

Balance Sheet

Sunday, June 30, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS

Cash & Equivalents			
1000 Avila Park MOB Operating		\$30,468.09	
	Total Cash & Equivalents		\$30,468.09
Accounts Receivable			
1100 Accounts Receivable		\$4,676.34	
	Total Accounts Receivable		\$4,676.34
Prepays			
1200 Prepaid Expense		\$443.74	
1225 Prepaid Insurance		\$10,170.35	
	Total Prepays		\$10,614.09
	TOTAL ASSETS		<u>\$45,758.52</u>

LIABILITIES

Current Liabilities			
2020 Accrued Payables - Operat		\$3,035.00	
2030 Advance Payments - Operat		\$1,536.54	
2075 Due to Reserve Fund		\$28,155.67	
2160 Security Deposits		\$1,400.00	
	Total Current Liabilities		\$34,127.21
Long Term Liabilities			
2185 Loan Payable - MOB		\$57,365.81	
	Total Long Term Liabilities		\$57,365.81
	TOTAL LIABILITIES		<u>\$91,493.02</u>

EQUITY

Retained Earnings		(\$63,124.67)	
Current Year Earnings		\$6,473.19	
Capital			
3020 Working Capital		\$10,916.98	
	TOTAL EQUITY		<u>(\$45,734.50)</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$45,758.52</u>

Unexpended Budget Report

Sunday, June 30, 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	87,672.00	87,672.00	0.00	175,344.00	87,672.00
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	1.51	0.00	1.51	5.16	0.00	5.16	0.00	(5.16)
4080 Late Fees	48.75	0.00	48.75	472.35	0.00	472.35	0.00	(472.35)
4085 Laundry Income	339.25	308.25	31.00	1,996.01	1,849.50	146.51	3,699.00	1,702.99
4100 Miscellaneous Income	106.90	0.00	106.90	106.90	0.00	106.90	0.00	(106.90)
4105 Move In/Out Fees	0.00	58.33	(58.33)	200.00	349.99	(149.99)	700.00	500.00
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	356.90	0.00	356.90	2,521.90	0.00	2,521.90	0.00	(2,521.90)
Total Income	15,465.31	14,978.58	486.73	94,681.67	89,871.49	4,810.18	179,743.00	85,061.33
EXPENSES								
Utilities								
5010 Electric Service	3,082.14	1,578.66	1,503.48	6,951.19	9,472.01	(2,520.82)	18,944.00	11,992.81
5025 Natural Gas Service	500.00	1,447.83	(947.83)	9,093.06	8,686.99	406.07	17,374.00	8,280.94
5065 Sewer Service	0.00	474.00	(474.00)	0.00	2,844.00	(2,844.00)	5,688.00	5,688.00
5070 Storm Drain	138.67	91.66	47.01	388.28	550.01	(161.73)	1,100.00	711.72
5075 Telephone - Elevator	71.14	63.58	7.56	402.86	381.49	21.37	763.00	360.14
5080 Telephone - Entrance	45.93	41.41	4.52	263.38	248.51	14.87	497.00	233.62
5095 Telephone - Pool	59.32	55.00	4.32	339.34	330.00	9.34	660.00	320.66
5105 Trash Removal Services	305.00	291.66	13.34	2,194.60	1,750.01	444.59	3,500.00	1,305.40
5135 Water/Sewer Services	991.17	376.41	614.76	5,700.83	2,258.51	3,442.32	4,517.00	(1,183.83)
Total Utilities	5,193.37	4,420.21	773.16	25,333.54	26,521.53	(1,187.99)	53,043.00	27,709.46
Maintenance & Repairs								
5230 Building Maint & Repairs	0.00	806.00	(806.00)	2,321.01	4,836.00	(2,514.99)	9,672.00	7,350.99
5275 Boiler Inspection	0.00	16.66	(16.66)	0.00	100.01	(100.01)	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	244.83	135.00	109.83	2,041.84	810.00	1,231.84	1,620.00	(421.84)
5405 Elevator Repairs	0.00	41.66	(41.66)	0.00	250.01	(250.01)	500.00	500.00

