

Balance Sheet

Wednesday, July 31, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS

Cash & Equivalents		
1000 Avila Park MOB Operating	\$41,471.80	
	Total Cash & Equivalents	\$41,471.80
Accounts Receivable		
1100 Accounts Receivable	\$5,447.22	
	Total Accounts Receivable	\$5,447.22
Prepays		
1200 Prepaid Expense	\$305.07	
1225 Prepaid Insurance	\$8,473.14	
	Total Prepays	\$8,778.21
	TOTAL ASSETS	<u><u>\$55,697.23</u></u>

LIABILITIES

Current Liabilities		
2000 Accounts Payable - Operat	\$4,211.20	
2020 Accrued Payables - Operat	\$2,143.52	
2030 Advance Payments - Operat	\$2,226.68	
2075 Due to Reserve Fund	\$28,155.67	
2100 Open Credits	\$250.00	
2160 Security Deposits	\$1,400.00	
	Total Current Liabilities	\$38,387.07
Long Term Liabilities		
2185 Loan Payable - MOB	\$56,471.84	
	Total Long Term Liabilities	\$56,471.84
	TOTAL LIABILITIES	<u><u>\$94,858.91</u></u>

EQUITY

Retained Earnings		
	(\$63,124.67)	
Current Year Earnings	\$13,046.01	
Capital		
3020 Working Capital	\$10,916.98	
	TOTAL EQUITY	<u><u>(\$39,161.68)</u></u>
	TOTAL LIABILITIES AND EQUITY	<u><u>\$55,697.23</u></u>

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Wednesday, July 31, 2019

Avila Park 2019 Operating Budget

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Unexpended			
INCOME									
Income									
4035 HOA Assessments	14,612.00	14,612.00	0.00	102,284.00	102,284.00	0.00	175,344.00	73,060.00	
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	1.77	0.00	1.77	6.93	0.00	6.93	0.00	(6.93)	
4080 Late Fees	88.88	0.00	88.88	561.23	0.00	561.23	0.00	(561.23)	
4085 Laundry Income	436.00	308.25	127.75	2,432.01	2,157.75	274.26	3,699.00	1,266.99	
4100 Miscellaneous Income	0.00	0.00	0.00	106.90	0.00	106.90	0.00	(106.90)	
4105 Move In/Out Fees	250.00	58.34	191.66	450.00	408.33	41.67	700.00	250.00	
4115 NSF Fees	0.00	0.00	0.00	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)	
4205 Covenant Violations	425.00	0.00	425.00	2,946.90	0.00	2,946.90	0.00	(2,946.90)	
Total Income	15,813.65	14,978.59	835.06	110,495.32	104,850.08	5,645.24	179,743.00	69,247.68	
EXPENSES									
Utilities									
5010 Electric Service	1,284.76	1,578.67	(293.91)	8,235.95	11,050.68	(2,814.73)	18,944.00	10,708.05	
5025 Natural Gas Service	301.34	1,447.84	(1,146.50)	9,394.40	10,134.83	(740.43)	17,374.00	7,979.60	
5065 Sewer Service	505.12	474.00	31.12	3,511.20	3,318.00	193.20	5,688.00	2,176.80	
5070 Storm Drain	138.67	91.67	47.00	526.95	641.68	(114.73)	1,100.00	573.05	
5075 Telephone - Elevator	71.94	63.59	8.35	474.80	445.08	29.72	763.00	288.20	
5080 Telephone - Entrance	46.40	41.42	4.98	309.78	289.93	19.85	497.00	187.22	
5095 Telephone - Pool	59.92	55.00	4.92	399.26	385.00	14.26	660.00	260.74	
5105 Trash Removal Services	542.00	291.67	250.33	2,736.60	2,041.68	694.92	3,500.00	763.40	
5135 Water Services	568.37	376.42	191.95	3,263.12	2,634.93	628.19	4,517.00	1,253.88	
Total Utilities	3,518.52	4,420.28	(901.76)	28,852.06	30,941.81	(2,089.75)	53,043.00	24,190.94	
Maintenance & Repairs									
5230 Building Maint & Repairs	200.00	806.00	(606.00)	2,521.01	5,642.00	(3,120.99)	9,672.00	7,150.99	
5275 Boiler Inspection	0.00	16.67	(16.67)	0.00	116.68	(116.68)	200.00	200.00	
5315 Rec Room Maint & Repairs	46.81	0.00	46.81	316.81	0.00	316.81	0.00	(316.81)	
5400 Elevator Contract & Reprs	144.83	135.00	9.83	2,186.67	945.00	1,241.67	1,620.00	(566.67)	
5405 Elevator Repairs	0.00	41.67	(41.67)	0.00	291.68	(291.68)	500.00	500.00	

