26
7130 Insurance - Property	1,093.00	1,093.00	1,093.00	1,093.00									335.32
7135 Insurance - Gen Liability	237.84	237.84	237.84	237.84									4,372.00
7140 Insurance - Umbrella	191.13	191.13	191.13	191.13									951.36
7145 Insurance - Boiler/Machin		85.16	42.58	42.58									764.52
7150 Insurance - Crime/Fidelity		225.57	200.87	208.38									170.32
7190 Interest Expense	900.00	1,820.00	1,800.00	219.12									208.38
7240 Legal Services - General		1,800.00	1,800.00	1,800.00									874.30
7450 Postage & Delivery		53.76	150.70	9.85									1,820.00
Total Administrative Expenses	3,148.14	5,782.33	4,325.61	4,010.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,300.00
													214.31
TOTAL EXPENSES	12,851.69	16,875.17	15,437.23	15,510.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,266.45
NET INCOME (LOSS)	2,360.76	(575.31)	(197.52)	(563.87)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,024.06

Balance Sheet
Tuesday, April 30, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent

1700 -Avila Park MOB Money Mkt

\$60,798.49

1855 Due From Operating Fund

\$28,155.67

Total Reserve Cash & Equivalent

\$88,954.16

TOTAL ASSETS

\$88,954.16

EQUITY

Retained Earnings

\$150,964.74

Reserve Current Year Earn

(\$62,010.58)

TOTAL EQUITY

\$88,954.16

TOTAL LIABILITIES AND EQUITY

\$88,954.16

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Tuesday, April 30, 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	10,088.00	10,088.00	0.00	30,266.00	20,178.00
8130 Reserve Interest Income	49.33	0.00	49.33	212.83	0.00	212.83	0.00	(212.83)
Total Reserve Income	2,571.33	2,522.00	49.33	10,300.83	10,088.00	212.83	30,266.00	19,965.17
EXPENSES								
Reserve Expenses								
9280 Reserve Chiller	45,408.98	0.00	45,408.98	45,408.98	0.00	45,408.98	0.00	(45,408.98)
9375 Reserve Lobby Improvement	762.43	0.00	762.43	762.43	0.00	762.43	0.00	(762.43)
9400 Reserve Painting	0.00	0.00	0.00	26,140.00	0.00	26,140.00	0.00	(26,140.00)
Total Reserve Expenses	46,171.41	0.00	46,171.41	72,311.41	0.00	72,311.41	0.00	(72,311.41)
TOTAL INCOME	2,571.33	2,522.00	49.33	10,300.83	10,088.00	212.83	30,266.00	19,965.17
TOTAL EXPENSES	46,171.41	0.00	46,171.41	72,311.41	0.00	72,311.41	0.00	(72,311.41)
NET INCOME (LOSS)	(43,600.08)	2,522.00	(46,122.08)	(62,010.58)	10,088.00	(72,098.58)	30,266.00	
UNEXPENDED (OVER EXPENDED)								92,276.58

Twelve Month Actuals

Tuesday, April 30, 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	2,522.00									10,088.00
8130 Reserve Interest Income	54.24	51.84	57.42	49.33									212.83
Total Reserve Income	2,576.24	2,573.84	2,579.42	2,571.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,300.83
EXPENSES													
Reserve Expenses													
9280 Reserve Chiller				2,571.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,300.83
9375 Reserve Lobby Improvement				45,408.98									45,408.98
9400 Reserve Painting				762.43									762.43
Total Reserve Expenses	0.00	0.00	26,140.00	46,171.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,311.41
TOTAL EXPENSES	0.00	0.00	26,140.00	46,171.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,311.41
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	43,600.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(62,010.58)