Unexpended Budget Report

Sunday, June 30, 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)									
5470 Fire/Life Safety Inspect	0.00	118.33	(118.33)	1,020.50	709.99	310.51	1,420.00	399.50	
5485 Fire Alarm Monitoring	45.00	0.00	45.00	949.75	0.00	949.75	0.00	(949.75)	
5490 Fire Extingisher	0.00	8.33	(8.33)	0.00	49.99	(49.99)	100.00	100.00	
5520 Garage Door Maint & Rprs	0.00	69.59	(69.59)	3,203.58	417.49	2,786.09	835.00	(2,368.58)	
5650 HVAC Repairs	0.00	108.75	(108.75)	125.00	652.50	(527.50)	1,305.00	1,180.00	
5665 Inspections	550.00	37.50	512.50	550.00	225.00	325.00	450.00	(100.00)	
5670 Irrigation Repairs	0.00	33.33	(33.33)	0.00	199.99	(199.99)	400.00	400.00	
5690 Janitorial Services	700.00	700.00	0.00	4,200.00	4,200.00	0.00	8,400.00	4,200.00	
5700 Janitorial Supplies	35.00	16.66	18.34	210.00	100.01	109.99	200.00	(10.00)	
5730 Landscape Contract	0.00	20.83	(20.83)	0.00	124.99	(124.99)	250.00	250.00	
5745 Landscape Supplies	0.00	208.33	(208.33)	0.00	1,249.99	(1,249.99)	2,500.00	2,500.00	
5790 Lighting Maint & Repair	0.00	0.00	0.00	2,643.83	0.00	2,643.83	0.00	(2,643.83)	
5925 Pest Control	0.00	20.83	(20.83)	0.00	124.99	(124.99)	250.00	250.00	
5940 Plumbing Maint & Repairs	0.00	437.50	(437.50)	2,615.32	2,625.00	(9.68)	5,250.00	2,634.68	
5955 Pool Chemicals & Supplies	0.00	83.33	(83.33)	0.00	499.99	(499.99)	1,000.00	1,000.00	
5960 Pool Contract	325.37	585.00	(259.63)	1,690.37	3,510.00	(1,819.63)	7,020.00	5,329.63	
5980 Pool Maint & Repairs	0.00	308.34	(308.34)	425.00	1,849.99	(1,424.99)	3,700.00	3,275.00	
6130 Snow Removal	0.00	175.83	(175.83)	1,107.50	1,054.99	52.51	2,110.00	1,002.50	
6245 Tree Trimming/Spraying	0.00	33.08	(33.08)	0.00	198.49	(198.49)	397.00	397.00	
6257 Video Camera Monitoring	0.00	41.66	(41.66)	0.00	250.01	(250.01)	500.00	500.00	
6260 Video Camera Rpr/Rplcmnt	0.00	41.66	(41.66)	0.00	250.01	(250.01)	500.00	500.00	
Total Maintenance & Repairs	1,900.20	4,048.20	(2,148.00)	23,373.70	24,289.44	(915.74)	48,579.00	25,205.30	
Reserve									
6500 Reserve Contribution	2,522.00	2,522.00	0.00	15,132.00	15,132.00	0.00	30,266.00	15,134.00	
Total Reserve	2,522.00	2,522.00	0.00	15,132.00	15,132.00	0.00	30,266.00	15,134.00	
Administrative Expenses									
7000 Accounting/Audit/Tax Prep	0.00	12.50	(12.50)	550.00	75.00	475.00	150.00	(400.00)	
7010 Administration Expense	0.00	0.00	0.00	75.00	0.00	75.00	0.00	(75.00)	
7035 Bank Service Fees	0.00	16.66	(16.66)	202.68	100.01	102.67	200.00	(2.68)	
7040 Copies & Printing	58.25	16.91	41.34	556.50	101.51	454.99	203.00	(353.50)	
7105 Insurance - D & O	83.83	83.83	0.00	502.98	502.99	(0.01)	1,006.00	503.02	
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	6,558.00	6,600.00	(42.00)	13,200.00	6,642.00	

