

Balance Sheet

Friday, May 31, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS

Cash & Equivalents			
1000 Avila Park MOB Operating	\$32,507.49		
		Total Cash & Equivalents	\$32,507.49
Accounts Receivable			
1100 Accounts Receivable	\$3,637.33		
		Total Accounts Receivable	\$3,637.33
Prepays			
1200 Prepaid Expense	\$582.41		
1225 Prepaid Insurance	\$11,867.56		
		Total Prepays	\$12,449.97
		TOTAL ASSETS	\$48,594.79

LIABILITIES

Current Liabilities			
2000 Accounts Payable - Operat	\$4,941.05		
2020 Accrued Payables - Operat	\$1,100.00		
2030 Advance Payments - Operat	\$2,970.54		
2075 Due to Reserve Fund	\$28,155.67		
2160 Security Deposits	\$1,400.00		
		Total Current Liabilities	\$38,567.26
Long Term Liabilities			
2185 Loan Payable - MOB	\$58,249.80		
		Total Long Term Liabilities	\$58,249.80
		TOTAL LIABILITIES	\$96,817.06

EQUITY

Retained Earnings	(\$63,124.67)		
Current Year Earnings	\$3,985.42		
Capital			
3020 Working Capital	\$10,916.98		
		TOTAL EQUITY	(\$48,222.27)
		TOTAL LIABILITIES AND EQUITY	\$48,594.79

Unexpended Budget Report

Friday, May 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	73,060.00	73,060.00	0.00	175,344.00	102,284.00
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	1.45	0.00	1.45	3.65	0.00	3.65	0.00	(3.65)
4080 Late Fees	84.32	0.00	84.32	423.60	0.00	423.60	0.00	(423.60)
4085 Laundry Income	699.50	308.25	391.25	1,656.76	1,541.25	115.51	3,699.00	2,042.24
4105 Move In/Out Fees	0.00	58.34	(58.34)	200.00	291.66	(91.66)	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	2,165.00	0.00	2,165.00	2,165.00	0.00	2,165.00	0.00	(2,165.00)
Total Income	17,562.27	14,978.59	2,583.68	79,216.36	74,892.91	4,323.45	179,743.00	100,526.64
EXPENSES								
Utilities								
5010 Electric Service	119.07	1,578.67	(1,459.60)	3,869.05	7,893.35	(4,024.30)	18,944.00	15,074.95
5025 Natural Gas Service	720.72	1,447.84	(727.12)	9,041.22	7,239.16	1,802.06	17,374.00	8,332.78
5065 Sewer Service	0.00	474.00	(474.00)	0.00	2,370.00	(2,370.00)	5,688.00	5,688.00
5070 Storm Drain	138.67	91.67	47.00	249.61	458.35	(208.74)	1,100.00	850.39
5075 Telephone - Elevator	66.45	63.59	2.86	331.72	317.91	13.81	763.00	431.28
5080 Telephone - Entrance	43.65	41.42	2.23	217.45	207.10	10.35	497.00	279.55
5095 Telephone - Pool	55.92	55.00	0.92	280.02	275.00	5.02	660.00	379.98
5105 Trash Removal Services	732.60	291.67	440.93	1,889.60	1,458.35	431.25	3,500.00	1,610.40
5135 Water Services	980.25	376.42	603.83	4,709.66	1,882.10	2,827.56	4,517.00	(192.66)
Total Utilities	2,857.33	4,420.28	(1,562.95)	20,588.33	22,101.32	(1,512.99)	53,043.00	32,454.67
Maintenance & Repairs								
5230 Building Maint & Repairs	1,225.08	806.00	419.08	2,321.01	4,030.00	(1,708.99)	9,672.00	7,350.99
5275 Boiler Inspection	0.00	16.67	(16.67)	0.00	83.35	(83.35)	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	344.83	135.00	209.83	1,797.01	675.00	1,122.01	1,620.00	(177.01)
5405 Elevator Repairs	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
5470 Fire/Life Safety Inspectn	0.00	118.34	(118.34)	1,020.50	591.66	428.84	1,420.00	399.50
Total Maintenance & Repairs	1,570.91	1,097.01	473.90	5,388.52	5,505.31	(116.79)	20,812.00	18,950.50