Unexpended Budget Report

Wednesday, July 31, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Accounting Year Starts January 1, 2019

	Month To Date		Actual	Year To Date		Annual Budget	
	Actual	Variance		Budget	Variance	Budget	Unexpended
EXPENSES (Continued)							
Maintenance & Repairs (Continued)							
5470 Fire/Life Safety Inspectn	0.00	(118.34)	1,020.50	828.33	192.17	1,420.00	399.50
5485 Fire Alarm Monitoring	45.00	45.00	994.75	0.00	994.75	0.00	(994.75)
5490 Fire Extingisher	0.00	(8.33)	0.00	58.32	(58.32)	100.00	100.00
5520 Garage Door Maint & Rprs	(485.49)	(555.07)	2,718.09	487.07	2,231.02	835.00	(1,883.09)
5650 HVAC Repairs	292.00	183.25	417.00	761.25	(344.25)	1,305.00	888.00
5665 Inspections	0.00	(37.50)	550.00	262.50	287.50	450.00	(100.00)
5670 Irrigation Repairs	0.00	(33.34)	0.00	233.33	(233.33)	400.00	400.00
5690 Janitorial Services	700.00	0.00	4,900.00	4,900.00	0.00	8,400.00	3,500.00
5700 Janitorial Supplies	131.00	114.33	341.00	116.68	224.32	200.00	(141.00)
5730 Landscape Contract	0.00	(20.84)	0.00	145.83	(145.83)	250.00	250.00
5745 Landscape Supplies	0.00	(208.34)	0.00	1,458.33	(1,458.33)	2,500.00	2,500.00
5770 Laundry Maint & Repairs	(2,100.00)	(2,100.00)	(2,100.00)	0.00	(2,100.00)	0.00	2,100.00
5790 Lighting Maint & Repair	41.02	41.02	2,684.85	0.00	2,684.85	0.00	(2,684.85)
5925 Pest Control	0.00	(20.84)	0.00	145.83	(145.83)	250.00	250.00
5940 Plumbing Maint & Repairs	0.00	(437.50)	2,615.32	3,062.50	(447.18)	5,250.00	2,634.68
5955 Pool Chemicals & Supplies	0.00	(83.34)	0.00	583.33	(583.33)	1,000.00	1,000.00
5960 Pool Contract	390.00	(195.00)	2,080.37	4,095.00	(2,014.63)	7,020.00	4,939.63
5980 Pool Maint & Repairs	0.00	(308.33)	425.00	2,158.32	(1,733.32)	3,700.00	3,275.00
6130 Snow Removal	0.00	(175.84)	1,107.50	1,230.83	(123.33)	2,110.00	1,002.50
6245 Tree Trimming/Spraying	0.00	(33.09)	0.00	231.58	(231.58)	397.00	397.00
6257 Video Camera Monitoring	0.00	(41.67)	0.00	291.68	(291.68)	500.00	500.00
6260 Video Camera Rpr/Rplcmnt	0.00	(41.67)	0.00	291.68	(291.68)	500.00	500.00
Total Maintenance & Repairs	(594.83)	(4,643.14)	22,778.87	28,337.75	(5,558.88)	48,579.00	25,800.13
Reserve							
6500 Reserve Contribution	2,522.00	0.00	17,654.00	17,654.00	0.00	30,266.00	12,612.00
Total Reserve	2,522.00	0.00	17,654.00	17,654.00	0.00	30,266.00	12,612.00
Administrative Expenses							
7000 Accounting/Audit/Tax Prep	0.00	(12.50)	550.00	87.50	462.50	150.00	(400.00)
7010 Administration Expense	0.00	0.00	75.00	0.00	75.00	0.00	(75.00)
7035 Bank Service Fees	0.00	(16.67)	202.68	116.68	86.00	200.00	(2.68)
7040 Copies & Printing	79.24	62.32	635.74	118.43	517.31	203.00	(432.74)
7105 Insurance - D & O	83.83	(0.01)	586.81	586.83	(0.02)	1,006.00	419.19

