

# Balance Sheet

Thursday, October 31, 2019

## Avila Park

Accrual Accounting Year Starts January 1, 2019

### ASSETS

Cash & Equivalents		
1000 Avila Park MOB Operating	\$50,263.55	
1170 Due from Reserve Fund	\$93.57	
	<b>Total Cash &amp; Equivalents</b>	<b>\$50,357.12</b>
Accounts Receivable		
1100 Accounts Receivable	\$365.76	
	<b>Total Accounts Receivable</b>	<b>\$365.76</b>
Prepays		
1200 Prepaid Expense	\$721.08	
1225 Prepaid Insurance	\$3,381.44	
	<b>Total Prepays</b>	<b>\$4,102.52</b>
	<b>TOTAL ASSETS</b>	<b><u>\$54,825.40</u></b>

### LIABILITIES

Current Liabilities		
2000 Accounts Payable - Operat	\$4,608.03	
2020 Accrued Payables - Operat	\$300.00	
2030 Advance Payments - Operat	\$2,425.48	
2075 Due to Reserve Fund	\$81,927.00	
2160 Security Deposits	\$1,400.00	
	<b>Total Current Liabilities</b>	<b>\$90,660.51</b>
	<b>TOTAL LIABILITIES</b>	<b><u>\$90,660.51</u></b>

### EQUITY

Retained Earnings	(\$63,124.67)	
Current Year Earnings	\$16,372.58	
Capital		
3020 Working Capital	\$10,916.98	
	<b>TOTAL EQUITY</b>	<b><u>(\$35,835.11)</u></b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>\$54,825.40</u></b>

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

# Unexpended Budget Report

Thursday, October 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
<b>INCOME</b>								
Income								
4035 HOA Assessments	14,612.00	14,612.00	0.00	146,120.00	146,120.00	0.00	175,344.00	29,224.00
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	2.13	0.00	2.13	13.06	0.00	13.06	0.00	(13.06)
4080 Late Fees	(1.00)	0.00	(1.00)	667.08	0.00	667.08	0.00	(667.08)
4085 Laundry Income	308.13	308.25	(0.12)	3,418.77	3,082.50	336.27	3,699.00	280.23
4090 Legal Fee Income	394.80	0.00	394.80	394.80	0.00	394.80	0.00	(394.80)
4100 Miscellaneous Income	0.00	0.00	0.00	131.90	0.00	131.90	0.00	(131.90)
4105 Move In/Out Fees	0.00	58.33	(58.33)	155.00	583.33	(428.33)	700.00	545.00
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	0.00	0.00	0.00	2,196.90	0.00	2,196.90	0.00	(2,196.90)
<b>Total Income</b>	<b>15,316.06</b>	<b>14,978.58</b>	<b>337.48</b>	<b>154,804.86</b>	<b>149,785.83</b>	<b>5,019.03</b>	<b>179,743.00</b>	<b>24,938.14</b>
<b>EXPENSES</b>								
Utilities								
5010 Electric Service	1,372.08	1,578.66	(206.58)	13,378.90	15,786.67	(2,407.77)	18,944.00	5,565.10
5025 Natural Gas Service	364.99	1,447.83	(1,082.84)	10,305.34	14,478.33	(4,172.99)	17,374.00	7,068.66
5065 Sewer Service	505.12	474.00	31.12	5,026.56	4,740.00	286.56	5,688.00	661.44
5070 Storm Drain	138.67	91.66	47.01	942.96	916.67	26.29	1,100.00	157.04
5075 Telephone - Elevator	73.08	63.58	9.50	690.44	635.83	54.61	763.00	72.56
5080 Telephone - Entrance	46.25	41.41	4.84	448.09	414.17	33.92	497.00	48.91
5095 Telephone - Pool	60.01	55.00	5.01	579.11	550.00	29.11	660.00	80.89
5105 Trash Removal Services	351.24	291.66	59.58	3,133.44	2,916.67	216.77	3,500.00	366.56
5110 Trash Removal LARGE ITEMS	0.00	0.00	0.00	622.60	0.00	622.60	0.00	(622.60)
5135 Water Services	395.05	376.41	18.64	4,490.39	3,764.17	726.22	4,517.00	26.61
<b>Total Utilities</b>	<b>3,306.49</b>	<b>4,420.21</b>	<b>(1,113.72)</b>	<b>39,617.83</b>	<b>44,202.51</b>	<b>(4,584.68)</b>	<b>53,043.00</b>	<b>13,425.17</b>
Maintenance & Repairs								
5230 Building Maint & Repairs	886.46	806.00	80.46	6,565.63	8,060.00	(1,494.37)	9,672.00	3,106.37
5275 Boiler Inspection	0.00	16.66	(16.66)	0.00	166.67	(166.67)	200.00	200.00
5315 Rec Room Maint & Repairs	0.00	0.00	0.00	316.81	0.00	316.81	0.00	(316.81)