Unexpended Budget Report

Friday, May 31, 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)								
Maintenance & Repairs (Continued)								
5485 Fire Alarm Monitoring	45.00	0.00	45.00	904.75	0.00	904.75	0.00	(904.75)
5490 Fire Extingisher	0.00	8.34	(8.34)	0.00	41.66	(41.66)	100.00	100.00
5520 Garage Door Maint & Rprs	0.00	69.58	(69.58)	3,203.58	347.90	2,855.68	835.00	(2,368.58)
5650 HVAC Repairs	0.00	108.75	(108.75)	125.00	543.75	(418.75)	1,305.00	1,180.00
5665 Inspections	0.00	37.50	(37.50)	0.00	187.50	(187.50)	450.00	450.00
5670 Irrigation Repairs	0.00	33.34	(33.34)	0.00	166.66	(166.66)	400.00	400.00
5690 Janitorial Services	700.00	700.00	0.00	3,500.00	3,500.00	0.00	8,400.00	4,900.00
5700 Janitorial Supplies	35.00	16.67	18.33	175.00	83.35	91.65	200.00	25.00
5730 Landscape Contract	0.00	20.84	(20.84)	0.00	104.16	(104.16)	250.00	250.00
5745 Landscape Supplies	0.00	208.34	(208.34)	0.00	1,041.66	(1,041.66)	2,500.00	2,500.00
5790 Lighting Maint & Repair	519.29	0.00	519.29	2,643.83	0.00	2,643.83	0.00	(2,643.83)
5925 Pest Control	0.00	20.84	(20.84)	0.00	104.16	(104.16)	250.00	250.00
5940 Plumbing Maint & Repairs	1,575.32	437.50	1,137.82	2,615.32	2,187.50	427.82	5,250.00	2,634.68
5955 Pool Chemicals & Supplies	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00
5960 Pool Contract	390.00	585.00	(195.00)	1,365.00	2,925.00	(1,560.00)	7,020.00	5,655.00
5980 Pool Maint & Repairs	0.00	308.33	(308.33)	425.00	1,541.65	(1,116.65)	3,700.00	3,275.00
6130 Snow Removal	315.00	175.84	139.16	1,107.50	879.16	228.34	2,110.00	1,002.50
6245 Tree Trimming/Spraying	0.00	33.09	(33.09)	0.00	165.41	(165.41)	397.00	397.00
6257 Video Camera Monitoring	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
6260 Video Camera Rpr/Rplcmnt	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
Total Maintenance & Repairs	5,149.52	4,048.32	1,101.20	21,473.50	20,241.24	1,232.26	48,579.00	27,105.50
Reserve								
6500 Reserve Contribution	2,522.00	2,522.00	0.00	12,610.00	12,610.00	0.00	30,266.00	17,656.00
Total Reserve	2,522.00	2,522.00	0.00	12,610.00	12,610.00	0.00	30,266.00	17,656.00
Administrative Expenses								
7000 Accounting/Audit/Tax Prep	0.00	12.50	(12.50)	550.00	62.50	487.50	150.00	(400.00)
7010 Administration Expense	30.00	0.00	30.00	105.00	0.00	105.00	0.00	(105.00)
7035 Bank Service Fees	10.00	16.67	(6.67)	202.68	83.35	119.33	200.00	(2.68)
7040 Copies & Printing	59.99	16.92	43.07	498.25	84.60	413.65	203.00	(295.25)
7105 Insurance - D & O	83.83	83.84	(0.01)	419.15	419.16	(0.01)	1,006.00	586.85
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	5,465.00	5,500.00	(35.00)	13,200.00	7,735.00
7135 Insurance - Gen Laibility	237.84	283.92	(46.08)	1,189.20	1,419.60	(230.40)	3,407.00	2,217.80