Unexpended Budget Report

Wednesday, July 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)									
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	7,651.00	7,700.00	(49.00)	13,200.00	5,549.00	
7135 Insurance - Gen Laibility	237.84	283.92	(46.08)	1,664.88	1,987.43	(322.55)	3,407.00	1,742.12	
7140 Insurance - Umbrella	191.13	192.00	(0.87)	1,337.91	1,344.00	(6.09)	2,304.00	966.09	
7145 Insurance - Boiler/Machin	42.58	0.00	42.58	298.06	0.00	298.06	0.00	(298.06)	
7150 Insurance - Crime/Fidelity	48.83	0.00	48.83	(172.13)	0.00	(172.13)	0.00	172.13	
7170 Interest Expense	202.69	220.84	(18.15)	1,498.62	1,545.83	(47.21)	2,650.00	1,151.38	
7190 Legal Services - General	0.00	200.00	(200.00)	1,880.00	1,400.00	480.00	2,400.00	520.00	
7220 Licenses/Permits/Fees	0.00	22.92	(22.92)	0.00	160.43	(160.43)	275.00	275.00	
7240 Management Fee	1,800.00	1,800.00	0.00	11,700.00	12,600.00	(900.00)	21,600.00	9,900.00	
7330 Office Supplies	0.00	10.00	(10.00)	0.00	70.00	(70.00)	120.00	120.00	
7450 Postage & Delivery	16.00	7.50	8.50	255.81	52.50	203.31	90.00	(165.81)	
7535 Website Maint & Repair	0.00	20.84	(20.84)	0.00	145.83	(145.83)	250.00	250.00	
Total Administrative Expenses	3,795.14	3,987.95	(192.81)	28,164.38	27,915.46	248.92	47,855.00	19,690.62	
TOTAL EXPENSES	9,240.83	14,978.54	(5,737.71)	97,449.31	104,849.02	(7,399.71)	179,743.00	82,293.69	
NET INCOME (LOSS)	6,572.82	0.05	6,572.77	13,046.01	1.06	13,044.95			
UNEXPENDED (OVER EXPENDED)								(13,046.01)	