# Unexpended Budget Report

Thursday, October 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
<b>EXPENSES (Continued)</b>								
<b>Maintenance &amp; Repairs (Continued)</b>								
5400 Elevator Contract & Reprs	1,145.58	135.00	1,010.58	4,071.91	1,350.00	2,721.91	1,620.00	(2,451.91)
5405 Elevator Repairs	0.00	41.66	(41.66)	0.00	416.67	(416.67)	500.00	500.00
5470 Fire/Life Safety Inspectn	0.00	118.33	(118.33)	1,020.50	1,183.33	(162.83)	1,420.00	399.50
5485 Fire Alarm Monitoring	45.00	0.00	45.00	1,129.75	0.00	1,129.75	0.00	(1,129.75)
5490 Fire Extingisher	0.00	8.33	(8.33)	0.00	83.33	(83.33)	100.00	100.00
5520 Garage Door Maint & Rprs	0.00	69.59	(69.59)	2,948.63	695.83	2,252.80	835.00	(2,113.63)
5650 HVAC Repairs	0.00	108.75	(108.75)	417.00	1,087.50	(670.50)	1,305.00	888.00
5665 Inspections	0.00	37.50	(37.50)	550.00	375.00	175.00	450.00	(100.00)
5670 Irrigation Repairs	0.00	33.33	(33.33)	0.00	333.33	(333.33)	400.00	400.00
5690 Janitorial Services	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400.00	1,400.00
5700 Janitorial Supplies	35.00	16.66	18.34	446.00	166.67	279.33	200.00	(246.00)
5730 Landscape Contract	0.00	20.83	(20.83)	0.00	208.33	(208.33)	250.00	250.00
5745 Landscape Supplies	0.00	208.33	(208.33)	395.75	2,083.33	(1,687.58)	2,500.00	2,104.25
5790 Lighting Maint & Repair	0.00	0.00	0.00	584.85	0.00	584.85	0.00	(584.85)
5925 Pest Control	0.00	20.83	(20.83)	0.00	208.33	(208.33)	250.00	250.00
5940 Plumbing Maint & Repairs	0.00	437.50	(437.50)	2,615.32	4,375.00	(1,759.68)	5,250.00	2,634.68
5955 Pool Chemicals & Supplies	0.00	83.33	(83.33)	0.00	833.33	(833.33)	1,000.00	1,000.00
5960 Pool Contract	390.00	585.00	(195.00)	3,315.00	5,850.00	(2,535.00)	7,020.00	3,705.00
5980 Pool Maint & Repairs	0.00	308.34	(308.34)	772.03	3,083.33	(2,311.30)	3,700.00	2,927.97
6130 Snow Removal	0.00	175.83	(175.83)	1,107.50	1,758.33	(650.83)	2,110.00	1,002.50
6245 Tree Trimming/Spraying	0.00	33.08	(33.08)	0.00	330.83	(330.83)	397.00	397.00
6257 Video Camera Monitoring	0.00	41.66	(41.66)	0.00	416.67	(416.67)	500.00	500.00
6260 Video Camera Rpr/Rplcmnt	0.00	41.66	(41.66)	0.00	416.67	(416.67)	500.00	500.00
<b>Total Maintenance &amp; Repairs</b>	<b>3,202.04</b>	<b>4,048.20</b>	<b>(846.16)</b>	<b>33,256.68</b>	<b>40,482.48</b>	<b>(7,225.80)</b>	<b>48,579.00</b>	<b>15,322.32</b>
<b>Reserve</b>								
6500 Reserve Contribution	2,522.00	2,522.00	0.00	25,220.00	25,220.00	0.00	30,266.00	5,046.00
<b>Total Reserve</b>	<b>2,522.00</b>	<b>2,522.00</b>	<b>0.00</b>	<b>25,220.00</b>	<b>25,220.00</b>	<b>0.00</b>	<b>30,266.00</b>	<b>5,046.00</b>
<b>Administrative Expenses</b>								
7000 Accounting/Audit/Tax Prep	0.00	12.50	(12.50)	550.00	125.00	425.00	150.00	(400.00)
7010 Administration Expense	500.00	0.00	500.00	575.00	0.00	575.00	0.00	(575.00)
7035 Bank Service Fees	0.00	16.66	(16.66)	202.68	166.67	36.01	200.00	(2.68)
7040 Copies & Printing	64.44	16.91	47.53	794.16	169.17	624.99	203.00	(591.16)