Unexpended Budget Report

Friday, May 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)									
7140 Insurance - Umbrella	191.13	192.00	(0.87)	955.65	960.00	(4.35)	2,304.00	1,348.35	
7145 Insurance - Boiler/Machin	42.58	0.00	42.58	212.90	0.00	212.90	0.00	(212.90)	
7150 Insurance - Crime/Fidelity	(478.17)	0.00	(478.17)	(269.79)	0.00	(269.79)	0.00	269.79	
7170 Interest Expense	208.96	220.84	(11.88)	1,083.26	1,104.16	(20.90)	2,650.00	1,566.74	
7190 Legal Services - General	0.00	200.00	(200.00)	1,820.00	1,000.00	820.00	2,400.00	580.00	
7220 Licenses/Permits/Fees	0.00	22.92	(22.92)	0.00	114.60	(114.60)	275.00	275.00	
7240 Management Fee	1,800.00	1,800.00	0.00	8,100.00	9,000.00	(900.00)	21,600.00	13,500.00	
7330 Office Supplies	0.00	10.00	(10.00)	0.00	50.00	(50.00)	120.00	120.00	
7450 Postage & Delivery	13.50	7.50	6.00	227.81	37.50	190.31	90.00	(137.81)	
7535 Website Maint & Repair	0.00	20.84	(20.84)	0.00	104.16	(104.16)	250.00	250.00	
Total Administrative Expenses	3,292.66	3,987.95	(695.29)	20,559.11	19,939.63	619.48	47,855.00	27,295.89	
TOTAL EXPENSES	13,821.51	14,978.55	(1,157.04)	75,230.94	74,892.19	338.75	179,743.00	104,512.06	
NET INCOME (LOSS)	3,740.76	0.04	3,740.72	3,985.42	0.72	3,984.70			
UNEXPENDED (OVER EXPENDED)								(3,985.42)	

Twelve Month Actuals

Friday, May 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								73,060.00
4035 HOA Assessments	1,537.35	1,537.35											1,537.35
4055 Insurance Claim Income	0.51	0.51	1.08	0.61	1.45								3.65
4070 Interest Income - Operati	49.82		289.46	84.32									423.60
4085 Laundry Income	350.63		606.63	699.50									1,656.76
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
4205 Covenant Violations					2,165.00								2,165.00
Total Income	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,216.36
EXPENSES													
Utilities	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,216.36
5010 Electric Service	1,169.89	925.62	1,000.00	654.47	119.07								3,869.05
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70	1,909.92	720.72								9,041.22
5070 Storm Drain				110.94	138.67								249.61
5075 Telephone - Elevator	65.52	66.65	66.65	66.45	66.45								331.72
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65								217.45
5095 Telephone - Pool	56.06	56.06	56.06	55.92	55.92								280.02
5105 Trash Removal Services	284.00	284.00	284.00	305.00	732.60								1,889.60
5135 Water Services	917.98	982.49	918.37	910.57	980.25								4,709.66
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,857.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,588.33
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								1,797.01
5470 Fire/Life Safety Inspectin			180.50	840.00									1,020.50
5485 Fire Alarm Monitoring	44.00	44.00		771.75	45.00								904.75
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	700.00								3,500.00
5700 Janitorial Supplies			70.00	70.00	35.00								175.00
5790 Lighting Maint & Repair			2,100.00	24.54	519.29								2,643.83
5940 Plumbing Maint & Repairs			190.00	850.00	1,575.32								2,615.32
5960 Pool Contract	585.00			390.00	390.00								1,365.00
5980 Pool Maint & Repairs		175.00	250.00										425.00
6130 Snow Removal		500.00	292.50										1,107.50
Total Maintenance & Repairs	2,087.59	3,662.26	4,918.08	5,656.05	5,149.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,473.50
Reserve													
6500 Reserve Contribution	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	0.00	12,610.00
Total Reserve	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	0.00	12,610.00