Twelve Month Actuals

Wednesday, July 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	14,612.00	14,612.00	14,612.00	14,612.00						102,284.00
4035 HOA Assessments	1,537.35												1,537.35
4055 Insurance Claim Income	0.51		1.08	0.61	1.45	1.51	1.77						6.93
4070 Interest Income - Operati	49.82			289.46	84.32	48.75	88.88						561.23
4080 Late Fees	350.63		606.63		699.50	339.25	436.00						2,432.01
4085 Laundry Income						106.90							106.90
4100 Miscellaneous Income	50.00	150.00					250.00						450.00
4105 Move In/Out Fees			20.00										20.00
4115 NSF Fees	150.00												150.00
4190 Transfer Fees													
4205 Covenant Violations													
Total Income	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	15,813.65	0.00	0.00	0.00	0.00	0.00	2,946.90
TOTAL INCOME	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	15,813.65	0.00	0.00	0.00	0.00	0.00	110,495.32
EXPENSES													
Utilities													
5010 Electric Service	1,169.89	925.62	1,000.00	654.47	119.07	3,082.14	1,284.76						8,235.95
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70	1,909.92	272.56	500.00	301.34						9,394.40
5065 Sewer Service	492.80	492.80	505.12	505.12	505.12	505.12	505.12						3,511.20
5070 Storm Drain				110.94	138.67	138.67	138.67						526.95
5075 Telephone - Elevator	65.52	66.65	66.65	66.45	66.45	71.14	71.94						474.80
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65	45.93	46.40						309.78
5095 Telephone - Pool	56.06	56.06	56.06	55.92	55.92	59.32	59.92						399.26
5105 Trash Removal Services	284.00	284.00	305.00	305.00	732.60	305.00	542.00						2,736.60
5135 Water Services	425.18	489.69	413.25	405.45	475.13	486.05	568.37						3,263.12
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,409.17	5,193.37	3,518.52	0.00	0.00	0.00	0.00	0.00	28,852.06
Maintenance & Repairs													
5230 Building Maint & Repairs			81.00	1,014.93	1,225.08		200.00						2,521.01
5315 Rec Room Maint & Repairs		270.00					46.81						316.81
5400 Elevator Contract & Repairs	139.26	873.26	144.83	294.83	344.83	244.83	144.83						2,186.67
5470 Fire/Life Safety Inspectn			180.50	840.00									1,020.50
5485 Fire Alarm Monitoring	44.00	44.00		771.75	45.00	45.00	45.00						994.75
5520 Garage Door Maint & Rprs	1,194.33	1,800.00	209.25				(485.49)						2,718.09
5650 HVAC Repairs	125.00						292.00						417.00
5665 Inspections						550.00							550.00
5690 Janitorial Services			1,400.00	1,400.00	700.00	700.00	700.00						4,900.00
5700 Janitorial Supplies			70.00	70.00	35.00	35.00	131.00						341.00
5770 Laundry Maint & Repairs			2,100.00	24.54	519.29		41.02						(2,100.00)
5790 Lighting Maint & Repair			190.00	850.00	1,575.32								2,684.85
5940 Plumbing Maint & Repairs				390.00	390.00	325.37	390.00						2,615.32
5960 Pool Contract	585.00	175.00	250.00				390.00						2,080.37
5980 Pool Maint & Repairs		500.00	292.50										425.00
6130 Snow Removal					315.00	1,900.20	(594.83)						1,107.50
Total Maintenance & Repairs	2,087.59	3,662.26	4,918.08	5,656.05	5,149.52	1,900.20	(594.83)	0.00	0.00	0.00	0.00	0.00	22,778.87

Twelve Month Actuals

Wednesday, July 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)													
Reserve													
6500 Reserve Contribution	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	0.00	17,654.00
Total Reserve	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	0.00	17,654.00
Administrative Expenses	400.00		150.00										
7000 Accounting/Audit/Tax Prep		75.00											550.00
7010 Administration Expense	13.60	23.56	81.78	73.74	10.00								75.00
7035 Bank Service Fees		93.48	293.88	50.90	59.99	58.25	79.24						202.68
7040 Copies & Printing	83.83	83.83	83.83	83.83	83.83	83.83	83.83						635.74
7105 Insurance - D & O	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00						586.81
7130 Insurance - Property	237.84	237.84	237.84	237.84	237.84	237.84	237.84						7,651.00
7135 Insurance - Gen Liability	191.13	191.13	191.13	191.13	191.13	191.13	191.13						1,664.88
7140 Insurance - Umbrella		85.16	42.58	42.58	42.58	42.58	42.58						1,337.91
7145 Insurance - Boiler/Machin				208.38	(478.17)	48.83	48.83						298.06
7150 Insurance - Crime/Fidelity	228.74	225.57	200.87	219.12	208.96	212.67	202.69						(172.13)
7170 Interest Expense		1,820.00	60.00										1,498.62
7190 Legal Services - General	900.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00						1,880.00
7240 Management Fee		53.76	150.70	9.85	13.50	12.00	16.00						11,700.00
7450 Postage & Delivery													255.81
Total Administrative Expenses	3,148.14	5,782.33	4,385.61	4,010.37	3,262.66	3,780.13	3,795.14	0.00	0.00	0.00	0.00	0.00	28,164.38
TOTAL EXPENSES	12,851.69	16,875.17	15,497.23	16,245.34	13,343.35	13,395.70	9,240.83	0.00	0.00	0.00	0.00	0.00	97,449.31
NET INCOME (LOSS)	2,360.76	(575.31)	(257.52)	(1,343.27)	4,218.92	2,069.61	6,572.82	0.00	0.00	0.00	0.00	0.00	13,046.01