# Unexpended Budget Report

Thursday, October 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			
<b>EXPENSES (Continued)</b>									
Administrative Expenses (Continued)									
7105 Insurance - D & O	83.84	83.83	0.01	838.32	838.33	(0.01)		1,006.00	167.68
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	10,930.00	11,000.00	(70.00)		13,200.00	2,270.00
7135 Insurance - Gen Liability	237.85	283.91	(46.06)	2,378.43	2,839.17	(460.74)		3,407.00	1,028.57
7140 Insurance - Umbrella	191.13	192.00	(0.87)	1,911.30	1,920.00	(8.70)		2,304.00	392.70
7145 Insurance - Boiler/Machin	42.59	0.00	42.59	425.82	0.00	425.82		0.00	(425.82)
7150 Insurance - Crime/Fidelity	48.83	0.00	48.83	(25.64)	0.00	(25.64)		0.00	25.64
7170 Interest Expense - OPER	180.35	220.83	(40.48)	2,088.09	2,208.33	(120.24)		2,650.00	561.91
7185 Legal Fees - Collections	394.80	0.00	394.80	394.80	0.00	394.80		0.00	(394.80)
7190 Legal Services - General	0.00	200.00	(200.00)	1,880.00	2,000.00	(120.00)		2,400.00	520.00
7220 Licenses/Permits/Fees	0.00	22.91	(22.91)	0.00	229.17	(229.17)		275.00	275.00
7240 Management Fee	1,800.00	1,800.00	0.00	17,100.00	18,000.00	(900.00)		21,600.00	4,500.00
7330 Office Supplies	0.00	10.00	(10.00)	0.00	100.00	(100.00)		120.00	120.00
7450 Postage & Delivery	26.50	7.50	19.00	294.81	75.00	219.81		90.00	(204.81)
7535 Website Maint & Repair	0.00	20.83	(20.83)	0.00	208.33	(208.33)		250.00	250.00
Total Administrative Expenses	4,663.33	3,987.88	675.45	40,337.77	39,879.17	458.60		47,855.00	7,517.23
<b>TOTAL EXPENSES</b>	<b>13,693.86</b>	<b>14,978.29</b>	<b>(1,284.43)</b>	<b>138,432.28</b>	<b>149,784.16</b>	<b>(11,351.88)</b>		<b>179,743.00</b>	<b>41,310.72</b>
<b>NET INCOME (LOSS)</b>	<b>1,622.20</b>	<b>0.29</b>	<b>1,621.91</b>	<b>16,372.58</b>	<b>1.67</b>	<b>16,370.91</b>			
<b>UNEXPENDED (OVER EXPENDED)</b>									<b>(16,372.58)</b>