Unexpended Budget Report

Sunday, June 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	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administrative Expenses (Continued)								
7135 Insurance - Gen Liability	237.84	283.91	(46.07)	1,427.04	1,703.51	(276.47)	3,407.00	1,979.96
7140 Insurance - Umbrella	191.13	192.00	(0.87)	1,146.78	1,152.00	(5.22)	2,304.00	1,157.22
7145 Insurance - Boiler/Machin	42.58	0.00	42.58	255.48	0.00	255.48	0.00	(255.48)
7150 Insurance - Crime/Fidelity	48.83	0.00	48.83	(220.96)	0.00	(220.96)	0.00	220.96
7170 Interest Expense	212.67	220.83	(8.16)	1,295.93	1,324.99	(29.06)	2,650.00	1,354.07
7190 Legal Services - General	0.00	200.00	(200.00)	1,880.00	1,200.00	680.00	2,400.00	520.00
7220 Licenses/Permits/Fees	0.00	22.91	(22.91)	0.00	137.51	(137.51)	275.00	275.00
7240 Management Fee	1,800.00	1,800.00	0.00	9,900.00	10,800.00	(900.00)	21,600.00	11,700.00
7330 Office Supplies	0.00	10.00	(10.00)	0.00	60.00	(60.00)	120.00	120.00
7450 Postage & Delivery	12.00	7.50	4.50	239.81	45.00	194.81	90.00	(149.81)
7535 Website Maint & Repair	0.00	20.83	(20.83)	0.00	124.99	(124.99)	250.00	250.00
Total Administrative Expenses	3,780.13	3,987.88	(207.75)	24,369.24	23,927.51	441.73	47,855.00	23,485.76
TOTAL EXPENSES	13,395.70	14,978.29	(1,582.59)	88,208.48	89,870.48	(1,662.00)	179,743.00	91,534.52
NET INCOME (LOSS)	2,069.61	0.29	2,069.32	6,473.19	1.01	6,472.18		
UNEXPENDED (OVER EXPENDED)								(6,473.19)

Twelve Month Actuals

Sunday, June 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	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	14,612.00	173,704.00
4035 HOA Assessments		1,537.35											1,537.35
4055 Insurance Claim Income		0.51	1.08	0.61	1.45	1.51							5.16
4070 Interest Income - Operati	49.82		289.46		84.32	48.75							472.35
4080 Late Fees	350.63		606.63		699.50	339.25							1,996.01
4085 Laundry Income													106.90
4100 Miscellaneous Income	50.00	150.00				106.90							200.00
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	0.00	0.00	0.00	0.00	0.00	0.00	94,681.67
EXPENSES													
TOTAL INCOME	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	0.00	0.00	0.00	0.00	0.00	0.00	94,681.67
Utilities													
5010 Electric Service	1,169.89	925.62	1,000.00	654.47	1,119.07	3,082.14							6,951.19
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70	1,909.92	272.56	500.00							9,093.06
5070 Storm Drain				110.94	138.67	138.67							388.28
5075 Telephone - Elevator	65.52	66.65	66.65	66.45	66.45	71.14							402.86
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65	45.93							263.38
5095 Telephone - Pool	56.06	56.06	56.06	55.92	55.92	59.32							339.34
5105 Trash Removal Services	284.00	284.00	284.00	305.00	732.60	305.00							2,194.60
5135 Water/Sewer Services	917.98	982.49	918.37	910.57	980.25	991.17							5,700.83
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,409.17	5,193.37	0.00	0.00	0.00	0.00	0.00	0.00	25,333.54
Maintenance & Repairs													
5230 Building Maint & Repairs			81.00	1,014.93	1,225.08								2,321.01
5315 Rec Room Maint & Repairs		270.00											270.00
5400 Elevator Contract & Reprs	139.26	873.26	144.83	294.83	344.83	244.83							2,041.84
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							949.75
5520 Garage Door Maint & Rprs	1,194.33	1,800.00	209.25										3,203.58
5650 HVAC Repairs	125.00												125.00
5665 Inspections													
5690 Janitorial Services		1,400.00	1,400.00	1,400.00	700.00	550.00							550.00
5700 Janitorial Supplies		70.00	70.00	70.00	35.00	35.00							210.00
5790 Lighting Maint & Repair		2,100.00	2,100.00	24.54	519.29								4,743.83
5940 Plumbing Maint & Repairs		190.00	190.00	850.00	1,575.32	325.37							2,615.32
5960 Pool Contract	585.00	175.00	250.00	390.00	390.00								1,690.37
5980 Pool Maint & Repairs		500.00	292.50										425.00
6130 Snow Removal													
Total Maintenance & Repairs	2,087.59	3,662.26	4,918.08	5,656.05	5,149.52	1,900.20	0.00	0.00	0.00	0.00	0.00	0.00	23,373.70
Reserve													
6500 Reserve Contribution	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00							15,132.00