Twelve Month Actuals

Friday, May 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			150.00										
7000 Accounting/Audit/Tax Prep	400.00	75.00			30.00								550.00
7010 Administration Expense	13.60	23.56	81.78	73.74	10.00								105.00
7035 Bank Service Fees		93.48	293.88	50.90	59.99								202.68
7040 Copies & Printing	83.83	83.83	83.83	83.83	83.83								498.25
7105 Insurance - D & O	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00								419.15
7130 Insurance - Property	237.84	237.84	237.84	237.84	237.84								5,465.00
7135 Insurance - Gen Liability	191.13	191.13	191.13	191.13	191.13								1,189.20
7140 Insurance - Umbrella		85.16	42.58	42.58	42.58								955.65
7145 Insurance - Boiler/Machin			208.38	208.38	(478.17)								212.90
7150 Insurance - Crime/Fidelity	228.74	225.57	200.87	219.12	208.96								(269.79)
7170 Interest Expense		1,820.00											1,083.26
7190 Legal Services - General	900.00	1,800.00	1,800.00	1,800.00	1,800.00								1,820.00
7240 Management Fee		53.76	150.70	9.85	13.50								8,100.00
7450 Postage & Delivery		5,782.33	4,325.61	4,010.37	3,292.66								227.81
Total Administrative Expenses	3,148.14	16,875.17	15,437.23	16,245.34	13,821.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,559.11
TOTAL EXPENSES	12,851.69	16,875.17	15,437.23	16,245.34	13,821.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,230.94
NET INCOME (LOSS)	2,360.76	(575.31)	(197.52)	(1,343.27)	3,740.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,985.42

Balance Sheet

Friday, May 31, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent		
1700 Avila Park MOB Money Mkt	\$33,540.53	
1855 Due From Operating Fund	\$28,155.67	
Total Reserve Cash & Equivalent		\$61,696.20

TOTAL ASSETS \$61,696.20

EQUITY

Retained Earnings	\$150,964.74	
Reserve Current Year Earn	(\$89,268.54)	
TOTAL EQUITY		\$61,696.20

TOTAL LIABILITIES AND EQUITY \$61,696.20

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Friday, May 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	12,610.00	12,610.00	0.00	30,266.00	17,656.00
8130 Reserve Interest Income	20.16	0.00	20.16	232.99	0.00	232.99	0.00	(232.99)
Total Reserve Income	2,542.16	2,522.00	20.16	12,842.99	12,610.00	232.99	30,266.00	17,423.01
EXPENSES								
TOTAL INCOME	2,542.16	2,522.00	20.16	12,842.99	12,610.00	232.99	30,266.00	17,423.01
Reserve Expenses								
9205 Reserve Fitness Room	944.99	0.00	944.99	944.99	0.00	944.99	0.00	(944.99)
9280 Reserve Chiller	27,963.86	0.00	27,963.86	73,372.84	0.00	73,372.84	0.00	(73,372.84)
9375 Reserve Lobby Improvement	382.50	0.00	382.50	1,144.93	0.00	1,144.93	0.00	(1,144.93)
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	508.77	0.00	508.77	508.77	0.00	508.77	0.00	(508.77)
Total Reserve Expenses	29,800.12	0.00	29,800.12	102,111.53	0.00	102,111.53	0.00	(102,111.53)
TOTAL EXPENSES	29,800.12	0.00	29,800.12	102,111.53	0.00	102,111.53	0.00	(102,111.53)
NET INCOME (LOSS)	(27,257.96)	2,522.00	(29,779.96)	(89,268.54)	12,610.00	(101,878.54)	30,266.00	
UNEXPENDED (OVER EXPENDED)								119,534.54