# Twelve Month Actuals

Thursday, October 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
<b>INCOME</b>													
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			146,120.00
4035 HOA Assessments	1,537.35	1,537.35											1,537.35
4055 Insurance Claim Income		0.51	1.08	0.61	1.45	1.51	1.77	1.97	2.03	2.13			13.06
4070 Interest Income - Operati				289.46	84.32	48.75	88.88	128.81	(21.96)	(1.00)			667.08
4080 Late Fees	49.82												49.82
4085 Laundry Income	350.63		606.63		699.50	339.25	436.00	297.13	381.50	308.13			3,418.77
4090 Legal Fee Income													394.80
4100 Miscellaneous Income	50.00	150.00				106.90			25.00	394.80			394.80
4105 Move In/Out Fees									(45.00)				131.90
4115 NSF Fees			20.00										155.00
4190 Transfer Fees	150.00												20.00
4205 Covenant Violations													150.00
<b>Total Income</b>	<b>15,212.45</b>	<b>16,299.86</b>	<b>15,239.71</b>	<b>14,902.07</b>	<b>17,562.27</b>	<b>15,465.31</b>	<b>15,813.65</b>	<b>14,039.91</b>	<b>14,953.57</b>	<b>15,316.06</b>	<b>0.00</b>	<b>0.00</b>	<b>154,804.86</b>
<b>EXPENSES</b>													
<b>TOTAL INCOME</b>	<b>15,212.45</b>	<b>16,299.86</b>	<b>15,239.71</b>	<b>14,902.07</b>	<b>17,562.27</b>	<b>15,465.31</b>	<b>15,813.65</b>	<b>14,039.91</b>	<b>14,953.57</b>	<b>15,316.06</b>	<b>0.00</b>	<b>0.00</b>	<b>154,804.86</b>
Utilities													
5010 Electric Service	1,169.89	925.62	1,000.00	654.47	1,119.07	3,082.14	1,284.76	2,270.87	1,500.00	1,372.08			13,378.90
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70	1,909.92	2,272.56	500.00	301.34	66.41	479.54	364.99			10,305.34
5065 Sewer Service	492.80	492.80	505.12	505.12	505.12	505.12	505.12	505.12	505.12	505.12			5,026.56
5070 Storm Drain				110.94	138.67	138.67	138.67	138.67	138.67	138.67			942.96
5075 Telephone - Elevator	65.52	66.65	66.65	66.45	66.45	71.14	71.94	71.06	71.50	73.08			690.44
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65	45.93	46.40	45.88	46.18	46.25			448.09
5095 Telephone - Pool	56.06	56.06	56.06	55.92	55.92	59.32	59.92	59.92	59.92	60.01			579.11
5105 Trash Removal Services	284.00	284.00	284.00	305.00	732.60	305.00	542.00	334.10	(288.50)	351.24			3,133.44
5110 Trash Removal LARGE ITEMS									622.60				622.60
5135 Water Services	425.18	489.69	413.25	405.45	475.13	486.05	568.37	460.57	371.65	395.05			4,490.39
<b>Total Utilities</b>	<b>5,093.96</b>	<b>4,908.58</b>	<b>3,671.54</b>	<b>4,056.92</b>	<b>2,409.17</b>	<b>5,193.37</b>	<b>3,518.52</b>	<b>3,952.60</b>	<b>3,506.68</b>	<b>3,306.49</b>	<b>0.00</b>	<b>0.00</b>	<b>39,617.83</b>
Maintenance & Repairs													
5230 Building Maint & Repairs			81.00	1,014.93	1,225.08		200.00	3,158.16		886.46			6,565.63
5315 Rec Room Maint & Repairs		270.00					46.81						316.81
5400 Elevator Contract & Reprs	139.26	873.26	144.83	294.83	344.83	244.83	144.83	144.83	594.83	1,145.58			4,071.91
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	45.00	45.00	45.00			1,129.75
5520 Garage Door Maint & Rprs	1,194.33	1,800.00	209.25				(485.49)	230.54					2,948.63
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	700.00	700.00	700.00			7,000.00
5700 Janitorial Supplies			70.00	70.00	35.00	35.00	131.00	35.00	35.00	35.00			446.00
5745 Landscape Supplies									395.75				395.75
5790 Lighting Maint & Repair			2,100.00	24.54	519.29		(2,058.98)						584.85
5940 Plumbing Maint & Repairs			190.00	850.00	1,575.32								2,615.32
5960 Pool Contract	585.00			390.00	390.00		780.00	390.00	390.00	390.00			3,315.00
5980 Pool Maint & Repairs		175.00	250.00										772.03
6130 Snow Removal		500.00	292.50		315.00				21.66				1,107.50