Twelve Month Actuals

Sunday, June 30, 2019

Avila Park 2019 Operating Budget (Continued)

Avila Park Accrual Budget Year Starts January 1, 2019

EXPENSES (Continued)	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
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	0.00	15,132.00
Administrative Expenses	400.00	75.00	150.00										550.00
7000 Accounting/Audit/Tax Prep		23.56	81.78	73.74	10.00								75.00
7010 Administration Expense	13.60	93.48	293.88	50.90	59.99	58.25							202.68
7040 Copies & Printing	83.83	83.83	83.83	83.83	83.83	83.83							556.50
7105 Insurance - D & O	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00							502.98
7130 Insurance - Property	237.84	237.84	237.84	237.84	237.84	237.84							6,558.00
7135 Insurance - Gen Liability	191.13	191.13	191.13	191.13	191.13	191.13							1,427.04
7140 Insurance - Umbrella	85.16	42.58	42.58	42.58	42.58	42.58							1,146.78
7145 Insurance - Boiler/Machin				208.38	(478.17)	48.83							255.48
7150 Insurance - Crime/Fidelity	228.74	225.57	200.87	219.12	208.96	212.67							(220.96)
7170 Interest Expense		1,820.00	60.00										1,295.93
7190 Legal Services - General	900.00	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							9,900.00
7450 Postage & Delivery	3,148.14	5,782.33	4,385.61	4,010.37	3,262.66	3,780.13	0.00	0.00	0.00	0.00	0.00	0.00	239.81
Total Administrative Expenses	12,851.69	16,875.17	15,497.23	16,245.34	13,343.35	13,395.70	0.00	0.00	0.00	0.00	0.00	0.00	88,208.48
TOTAL EXPENSES	2,360.76	(575.31)	(257.52)	(1,343.27)	4,218.92	2,069.61	0.00	0.00	0.00	0.00	0.00	0.00	6,473.19
NET INCOME (LOSS)													

Balance Sheet

Sunday, June 30, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent		
1700 Avila Park MOB Money Mkt	\$21,812.87	
1855 Due From Operating Fund	\$28,155.67	
Total Reserve Cash & Equivalent		\$49,968.54
		<u>\$49,968.54</u>
		<u><u>\$49,968.54</u></u>

TOTAL ASSETS

\$49,968.54

EQUITY

Retained Earnings	\$150,964.74	
Reserve Current Year Earn	(\$100,996.20)	
		<u>\$49,968.54</u>

TOTAL EQUITY

\$49,968.54

TOTAL LIABILITIES AND EQUITY

\$49,968.54

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Sunday, June 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	15,132.00	15,132.00	0.00	30,266.00	15,134.00
8130 Reserve Interest Income	11.50	0.00	11.50	244.49	0.00	244.49	0.00	(244.49)
Total Reserve Income	2,533.50	2,522.00	11.50	15,376.49	15,132.00	244.49	30,266.00	14,889.51
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	12,640.53	0.00	12,640.53	12,640.53	0.00	12,640.53	0.00	(12,640.53)
9280 Reserve Chiller	0.00	0.00	0.00	73,372.84	0.00	73,372.84	0.00	(73,372.84)
9375 Reserve Lobby Improvement	420.63	0.00	420.63	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	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Reserve Expenses	14,261.16	0.00	14,261.16	116,372.69	0.00	116,372.69	0.00	(116,372.69)
TOTAL EXPENSES	14,261.16	0.00	14,261.16	116,372.69	0.00	116,372.69	0.00	(116,372.69)
NET INCOME (LOSS)	(11,727.66)	2,522.00	(14,249.66)	(100,996.20)	15,132.00	(116,128.20)	30,266.00	
UNEXPENDED (OVER EXPENDED)								131,262.20