Balance Sheet

Wednesday, July 31, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent		
1700 Avila Park MOB Money Mkt		\$20,442.23
1855 Due From Operating Fund		\$28,155.67
Total Reserve Cash & Equivalent		\$48,597.90

		<u>\$48,597.90</u>
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LIABILITIES

Reserve Current Liabiliti		
2420 Reserve Accrued Expense		\$3,220.65
Total Reserve Current Liabiliti		\$3,220.65

		<u>\$3,220.65</u>
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EQUITY

Retained Earnings		\$150,964.74
Reserve Current Year Earn		(\$105,587.49)

		<u>\$45,377.25</u>
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		<u><u>\$48,597.90</u></u>
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PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Wednesday, July 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	17,654.00	17,654.00	0.00	30,266.00	12,612.00
8130 Reserve Interest Income	7.36	0.00	7.36	251.85	0.00	251.85	0.00	(251.85)
Total Reserve Income	2,529.36	2,522.00	7.36	17,905.85	17,654.00	251.85	30,266.00	12,360.15
EXPENSES								
Reserve Expenses								
9205 Reserve Fitness Room	0.00	0.00	0.00	944.99	0.00	944.99	0.00	(944.99)
9245 Reserve Flooring/Carpet	3,220.65	0.00	3,220.65	15,861.18	0.00	15,861.18	0.00	(15,861.18)
9250 Res Garage Repair/Replace	1,800.00	0.00	1,800.00	1,800.00	0.00	1,800.00	0.00	(1,800.00)
9280 Reserve Chiller	0.00	0.00	0.00	73,372.84	0.00	73,372.84	0.00	(73,372.84)
9370 Res Lighting Repr/Replace	2,100.00	0.00	2,100.00	2,100.00	0.00	2,100.00	0.00	(2,100.00)
9375 Reserve Lobby Improvement	0.00	0.00	0.00	1,565.56	0.00	1,565.56	0.00	(1,565.56)
9400 Reserve Painting	0.00	0.00	0.00	26,140.00	0.00	26,140.00	0.00	(26,140.00)
9440 Reserve Pool	0.00	0.00	0.00	508.77	0.00	508.77	0.00	(508.77)
9550 Reserve Sump Pump	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Reserve Expenses	7,120.65	0.00	7,120.65	123,493.34	0.00	123,493.34	0.00	(123,493.34)
TOTAL EXPENSES	7,120.65	0.00	7,120.65	123,493.34	0.00	123,493.34	0.00	(123,493.34)
NET INCOME (LOSS)	(4,591.29)	2,522.00	(7,113.29)	(105,587.49)	17,654.00	(123,241.49)	30,266.00	
UNEXPENDED (OVER EXPENDED)								135,853.49

