

Balance Sheet

Monday, September 30, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS

Cash & Equivalents		
1000 Avila Park MOB Operating	\$45,331.87	
	Total Cash & Equivalents	\$45,331.87
Accounts Receivable		
1100 Accounts Receivable	\$3,131.77	
	Total Accounts Receivable	\$3,131.77
Prepays		
1200 Prepaid Expense	\$27.73	
1225 Prepaid Insurance	\$5,078.68	
	Total Prepays	\$5,106.41
	TOTAL ASSETS	<u>\$53,570.05</u>

LIABILITIES

Current Liabilities		
2000 Accounts Payable - Operat	\$2,601.37	
2020 Accrued Payables - Operat	\$1,800.00	
2030 Advance Payments - Operat	\$2,382.68	
2075 Due to Reserve Fund	\$28,155.67	
2160 Security Deposits	\$1,400.00	
	Total Current Liabilities	\$36,339.72
Long Term Liabilities		
2185 Loan Payable - MOB	\$54,687.64	
	Total Long Term Liabilities	\$54,687.64
	TOTAL LIABILITIES	<u>\$91,027.36</u>

EQUITY

Retained Earnings		
	(\$63,124.67)	
Current Year Earnings	\$14,750.38	
Capital		
3020 Working Capital	\$10,916.98	
	TOTAL EQUITY	<u>(\$37,457.31)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$53,570.05</u>

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Monday, September 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	131,508.00	131,508.00	0.00	175,344.00	43,836.00
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	2.03	0.00	2.03	10.93	0.00	10.93	0.00	(10.93)
4080 Late Fees	(21.96)	0.00	(21.96)	668.08	0.00	668.08	0.00	(668.08)
4085 Laundry Income	381.50	308.25	73.25	3,110.64	2,774.25	336.39	3,699.00	588.36
4100 Miscellaneous Income	25.00	0.00	25.00	131.90	0.00	131.90	0.00	(131.90)
4105 Move In/Out Fees	(45.00)	58.34	(103.34)	155.00	525.00	(370.00)	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)
Total Income	14,953.57	14,978.59	(25.02)	139,488.80	134,807.25	4,681.55	179,743.00	40,254.20
EXPENSES								
Utilities								
5010 Electric Service	1,500.00	1,578.67	(78.67)	12,006.82	14,208.01	(2,201.19)	18,944.00	6,937.18
5025 Natural Gas Service	479.54	1,447.84	(968.30)	9,940.35	13,030.50	(3,090.15)	17,374.00	7,433.65
5065 Sewer Service	505.12	474.00	31.12	4,521.44	4,266.00	255.44	5,688.00	1,166.56
5070 Storm Drain	138.67	91.67	47.00	804.29	825.01	(20.72)	1,100.00	295.71
5075 Telephone - Elevator	71.50	63.59	7.91	617.36	572.25	45.11	763.00	145.64
5080 Telephone - Entrance	46.18	41.42	4.76	401.84	372.76	29.08	497.00	95.16
5095 Telephone - Pool	59.92	55.00	4.92	519.10	495.00	24.10	660.00	140.90
5105 Trash Removal Services	(288.50)	291.67	(580.17)	2,782.20	2,625.01	157.19	3,500.00	717.80
5110 Trash Removal LARGE ITEMS	622.60	0.00	622.60	622.60	0.00	622.60	0.00	(622.60)
5135 Water Services	371.65	376.42	(4.77)	4,095.34	3,387.76	707.58	4,517.00	421.66
Total Utilities	3,506.68	4,420.28	(913.60)	36,311.34	39,782.30	(3,470.96)	53,043.00	16,731.66
Maintenance & Repairs								
5230 Building Maint & Repairs	0.00	806.00	(806.00)	5,679.17	7,254.00	(1,574.83)	9,672.00	3,992.83
5275 Boiler Inspection	0.00	16.67	(16.67)	0.00	150.01	(150.01)	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)
5400 Elevator Contract & Reprs	594.83	135.00	459.83	2,926.33	1,215.00	1,711.33	1,620.00	(1,306.33)