Twelve Month Actuals

Sunday, June 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	2,522.00	2,522.00	0.00	0.00	0.00	0.00	0.00	0.00	15,132.00
8130 Reserve Interest Income	54.24	51.84	57.42	49.33	20.16	11.50	0.00	0.00	0.00	0.00	0.00	0.00	244.49
Total Reserve Income	<u>2,576.24</u>	<u>2,573.84</u>	<u>2,579.42</u>	<u>2,571.33</u>	<u>2,542.16</u>	<u>2,533.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,376.49</u>
EXPENSES													
TOTAL INCOME	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	0.00	0.00	0.00	0.00	0.00	0.00	15,376.49
Reserve Expenses													
9205 Reserve Fitness Room					944.99								944.99
9245 Reserve Flooring						12,640.53							12,640.53
9280 Reserve Chiller				45,408.98	27,963.86								73,372.84
9375 Reserve Lobby Improvement				762.43	382.50	420.63							1,565.56
9400 Reserve Painting			26,140.00										26,140.00
9440 Reserve Pool					508.77								508.77
9550 Reserve Sump Pump						1,200.00							1,200.00
Total Reserve Expenses	<u>0.00</u>	<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>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>116,372.69</u>
TOTAL EXPENSES	<u>0.00</u>	<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>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>116,372.69</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>27,257.96</u>	<u>11,727.66</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(100,996.20)</u>

Twelve Month Budget And Actuals

Sunday, June 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													
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	87,672.00
	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												
4070 Interest Income - Operati	Actual 0.51	0.51	1.08	0.61	1.45	1.51							5.16
	Budget												
4080 Late Fees	Actual 49.82		289.46		84.32	48.75							472.35
	Budget												
4085 Laundry Income	Actual 350.63		606.63		699.50	339.25							1,996.01
	Budget 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
4100 Miscellaneous Income	Actual 106.90												106.90
	Budget												
4105 Move In/Out Fees	Actual 50.00	150.00											200.00
	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
4115 NSF Fees	Actual 20.00												20.00
	Budget												
4190 Transfer Fees	Actual 150.00												150.00
	Budget												
4205 Covenant Violations	Actual 2,165.90												2,165.90
	Budget												
Total Income	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	0.00	0.00	0.00	0.00	0.00	0.00	94,681.67
TOTAL INCOME	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	0.00	0.00	0.00	0.00	0.00	0.00	94,681.67
EXPENSES													
Utilities													
5010 Electric Service	Actual 1,169.89	925.62	1,000.00	654.47	1,19.07	3,082.14							6,951.19
	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							9,093.06
	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												
5070 Storm Drain	Actual 91.67	91.67	91.67	110.94	138.67	138.67							388.28
	Budget												
5075 Telephone - Elevator	Actual 65.52	66.65	66.65	66.45	66.45	71.14							1,100.00
	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	402.86
5080 Telephone - Entrance	Actual 42.63	43.76	43.76	43.65	43.65	45.93							263.38
	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
5095 Telephone - Pool	Actual 56.06	56.06	56.06	55.92	55.92	59.32							339.34
	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	305.00	732.60	305.00							2,194.60
	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

Sunday, June 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)													
Utilities (Continued)													
5135 Water/Sewer Services	Actual 376.42	917.98 376.42	982.49 376.42	918.37 376.42	910.57 376.42	980.25 376.42	991.17 376.41	376.42	376.42	376.41	376.42	376.41	5,700.83 4,517.00
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,409.17	5,193.37	0.00	0.00	0.00	0.00	0.00	0.00	25,333.54
Maintenance & Repairs													
5230 Building Maint & Repairs	Actual 806.00	806.00	806.00	81.00	1,014.93	806.00	806.00	806.00	806.00	806.00	806.00	806.00	2,321.01 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	200.00 270.00
5315 Rec Room Maint & Repairs	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	270.00
5400 Elevator Contract & Reprs	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	135.00	135.00	135.00	135.00	135.00	2,041.84 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	118.33	118.33	118.33	118.33	118.33	118.33	118.33	118.33	1,420.00 949.75
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	45.00
5490 Fire Extingisher	Actual 8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00 3,203.58
5520 Garage Door Maint & Rprs	Actual 69.58	1,194.33 69.58	1,800.00 69.58	209.25 69.58	69.58	69.58	69.58	69.58	69.58	69.58	69.58	69.58	835.00
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	125.00
5665 Inspections	Actual 108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	108.75	1,305.00 550.00
5670 Irrigation Repairs	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
5690 Janitorial Services	Actual 33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	400.00
5700 Janitorial Supplies	Actual 700.00	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
5730 Landscape Contract	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	210.00 200.00
5745 Landscape Supplies	Actual 20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00
5790 Lighting Maint & Repair	Actual 208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00 2,643.83
5925 Pest Control	Actual 20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	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	437.50	2,615.32 5,250.00