Twelve Month Actuals

Friday, May 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								12,610.00
8130 Reserve Interest Income	54.24	51.84	57.42	49.33	20.16								232.99
Total Reserve Income	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,842.99
TOTAL INCOME	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,842.99
EXPENSES													
Reserve Expenses													
9205 Reserve Fitness Room					944.99								944.99
9280 Reserve Chiller				45,408.98	27,963.86								73,372.84
9375 Reserve Lobby Improvement				762.43	382.50								1,144.93
9400 Reserve Painting			26,140.00										26,140.00
9440 Reserve Pool					508.77								508.77
Total Reserve Expenses	0.00	0.00	26,140.00	46,171.41	29,800.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,111.53
TOTAL EXPENSES	0.00	0.00	26,140.00	46,171.41	29,800.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,111.53
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	43,600.08	27,257.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(89,268.54)

Twelve Month Budget And Actuals

Friday, May 31, 2019

Avila Park 2019 Operating Budget

Avila Park Accrual Budget Year Starts January 1, 2019

	<u>Jan 2019</u>	<u>Feb 2019</u>	<u>Mar 2019</u>	<u>Apr 2019</u>	<u>May 2019</u>	<u>Jun 2019</u>	<u>Jul 2019</u>	<u>Aug 2019</u>	<u>Sep 2019</u>	<u>Oct 2019</u>	<u>Nov 2019</u>	<u>Dec 2019</u>	<u>Total</u>
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	73,060.00
	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								3.65
	Budget												
4080 Late Fees	Actual 49.82			289.46	84.32								423.60
	Budget												
4085 Laundry Income	Actual 350.63		606.63		699.50								1,656.76
	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
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 2,165.00												2,165.00
	Budget												
Total Income	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,216.36
TOTAL INCOME	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,216.36
EXPENSES													
Utilities													
5010 Electric Service	Actual 1,169.89	925.62	1,000.00	654.47	119.07								3,869.05
	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	720.72								9,041.22
	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	91.67	91.67	91.66	91.67	91.66	91.67	91.66	91.67	91.66	249.61
	Budget 65.52	66.65	66.65	66.45	66.45	63.58	63.59	63.58	63.59	63.58	63.59	63.58	1,100.00
5075 Telephone - Elevator	Actual 63.58	63.58	63.58	63.58	63.59	63.58	63.59	63.58	63.59	63.58	63.59	63.58	331.72
	Budget 42.63	43.76	43.76	43.65	43.65	41.41	41.42	41.41	41.42	41.41	41.42	41.41	763.00
5080 Telephone - Entrance	Actual 41.42	41.42	41.42	41.42	41.42	41.41	41.42	41.41	41.42	41.41	41.42	41.41	217.45
	Budget 56.06	56.06	56.06	55.92	55.92	55.00	55.00	55.00	55.00	55.00	55.00	55.00	497.00
5095 Telephone - Pool	Actual 55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	280.02
	Budget 284.00	284.00	284.00	305.00	732.60	291.67	291.67	291.66	291.67	291.66	291.67	291.66	660.00
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	1,889.60
	Budget 917.98	982.49	918.37	910.57	980.25	376.41	376.42	376.41	376.42	376.41	376.42	376.41	3,500.00
5135 Water Services	Actual 376.42	376.42	376.42	376.42	376.42	376.41	376.42	376.41	376.42	376.41	376.42	376.41	4,709.66
	Budget												4,517.00

Twelve Month Budget And Actuals

Friday, May 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)													
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,857.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,588.33
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	2,321.01 9,672.00
5275 Boiler Inspection	Budget 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
5315 Rec Room Maint & Repairs	Budget 270.00	270.00											270.00
5400 Elevator Contract & Reprs	Actual 139.26	873.26	144.83	294.83	344.83								1,797.01
5405 Elevator Repairs	Budget 135.00	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
5470 Fire/Life Safety Inspectn	Budget 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
5475 Fire/Life Safety Inspectn	Actual 118.33	118.33	180.50 118.33	840.00 118.33		118.33	118.34	118.33	118.34	118.33	118.34	118.33	1,020.50 1,420.00
5485 Fire Alarm Monitoring	Budget 44.00	44.00		771.75	45.00								904.75
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
5520 Garage Door Maint & Rprs	Actual 1,194.33	1,800.00	209.25										3,203.58
5650 HVAC Repairs	Budget 69.58	69.58	69.58	69.58	69.58	69.59	69.58	69.59	69.58	69.59	69.58	69.59	835.00
5665 Inspections	Actual 125.00	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
5670 Irrigation Repairs	Budget 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	Budget 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
5700 Janitorial Supplies	Actual 700.00	700.00	1,400.00 700.00	1,400.00 700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	3,500.00
5730 Landscape Contract	Budget 16.67	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	175.00
5745 Landscape Supplies	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
5790 Lighting Maint & Repair	Budget 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 2,100.00	24.54	519.29										2,643.83
5940 Plumbing Maint & Repairs	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
5955 Pool Chemicals & Supplies	Budget 437.50	437.50	190.00 437.50	850.00 437.50	1,575.32 437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	2,615.32 5,250.00
5960 Pool Contract	Actual 83.33	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
	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	1,365.00
	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	7,020.00