Twelve Month Actuals

Wednesday, July 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	2,522.00	2,522.00	2,522.00	2,522.00						17,654.00
8130 Reserve Interest Income	54.24	51.84	57.42	49.33	20.16	11.50	7.36						251.85
Total Reserve Income	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	2,529.36	0.00	0.00	0.00	0.00	0.00	17,905.85
EXPENSES													
TOTAL INCOME	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	2,529.36	0.00	0.00	0.00	0.00	0.00	17,905.85
Reserve Expenses					944.99								944.99
9205 Reserve Fitness Room						12,640.53	3,220.65						15,861.18
9245 Reserve Flooring/Carpet							1,800.00						1,800.00
9250 Res Garage Repair/Replace				45,408.98	27,963.86		2,100.00						73,372.84
9280 Reserve Chiller													2,100.00
9370 Res Lighting Repr/Replace				762.43	382.50	420.63							1,565.56
9375 Reserve Lobby Improvement			26,140.00		508.77								26,140.00
9400 Reserve Painting													508.77
9440 Reserve Pool													1,200.00
9550 Reserve Sump Pump						1,200.00							1,200.00
Total Reserve Expenses	0.00	0.00	26,140.00	46,171.41	29,800.12	14,261.16	7,120.65	0.00	0.00	0.00	0.00	0.00	123,493.34
TOTAL EXPENSES	0.00	0.00	26,140.00	46,171.41	29,800.12	14,261.16	7,120.65	0.00	0.00	0.00	0.00	0.00	123,493.34
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	43,600.08	27,257.96	11,727.66	(4,591.29)	0.00	0.00	0.00	0.00	0.00	(105,587.49)

Twelve Month Budget And Actuals

Wednesday, July 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	102,284.00
4055 Insurance Claim Income	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
	Budget 1,537.35												1,537.35
4070 Interest Income - Operati	Actual 0.51	0.51	1.08	0.61	1.45	1.51	1.77						6.93
4080 Late Fees	Actual 49.82	289.46	84.32	48.75	88.88								561.23
4085 Laundry Income	Actual 350.63	606.63	339.25	436.00									2,432.01
4100 Miscellaneous Income	Budget 308.25	308.25	308.25	308.25	308.25	106.90							3,699.00
	Budget 106.90												106.90
4105 Move In/Out Fees	Actual 50.00	150.00					250.00						450.00
4115 NSF Fees	Budget 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
	Actual 20.00												20.00
4190 Transfer Fees	Actual 150.00												150.00
4205 Covenant Violations	Budget 150.00												150.00
	Actual 425.00				2,165.00	356.90	425.00						2,946.90
TOTAL INCOME	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	15,813.65	0.00	0.00	0.00	0.00	0.00	110,495.32
EXPENSES													
Utilities													
5010 Electric Service	Actual 1,169.89	925.62	1,000.00	654.47	119.07	3,082.14	1,284.76						8,235.95
	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	1,909.92	272.56	500.00	301.34						9,394.40
	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 492.80	492.80	505.12	505.12	505.12	505.12	505.12						3,511.20
	Budget 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
5070 Storm Drain	Actual 91.67	110.94	91.67	138.67	138.67	138.67	138.67						526.95
	Budget 65.52	66.65	66.65	66.45	66.45	71.14	71.94	91.66	91.67	91.66	91.67	91.66	1,100.00
5075 Telephone - Elevator	Actual 63.58	63.58	63.58	63.58	63.58	63.58	63.59	63.58	63.59	63.58	63.59	63.58	763.00
	Budget 42.63	43.76	43.76	43.65	43.65	45.93	46.40	41.41	41.42	41.41	41.42	41.41	309.78
5080 Telephone - Entrance	Actual 41.42	41.42	41.42	41.42	41.42	41.41	41.42						497.00
	Budget 56.06	56.06	56.06	55.92	55.92	59.32	59.92	55.00	55.00	55.00	55.00	55.00	660.00
5095 Telephone - Pool	Actual 55.00	55.00	55.00	55.00	55.00	55.00	55.00						660.00
	Budget 284.00	284.00	284.00	305.00	732.60	305.00	542.00	291.66	291.67	291.66	291.67	291.66	2,736.60
5105 Trash Removal Services	Actual 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
	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