Unexpended Budget Report

Monday, September 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)								
Maintenance & Repairs (Continued)								
5405 Elevator Repairs	0.00	41.67	(41.67)	0.00	375.01	(375.01)	500.00	500.00
5470 Fire/Life Safety Inspectn	0.00	118.34	(118.34)	1,020.50	1,065.00	(44.50)	1,420.00	399.50
5485 Fire Alarm Monitoring	45.00	0.00	45.00	1,084.75	0.00	1,084.75	0.00	(1,084.75)
5490 Fire Extingisher	0.00	8.34	(8.34)	0.00	75.00	(75.00)	100.00	100.00
5520 Garage Door Maint & Rprs	0.00	69.58	(69.58)	2,948.63	626.24	2,322.39	835.00	(2,113.63)
5650 HVAC Repairs	0.00	108.75	(108.75)	417.00	978.75	(561.75)	1,305.00	888.00
5665 Inspections	0.00	37.50	(37.50)	550.00	337.50	212.50	450.00	(100.00)
5670 Irrigation Repairs	0.00	33.34	(33.34)	0.00	300.00	(300.00)	400.00	400.00
5690 Janitorial Services	700.00	700.00	0.00	6,300.00	6,300.00	0.00	8,400.00	2,100.00
5700 Janitorial Supplies	35.00	16.67	18.33	411.00	150.01	260.99	200.00	(211.00)
5730 Landscape Contract	0.00	20.84	(20.84)	0.00	187.50	(187.50)	250.00	250.00
5745 Landscape Supplies	395.75	208.34	187.41	395.75	1,875.00	(1,479.25)	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	20.84	(20.84)	0.00	187.50	(187.50)	250.00	250.00
5940 Plumbing Maint & Repairs	0.00	437.50	(437.50)	2,615.32	3,937.50	(1,322.18)	5,250.00	2,634.68
5955 Pool Chemicals & Supplies	0.00	83.34	(83.34)	0.00	750.00	(750.00)	1,000.00	1,000.00
5960 Pool Contract	390.00	585.00	(195.00)	2,925.00	5,265.00	(2,340.00)	7,020.00	4,095.00
5980 Pool Maint & Repairs	21.66	308.33	(286.67)	772.03	2,774.99	(2,002.96)	3,700.00	2,927.97
6130 Snow Removal	0.00	175.84	(175.84)	1,107.50	1,582.50	(475.00)	2,110.00	1,002.50
6245 Tree Trimming/Spraying	0.00	33.09	(33.09)	0.00	297.75	(297.75)	397.00	397.00
6257 Video Camera Monitoring	0.00	41.67	(41.67)	0.00	375.01	(375.01)	500.00	500.00
6260 Video Camera Rpr/Rplemnt	0.00	41.67	(41.67)	0.00	375.01	(375.01)	500.00	500.00
Total Maintenance & Repairs	2,182.24	4,048.32	(1,866.08)	30,054.64	36,434.28	(6,379.64)	48,579.00	18,524.36
Reserve								
6500 Reserve Contribution	2,522.00	2,522.00	0.00	22,698.00	22,698.00	0.00	30,266.00	7,568.00
Total Reserve	2,522.00	2,522.00	0.00	22,698.00	22,698.00	0.00	30,266.00	7,568.00
Administrative Expenses								
7000 Accounting/Audit/Tax Prep	0.00	12.50	(12.50)	550.00	112.50	437.50	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	16.67	(16.67)	202.68	150.01	52.67	200.00	(2.68)
7040 Copies & Printing	29.55	16.92	12.63	729.72	152.26	577.46	203.00	(526.72)
7105 Insurance - D & O	83.84	83.84	0.00	754.48	754.50	(0.02)	1,006.00	251.52