Twelve Month Budget And Actuals

Sunday, June 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)													
Maintenance & Repairs (Continued)													
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
5960 Pool Contract	Budget	585.00	585.00	390.00	390.00	325.37							1,690.37
5980 Pool Maint & Repairs	Actual	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
6130 Snow Removal	Budget	308.33	308.33	308.33	308.34	308.34	308.33	308.34	308.33	308.34	308.33	308.34	425.00
6245 Tree Trimming/Spraying	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
6257 Video Camera Monitoring	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
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	Budget	2,087.59	3,662.26	4,918.08	5,656.05	5,149.52	1,900.20	0.00	0.00	0.00	0.00	0.00	23,373.70
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	15,132.00
	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	15,132.00
Administrative Expenses													
7000 Accounting/Audit/Tax Prep	Actual	400.00	150.00										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
7035 Bank Service Fees	Budget	13.60	23.56	81.78	73.74	10.00							202.68
7040 Copies & Printing	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
7105 Insurance - D & O	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
7130 Insurance - Property	Actual	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.83	83.84	83.83	502.98
7135 Insurance - Gen Laibility	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	6,558.00
7140 Insurance - Umbrella	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	13,200.00
7145 Insurance - Boiler/Machin	Budget	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.84	1,427.04
	Actual	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
	Budget	191.13	191.13	191.13	191.13	191.13	191.13	192.00	192.00	192.00	192.00	192.00	1,146.78
	Actual	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
	Budget	85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	42.58	255.48
7150 Insurance - Crime/Fidelity	Actual		208.38	(478.17)	48.83								(220.96)
7170 Interest Expense	Budget	228.74	225.57	200.87	219.12	208.96	212.67						1,295.93
	Actual	220.83	220.83	220.83	220.83	220.83	220.83	220.83	220.84	220.83	220.84	220.83	2,650.00

Twelve Month Budget And Actuals

Sunday, June 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)													
7190 Legal Services - General													
	Actual	1,820.00	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	2,400.00
7220 Licenses/Permits/Fees													
	Actual	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	9,900.00
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	21,600.00
	Budget	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	120.00
	Budget	53.76	150.70	9.85	13.50	12.00	7.50	7.50	7.50	7.50	7.50	7.50	239.81
7450 Postage & Delivery													
	Actual	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	90.00
	Budget	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
7535 Website Maint & Repair													
	Actual	3,148.14	5,782.33	4,385.61	4,010.37	3,780.13	0.00	0.00	0.00	0.00	0.00	0.00	24,369.24
	Budget	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													
		12,851.69	16,875.17	15,497.23	16,245.34	13,395.70	0.00	0.00	0.00	0.00	0.00	0.00	88,208.48
TOTAL EXPENSES													
		2,360.76	(575.31)	(1,343.27)	4,218.92	2,069.61	0.00	0.00	0.00	0.00	0.00	0.00	6,473.19
NET INCOME (LOSS)													

Twelve Month Budget And Actuals

Sunday, June 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	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	15,132.00
	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	49.33	20.16	11.50							244.49
	Budget 2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	0.00	0.00	0.00	0.00	0.00	0.00	15,376.49
Total Reserve Income	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	0.00	0.00	0.00	0.00	0.00	0.00	15,376.49
EXPENSES													
Reserve Expenses													
9205 Reserve Fitness Room	Actual Budget				944.99								944.99
9245 Reserve Flooring	Actual Budget					12,640.53							12,640.53
9280 Reserve Chiller	Actual Budget			45,408.98	27,963.86								73,372.84
9375 Reserve Lobby Improvement	Actual Budget			762.43	382.50	420.63							1,565.56
9400 Reserve Painting	Actual Budget		26,140.00										26,140.00
9440 Reserve Pool	Actual Budget				508.77								508.77
9550 Reserve Sump Pump	Actual Budget					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	0.00	0.00	0.00	0.00	0.00	0.00	116,372.69
TOTAL EXPENSES	0.00	0.00	26,140.00	46,171.41	29,800.12	14,261.16	0.00	0.00	0.00	0.00	0.00	0.00	116,372.69
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	43,600.08	27,257.96	11,727.66	0.00	0.00	0.00	0.00	0.00	0.00	(100,996.20)