Twelve Month Budget And Actuals

Wednesday, July 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)													
Utilities (Continued)													
5135 Water Services	Actual 376.42	425.18 376.42	489.69 376.42	413.25 376.42	405.45 376.42	475.13 376.42	486.05 376.42	568.37 376.41	376.42	376.41	376.42	376.41	3,263.12 4,517.00
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,409.17	5,193.37	3,518.52	0.00	0.00	0.00	0.00	0.00	28,852.06
Maintenance & Repairs													
5230 Building Maint & Repairs	Actual 806.00	806.00	81.00 806.00	1,014.93 806.00	1,225.08 806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	2,521.01 9,672.00
5275 Boiler Inspection	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	200.00 316.81
5315 Rec Room Maint & Repairs	Actual 270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	2,700.00
5400 Elevator Contract & Rprs	Actual 135.00	139.26 135.00	873.26 135.00	144.83 135.00	294.83 135.00	344.83 135.00	244.83 135.00	144.83 135.00	135.00	135.00	135.00	135.00	2,186.67 1,620.00
5405 Elevator Repairs	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 1,020.50
5470 Fire/Life Safety Inspectn	Actual 118.33	118.33	118.33	118.33	118.34	118.33	118.34	118.33	118.34	118.33	118.34	118.33	1,420.00 994.75
5485 Fire Alarm Monitoring	Actual 44.00	44.00	44.00	771.75	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	450.00
5490 Fire Extingisher	Actual 8.33	8.33	8.33	8.33	8.34	8.33	8.33	8.34	8.34	8.33	8.34	8.33	100.00 2,718.09
5520 Garage Door Maint & Rprs	Actual 69.58	1,800.00 69.58	209.25 69.58	69.58	69.58	69.59	69.58	69.59	69.58	69.59	69.58	69.59	835.00 417.00
5650 HVAC Repairs	Actual 125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,305.00 550.00
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	37.50	450.00
5670 Irrigation Repairs	Actual 33.33	33.33	33.33	33.33	33.34	33.33	33.34	33.33	33.34	33.33	33.34	33.33	400.00 4,900.00
5690 Janitorial Services	Actual 700.00	700.00	1,400.00 700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00 341.00
5700 Janitorial Supplies	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
5730 Landscape Contract	Actual 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
5745 Landscape Supplies	Actual 208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00 (2,100.00)
5770 Laundry Maint & Repairs	Actual 208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
5790 Lighting Maint & Repair	Actual 208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
5925 Pest Control	Actual 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

Twelve Month Budget And Actuals

Wednesday, July 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)													
5940 Plumbing Maint & Repairs	Actual	437.50	437.50	850.00	1,575.32	437.50	437.50	437.50	437.50	437.50	437.50	437.50	2,615.32
	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	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
	Budget	83.33	83.33	83.33	83.34	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	390.00	390.00	325.37	390.00	585.00	585.00	585.00	585.00	585.00	2,080.37
	Budget	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	7,020.00
5980 Pool Maint & Repairs	Actual	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
	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
6130 Snow Removal	Actual	175.83	175.83	175.83	175.84	175.83	175.84	175.83	175.84	175.83	175.84	175.83	1,107.50
	Budget	175.83	175.83	175.83	175.84	175.83	175.84	175.83	175.84	175.83	175.84	175.83	2,110.00
6245 Tree Trimming/Spraying	Actual	33.08	33.08	33.08	33.09	33.08	33.09	33.08	33.09	33.08	33.09	33.08	397.00
	Budget	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	41.66	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
6260 Video Camera Rpr/Rplcmnt	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
Total Maintenance & Repairs		2,087.59	3,662.26	4,918.08	5,656.05	1,900.20	(594.83)	0.00	0.00	0.00	0.00	0.00	22,778.87
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	2,523.00	2,523.00	17,654.00
	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	2,523.00	2,523.00	30,266.00
Total Reserve		2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	0.00	0.00	17,654.00
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	550.00
	Budget	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
7010 Administration Expense	Actual		75.00										75.00
	Budget		75.00										75.00
7035 Bank Service Fees	Actual	13.60	23.56	81.78	73.74	10.00							202.68
	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
7040 Copies & Printing	Actual		93.48	293.88	50.90	58.25	79.24						635.74
	Budget	16.92	16.92	16.92	16.92	16.91	16.92	16.91	16.92	16.91	16.92	16.91	203.00
7105 Insurance - D & O	Actual	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.83	83.84	83.83	586.81
	Budget	83.83	83.83	83.83	83.84	83.83	83.84	83.83	83.84	83.83	83.84	83.83	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	7,651.00
	Budget	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	13,200.00
7135 Insurance - Gen Liability	Actual	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	1,664.88
	Budget	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	3,407.00
7140 Insurance - Umbrella	Actual	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	1,337.91
	Budget	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	2,304.00
7145 Insurance - Boiler/Machin	Actual		85.16	42.58	42.58	42.58	42.58						298.06
	Budget		85.16	42.58	42.58	42.58	42.58						298.06
7150 Insurance - Crime/Fidelity	Actual			208.38	(478.17)	48.83	48.83						(172.13)
	Budget			208.38	(478.17)	48.83	48.83						(172.13)