# Twelve Month Actuals

Thursday, October 31, 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 Maintenance & Repairs	2,087.59	3,662.26	4,918.08	5,656.05	5,149.52	1,900.20	(204.83)	4,703.53	2,182.24	3,202.04	0.00	0.00	33,256.68
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	2,522.00	2,522.00	0.00	0.00	25,220.00
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	2,522.00	2,522.00	0.00	0.00	25,220.00
Administrative Expenses	400.00	75.00	150.00							500.00			550.00
7000 Accounting/Audit/Tax Prep	13.60	23.56	81.78	73.74	10.00								575.00
7035 Administration Expense		93.48	293.88	50.90	59.99	58.25	79.24	64.43	29.55	64.44			202.68
7040 Copies & Printing	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.84			794.16
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	1,093.00	1,093.00	1,093.00			838.32
7130 Insurance - Property	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85	237.85			10,930.00
7135 Insurance - Gen Liability	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13			2,378.43
7140 Insurance - Umbrella	85.16	85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.59	42.59			1,911.30
7145 Insurance - Boiler/Machin													425.82
7150 Insurance - Crime/Fidelity	228.74	225.57	200.87	219.12	208.96	212.67	202.69	206.19	202.93	180.35			2,088.09
7170 Interest Expense - OPER													394.80
7185 Legal Fees - Collections		1,820.00	60.00										1,880.00
7190 Legal Services - General	900.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00			17,100.00
7240 Management Fee		53.76	150.70	9.85	13.50	12.00	16.00	5.50	7.00	26.50			294.81
7450 Postage & Delivery	3,148.14	5,782.33	4,385.61	4,010.37	3,262.66	3,780.13	3,795.14	3,773.34	3,736.72	4,663.33	0.00	0.00	40,337.77
Total Administrative Expenses	3,148.14	5,782.33	4,385.61	4,010.37	3,262.66	3,780.13	3,795.14	3,773.34	3,736.72	4,663.33	0.00	0.00	40,337.77
TOTAL EXPENSES	12,851.69	16,875.17	15,497.23	16,245.34	13,343.35	13,395.70	9,630.83	14,951.47	11,947.64	13,693.86	0.00	0.00	138,432.28
NET INCOME (LOSS)	2,360.76	(575.31)	(257.52)	(1,343.27)	4,218.92	2,069.61	6,182.82	(911.56)	3,005.93	1,622.20	0.00	0.00	16,372.58

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent

1700 Avila Park MOB Money Mkt

\$272,760.56

1855 Due From Operating Fund

\$81,927.00

Total Reserve Cash & Equivalent

\$354,687.56

TOTAL ASSETS

\$354,687.56

LIABILITIES

Long Term Liabilities

2185 Loan Payable - MOB

\$314,000.00

Total Long Term Liabilities

\$314,000.00

TOTAL LIABILITIES

\$314,000.00

EQUITY

Retained Earnings

\$150,964.74

Reserve Current Year Earn

(\$110,277.18)

TOTAL EQUITY

\$40,687.56

TOTAL LIABILITIES AND EQUITY

\$354,687.56

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

# Unexpended Budget Report

Thursday, October 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
<b>INCOME</b>								
Reserve Income								
8100 Resv Contribution Income	2,522.00	2,522.00	0.00	25,220.00	25,220.00	0.00	30,266.00	5,046.00
8130 Reserve Interest Income	40.06	0.00	40.06	306.26	0.00	306.26	0.00	(306.26)
Total Reserve Income	2,562.06	2,522.00	40.06	25,526.26	25,220.00	306.26	30,266.00	4,739.74
<b>EXPENSES</b>								
TOTAL INCOME	2,562.06	2,522.00	40.06	25,526.26	25,220.00	306.26	30,266.00	4,739.74
Reserve Expenses								
9145 Reserve Concrete	0.00	0.00	0.00	6,955.00	0.00	6,955.00	0.00	(6,955.00)
9205 Reserve Fitness Room	0.00	0.00	0.00	944.99	0.00	944.99	0.00	(944.99)
9245 Reserve Flooring/Carpet	0.00	0.00	0.00	20,566.19	0.00	20,566.19	0.00	(20,566.19)
9250 Resv Garage Repair/Replac	0.00	0.00	0.00	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 Resv Lighting Repr/Replac	0.00	0.00	0.00	2,100.00	0.00	2,100.00	0.00	(2,100.00)
9375 Reserve Lobby Improvement	0.00	0.00	0.00	2,215.65	0.00	2,215.65	0.00	(2,215.65)
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	0.00	0.00	0.00	135,803.44	0.00	135,803.44	0.00	(135,803.44)
TOTAL EXPENSES	0.00	0.00	0.00	135,803.44	0.00	135,803.44	0.00	(135,803.44)
NET INCOME (LOSS)	2,562.06	2,522.00	40.06	(110,277.18)	25,220.00	(135,497.18)	30,266.00	
<b>UNEXPENDED (OVER EXPENDED)</b>								140,543.18