Twelve Month Budget And Actuals

Friday, May 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)													
5980 Pool Maint & Repairs	Actual	175.00	250.00										
	Budget	308.33	308.33	308.33	308.33	308.34	308.33	308.34	308.33	308.34	308.33	308.34	425.00
6130 Snow Removal	Actual	500.00	292.50		315.00								3,700.00
	Budget	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
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
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
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	2,087.59	3,662.26	4,918.08	5,656.05	5,149.52	0.00	0.00	0.00	0.00	0.00	0.00	21,473.50
Total Maintenance & Repairs													
Reserve	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	12,610.00
6500 Reserve Contribution	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													
	Budget	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	12,610.00
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			30.00								105.00
	Budget												
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	16.92	93.48	293.88	50.90	59.99							498.25
	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	83.84	83.83	83.84	83.83	83.84	83.83	419.15
	Budget	83.83	83.83	83.83	83.83	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	5,465.00
	Budget	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
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	1,189.20
	Budget	283.92	283.92	283.92	283.92	283.92	283.92	283.92	283.92	283.92	283.92	283.92	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	955.65
	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	42.58	42.58	42.58	42.58	42.58	42.58	212.90
	Budget												
7150 Insurance - Crime/Fidelity	Actual		208.38	(478.17)									(269.79)
	Budget												
7170 Interest Expense	Actual	228.74	225.57	200.87	219.12	208.96							1,083.26
	Budget	220.83	220.83	220.83	220.83	220.84	220.83	220.83	220.84	220.83	220.84	220.83	2,650.00
7190 Legal Services - General	Actual	1,820.00											1,820.00
	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	22.92	22.92	22.92	22.92	22.92	22.92	22.92	275.00
	Budget	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	22.92	275.00

Twelve Month Budget And Actuals

Friday, May 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)													
7240 Management Fec													
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	8,100.00
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	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
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		53.76	150.70	9.85	13.50								227.81
Budget		7.50	7.50	7.50	7.50								
7535 Website Maint & Repair													
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	4,325.61	4,010.37	3,292.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,559.11
Total Administrative Expenses	12,851.69	16,875.17	15,437.23	16,245.34	13,821.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,230.94
TOTAL EXPENSES	2,360.76	(575.31)	(197.52)	(1,343.27)	3,740.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,985.42

Twelve Month Budget And Actuals

Friday, May 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	12,610.00
	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								232.99
	Budget 54.24	51.84	57.42	49.33	20.16								
Total Reserve Income	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,842.99
EXPENSES													
TOTAL INCOME	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,842.99
Reserve Expenses													
9205 Reserve Fitness Room					944.99								944.99
9280 Reserve Chiller				45,408.98	27,963.86								73,372.84
9375 Reserve Lobby Improvement				762.43	382.50								1,144.93
9400 Reserve Painting			26,140.00										26,140.00
9440 Reserve Pool					508.77								508.77
Total Reserve Expenses	0.00	0.00	26,140.00	46,171.41	29,800.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,111.53
TOTAL EXPENSES	0.00	0.00	26,140.00	46,171.41	29,800.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,111.53
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>0.00</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>(89,268.54)</u>