Twelve Month Budget And Actuals

Wednesday, July 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)													
7170 Interest Expense	Actual 228.74	225.57	200.87	219.12	208.96	212.67	202.69						1,498.62
	Budget 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
7190 Legal Services - General	Actual 1,820.00	200.00	60.00										1,880.00
	Budget 200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
7220 Licenses/Permits/Fees	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
	Budget 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	11,700.00
7240 Management Fee	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
	Budget 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
7330 Office Supplies	Actual 7.50	53.76	150.70	9.85	13.50	12.00	16.00						255.81
	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
7450 Postage & Delivery	Actual 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
	Budget 3,148.14	5,782.33	4,385.61	4,010.37	3,262.66	3,780.13	3,795.14	0.00	0.00	0.00	0.00	0.00	28,164.38
Total Administrative Expenses	12,851.69	16,875.17	15,497.23	16,245.34	13,343.35	13,395.70	9,240.83	0.00	0.00	0.00	0.00	0.00	97,449.31
NET INCOME (LOSS)	<u>2,360.76</u>	<u>(575.31)</u>	<u>(257.52)</u>	<u>(1,343.27)</u>	<u>4,218.92</u>	<u>2,069.61</u>	<u>6,572.82</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,046.01</u>

Twelve Month Budget And Actuals

Wednesday, July 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	2,523.00	2,523.00	17,654.00
	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	2,523.00	2,523.00	30,266.00
8130 Reserve Interest Income	Actual	54.24	51.84	57.42	49.33	11.50	7.36						251.85
	Budget												
Total Reserve Income		<u>2,576.24</u>	<u>2,573.84</u>	<u>2,579.42</u>	<u>2,571.33</u>	<u>2,533.50</u>	<u>2,529.36</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,905.85</u>
EXPENSES													
Reserve Expenses													
9205 Reserve Fitness Room	Actual				944.99								944.99
	Budget												
9245 Reserve Flooring/Carpet	Actual				12,640.53	3,220.65							15,861.18
	Budget												
9250 Res Garage Repair/Replace	Actual					1,800.00							1,800.00
	Budget												
9280 Reserve Chiller	Actual			45,408.98	27,963.86								73,372.84
	Budget												
9370 Res Lighting Repr/Replace	Actual					2,100.00							2,100.00
	Budget												
9375 Reserve Lobby Improvement	Actual			762.43	382.50	420.63							1,565.56
	Budget												
9400 Reserve Painting	Actual		26,140.00										26,140.00
	Budget												
9440 Reserve Pool	Actual				508.77								508.77
	Budget												
9550 Reserve Sump Pump	Actual					1,200.00							1,200.00
	Budget												
Total Reserve Expenses		<u>0.00</u>	<u>26,140.00</u>	<u>46,171.41</u>	<u>29,800.12</u>	<u>14,261.16</u>	<u>7,120.65</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>123,493.34</u>
TOTAL EXPENSES		<u>0.00</u>	<u>26,140.00</u>	<u>46,171.41</u>	<u>29,800.12</u>	<u>14,261.16</u>	<u>7,120.65</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>123,493.34</u>
NET INCOME (LOSS)		<u>2,576.24</u>	<u>2,573.84</u>	<u>23,560.58</u>	<u>43,600.08</u>	<u>11,727.66</u>	<u>(4,591.29)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(105,587.49)</u>