# Twelve Month Actuals

Thursday, October 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
<b>INCOME</b>													
Reserve Income													
8100 Resv Contribution Income	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			25,220.00
8130 Reserve Interest Income	54.24	51.84	57.42	49.33	20.16	11.50	7.36	7.47	6.88	40.06			306.26
<b>Total Reserve Income</b>	<b>2,576.24</b>	<b>2,573.84</b>	<b>2,579.42</b>	<b>2,571.33</b>	<b>2,542.16</b>	<b>2,533.50</b>	<b>2,529.36</b>	<b>2,529.47</b>	<b>2,528.88</b>	<b>2,562.06</b>	<b>0.00</b>	<b>0.00</b>	<b>25,526.26</b>
<b>EXPENSES</b>													
TOTAL INCOME	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	2,529.36	2,529.47	2,528.88	2,562.06	0.00	0.00	25,526.26
Reserve Expenses													
9145 Reserve Concrete					944.99				6,955.00				6,955.00
9205 Reserve Fitness Room						12,640.53	3,220.65		4,705.01				20,566.19
9245 Reserve Flooring/Carpet							1,800.00						1,800.00
9250 Resv Garage Repair/Replac				45,408.98	27,963.86								73,372.84
9280 Reserve Chiller							2,100.00						2,100.00
9370 Resv Lighting Repr/Replac				762.43	382.50	420.63			650.09				2,215.65
9375 Reserve Lobby Improvement			26,140.00										26,140.00
9400 Reserve Painting					508.77								508.77
9440 Reserve Pool						1,200.00							1,200.00
9550 Reserve Sump Pump													135,803.44
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>26,140.00</b>	<b>46,171.41</b>	<b>29,800.12</b>	<b>14,261.16</b>	<b>7,120.65</b>	<b>0.00</b>	<b>12,310.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>135,803.44</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>26,140.00</b>	<b>46,171.41</b>	<b>29,800.12</b>	<b>14,261.16</b>	<b>7,120.65</b>	<b>0.00</b>	<b>12,310.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>135,803.44</b>
<b>NET INCOME (LOSS)</b>	<b>2,576.24</b>	<b>2,573.84</b>	<b>23,560.58</b>	<b>43,600.08</b>	<b>27,257.96</b>	<b>11,727.66</b>	<b>(4,591.29)</b>	<b>2,529.47</b>	<b>(9,781.22)</b>	<b>2,562.06</b>	<b>0.00</b>	<b>0.00</b>	<b>(110,277.18)</b>

# Twelve Month Budget And Actuals

Thursday, October 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
<b>INCOME</b>													
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	146,120.00
	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											1,537.35
	Budget												
4070 Interest Income - Operati	Actual 49.82	0.51	1.08	0.61	1.45	1.51	1.77	1.97	2.03	2.13			13.06
	Budget			289.46	84.32	48.75	88.88	128.81	(21.96)	(1.00)			667.08
4080 Late Fees	Actual 350.63		606.63		699.50	339.25	436.00	297.13	381.50	308.13			3,418.77
	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
4090 Legal Fee Income	Actual									394.80			394.80
	Budget					106.90			25.00				131.90
4100 Miscellaneous Income	Actual								(45.00)				155.00
	Budget 50.00	150.00											20.00
4105 Move In/Out Fees	Actual 58.33	58.33	58.33	58.33	58.34	58.33	58.34	58.33	58.34	58.33	58.34	58.33	700.00
	Budget		20.00										
4115 NSF Fees	Actual												
	Budget 150.00												150.00
4190 Transfer Fees	Actual												
	Budget												
4205 Covenant Violations	Actual				2,165.00	356.90	675.00	(1,000.00)					2,196.90
	Budget												
<b>Total Income</b>	15,212.45	16,299.86	15,239.71	14,902.07	17,562.27	15,465.31	15,813.65	14,039.91	14,953.57	15,316.06	0.00	0.00	154,804.86
<b>EXPENSES</b>													
Utilities													
5010 Electric Service	Actual 1,169.89	925.62	1,000.00	654.47	119.07	3,082.14	1,284.76	2,270.87	1,500.00	1,372.08			13,378.90
	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	66.41	479.54	364.99			10,305.34
	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	505.12	505.12	505.12			5,026.56
	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	91.67	91.67	110.94	138.67	138.67	138.67	138.67	138.67	138.67			942.96
	Budget 65.52	66.65	66.65	66.45	66.45	71.14	71.94	71.06	71.50	73.08			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			690.44
	Budget 42.63	43.76	43.76	43.65	43.65	45.93	46.40	45.88	46.18	46.25			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			448.09
	Budget 56.06	56.06	56.06	55.92	55.92	59.32	59.92	59.92	59.92	60.01	41.42	41.41	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			579.11
	Budget												660.00

# Twelve Month Budget And Actuals

Thursday, October 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
<b>EXPENSES (Continued)</b>													
Utilities (Continued)													
5105 Trash Removal Services	Actual 284.00	284.00	284.00	305.00	732.60	305.00	542.00	334.10	(288.50)	351.24			3,133.44
	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
5110 Trash Removal LARGE ITEMS	Actual								622.60				622.60
	Budget												
5135 Water Services	Actual 425.18	489.69	413.25	405.45	475.13	486.05	568.37	460.57	371.65	395.05			4,490.39
	Budget 376.42	376.42	376.42	376.42	376.42	376.41	376.42	376.41	376.42	376.41	376.42	376.41	4,517.00
Total Utilities	5,093.96	4,908.58	3,671.54	4,056.92	2,409.17	5,193.37	3,518.52	3,952.60	3,506.68	3,306.49	0.00	0.00	39,617.83
<b>Maintenance &amp; Repairs</b>													
5230 Building Maint & Repairs	Actual 806.00	806.00	806.00	806.00	1,225.08	806.00	200.00	3,158.16	806.00	886.46			6,565.63
	Budget												
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
	Budget						46.81						316.81
5400 Elevator Contract & Reprs	Actual 139.26	873.26	144.83	294.83	344.83	244.83	144.83	144.83	594.83	1,145.58			4,071.91
	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
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
	Budget												
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	1,420.50
	Budget												
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	1,129.75
	Budget												
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
	Budget						(485.49)	230.54					2,948.63
5520 Garage Door Maint & Rprs	Actual 1,194.33	1,800.00	209.25	69.58	69.58	69.59	69.58	69.59	69.58	69.59	69.58	69.59	835.00
	Budget												
5650 HVAC Repairs	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	417.00
	Budget					550.00							1,305.00
5665 Inspections	Actual 37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00
	Budget												
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
	Budget												
5690 Janitorial Services	Actual 700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	7,000.00
	Budget												8,400.00
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
	Budget												
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
	Budget												
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	395.75
	Budget												2,500.00
5790 Lighting Maint & Repair	Actual 2,100.00	2,100.00	2,100.00	24.54	519.29	24.54	(2,058.98)						584.85
	Budget												

# Twelve Month Budget And Actuals

Thursday, October 31, 2019

## Avila Park 2019 Operating Budget (Continued)

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>
<b>EXPENSES (Continued)</b>													
<b>Maintenance &amp; Repairs (Continued)</b>													
5925 Pest Control	Actual	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
5940 Plumbing Maint & Repairs	Budget	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
5955 Pool Chemicals & Supplies	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	Budget	585.00	585.00	585.00	585.00	585.00	780.00	390.00	390.00	390.00	585.00	585.00	3,315.00
5980 Pool Maint & Repairs	Budget	308.33	308.33	308.33	308.33	308.34	308.33	308.34	308.33	308.34	308.33	308.34	7,020.00
6130 Snow Removal	Budget	175.83	175.83	175.83	175.84	175.83	175.84	175.83	175.84	175.83	175.84	175.83	772.03
6245 Tree Trimming/Spraying	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	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	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
<b>Total Maintenance &amp; Repairs</b>	Budget	2,087.59	3,662.26	4,918.08	5,656.05	1,900.20	(204.83)	4,703.53	2,182.24	3,202.04	0.00	0.00	33,256.68
<b>Reserve</b>	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	2,522.00	25,220.00
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	2,522.00	2,522.00	30,266.00
<b>Total Reserve</b>	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	2,522.00	25,220.00
<b>Administrative Expenses</b>	Actual	400.00	150.00										550.00
7000 Accounting/Audit/Tax Prep	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								500.00			575.00
7035 Bank Service Fees	Budget	13.60	23.56	81.78	73.74	10.00							202.68
7040 Copies & Printing	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
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	Budget	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.83	83.84	83.83	838.32
7135 Insurance - Gen Liability	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	1,100.00	10,930.00
7140 Insurance - Umbrella	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
7145 Insurance - Boiler/Machin	Budget	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85	237.85	237.85	237.85	2,378.43
	Budget	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	191.13	191.13	191.13	191.13	191.13	1,911.30
	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
	Budget	85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.59	42.58	42.59	42.58	425.82

# Twelve Month Budget And Actuals

Thursday, October 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
<b>EXPENSES (Continued)</b>													
Administrative Expenses (Continued)													
7150 Insurance - Crime/Fidelity				208.38	(478.17)	48.83	48.83	48.83	48.83	48.83			(25.64)
7170 Interest Expense - OPER	Actual	228.74	225.57	200.87	219.12	208.96	212.67	202.69	206.19	180.35			2,088.09
	Budget	220.83	220.83	220.83	220.83	220.83	220.83	220.83	220.83	220.83	220.84	220.83	2,650.00
7185 Legal Fees - Collections	Actual									394.80			394.80
	Budget												
7190 Legal Services - General	Actual	200.00	1,820.00	60.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	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	22.92	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	17,100.00
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	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
7450 Postage & Delivery	Actual	7.50	53.76	150.70	9.85	13.50	12.00	16.00	7.00	26.50	7.50	7.50	294.81
	Budget	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	90.00
7535 Website Maint & Repair	Actual	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	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
Total Administrative Expenses		3,148.14	5,782.33	4,385.61	4,010.37	3,780.13	3,795.14	3,773.34	3,736.72	4,663.33	0.00	0.00	40,337.77
<b>TOTAL EXPENSES</b>		12,851.69	16,875.17	15,497.23	16,245.34	13,343.35	9,630.83	14,951.47	11,947.64	13,693.86	0.00	0.00	138,432.28
<b>NET INCOME (LOSS)</b>		2,360.76	(575.31)	(257.52)	(1,343.27)	4,218.92	6,182.82	(911.56)	3,005.93	1,622.20	0.00	0.00	16,372.58

# Twelve Month Budget And Actuals

Thursday, October 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
<b>INCOME</b>													
Reserve Income													
8100 Resv 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	25,220.00
	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	7.36	7.47	6.88	40.06			306.26
	Budget												
Total Reserve Income	2,576.24	2,573.84	2,579.42	2,571.33	2,542.16	2,533.50	2,529.36	2,529.47	2,528.88	2,562.06	0.00	0.00	25,526.26
<b>EXPENSES</b>													
Reserve Expenses													
9145 Reserve Concrete									6,955.00				6,955.00
9205 Reserve Fitness Room			944.99										944.99
9245 Reserve Flooring/Carpet							3,220.65		4,705.01				20,566.19
9250 Resv Garage Repair/Replac							1,800.00						1,800.00
9280 Reserve Chiller				45,408.98	27,963.86								73,372.84
9370 Resv Lighting Repr/Replac							2,100.00						2,100.00
9375 Reserve Lobby Improvement				762.43	382.50	420.63			650.09				2,215.65
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	0.00	0.00	26,140.00	46,171.41	29,800.12	14,261.16	7,120.65	0.00	12,310.10	0.00	0.00	0.00	135,803.44
TOTAL EXPENSES	0.00	0.00	26,140.00	46,171.41	29,800.12	14,261.16	7,120.65	0.00	12,310.10	0.00	0.00	0.00	135,803.44
<b>NET INCOME (LOSS)</b>	<b>2,576.24</b>	<b>2,573.84</b>	<b>23,560.58</b>	<b>43,600.08</b>	<b>27,257.96</b>	<b>11,727.66</b>	<b>(4,591.29)</b>	<b>2,529.47</b>	<b>(9,781.22)</b>	<b>2,562.06</b>	<b>0.00</b>	<b>0.00</b>	<b>(110,277.18)</b>