Unexpended Budget Report

Monday, September 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)								
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	9,837.00	9,900.00	(63.00)	13,200.00	3,363.00
7135 Insurance - Gen Liability	237.85	283.92	(46.07)	2,140.58	2,555.26	(414.68)	3,407.00	1,266.42
7140 Insurance - Umbrella	191.13	192.00	(0.87)	1,720.17	1,728.00	(7.83)	2,304.00	583.83
7145 Insurance - Boiler/Machin	42.59	0.00	42.59	383.23	0.00	383.23	0.00	(383.23)
7150 Insurance - Crime/Fidelity	48.83	0.00	48.83	(74.47)	0.00	(74.47)	0.00	74.47
7170 Interest Expense	202.93	220.84	(17.91)	1,907.74	1,987.50	(79.76)	2,650.00	742.26
7190 Legal Services - General	0.00	200.00	(200.00)	1,880.00	1,800.00	80.00	2,400.00	520.00
7220 Licenses/Permits/Fees	0.00	22.92	(22.92)	0.00	206.26	(206.26)	275.00	275.00
7240 Management Fee	1,800.00	1,800.00	0.00	15,300.00	16,200.00	(900.00)	21,600.00	6,300.00
7330 Office Supplies	0.00	10.00	(10.00)	0.00	90.00	(90.00)	120.00	120.00
7450 Postage & Delivery	7.00	7.50	(0.50)	268.31	67.50	200.81	90.00	(178.31)
7535 Website Maint & Repair	0.00	20.84	(20.84)	0.00	187.50	(187.50)	250.00	250.00
Total Administrative Expenses	3,736.72	3,987.95	(251.23)	35,674.44	35,891.29	(216.85)	47,855.00	12,180.56
TOTAL EXPENSES	11,947.64	14,978.55	(3,030.91)	124,738.42	134,805.87	(10,067.45)	179,743.00	55,004.58
NET INCOME (LOSS)	3,005.93	0.04	3,005.89	14,750.38	1.38	14,749.00		
UNEXPENDED (OVER EXPENDED)								(14,750.38)

Twelve Month Actuals

Monday, September 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	131,508.00
4035 HOA Assessments	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35	1,537.35
4055 Insurance Claim Income	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	10.93
4070 Interest Income - Operati	49.82	49.82	49.82	49.82	49.82	49.82	49.82	49.82	49.82	49.82	49.82	49.82	668.08
4080 Late Fees	350.63	350.63	350.63	350.63	350.63	350.63	350.63	350.63	350.63	350.63	350.63	350.63	3,110.64
4085 Laundry Income													131.90
4100 Miscellaneous Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	155.00
4105 Move In/Out Fees		150.00	20.00			106.90			(45.00)				20.00
4115 NSF Fees													150.00
4190 Transfer Fees	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,190.00
4205 Covenant Violations													2,196.90
Total Income	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	0.00	0.00	0.00	139,488.80
EXPENSES													
TOTAL INCOME	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	0.00	0.00	0.00	139,488.80
Utilities													
5010 Electric Service	1,169.89	925.62	1,000.00	654.47	1,190.07	3,082.14	1,284.76	2,270.87	1,500.00				12,006.82
5025 Natural Gas Service	2,557.88	2,550.00	1,302.70	1,909.92	272.56	500.00	301.34	66.41	479.54				9,940.35
5065 Sewer Service	492.80	492.80	505.12	505.12	505.12	505.12	505.12	505.12	505.12				4,521.44
5070 Storm Drain				110.94	138.67	138.67	138.67	138.67	138.67				804.29
5075 Telephone - Elevator	65.52	66.65	66.65	66.45	66.45	71.14	71.94	71.06	71.50				617.36
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65	45.93	46.40	45.88	46.18				401.84
5095 Telephone - Pool	56.06	56.06	56.06	55.92	55.92	59.32	59.92	59.92	59.92				519.10
5105 Trash Removal Services	284.00	284.00	284.00	305.00	732.60	305.00	542.00	334.10	(288.50)				2,782.20
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				4,095.34
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	0.00	0.00	0.00	36,311.34
Maintenance & Repairs													
5230 Building Maint & Repairs			81.00	1,014.93	1,225.08		200.00	3,158.16					5,679.17
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				2,926.33
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				1,084.75
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				6,300.00
5700 Janitorial Supplies			70.00	70.00	35.00	35.00	131.00	35.00	35.00				411.00
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		780.00	390.00	390.00				2,615.32
5960 Pool Contract	585.00			390.00	390.00	325.37			390.00				2,925.00
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

Monday, September 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)													
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	0.00	0.00	0.00	30,054.64
Reserve													
6500 Reserve Contribution	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	0.00	0.00	0.00	22,698.00
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	0.00	0.00	0.00	22,698.00
Administrative Expenses	400.00		150.00										
7000 Accounting/Audit/Tax Prep		75.00											550.00
7010 Administration Expense	13.60	23.56	81.78	73.74	10.00								75.00
7035 Bank Service Fees		93.48	293.88	50.90	59.99	58.25	79.24	64.43	29.55				202.68
7040 Copies & Printing	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84				729.72
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				754.48
7130 Insurance - Property	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85				9,837.00
7135 Insurance - Gen Laibility	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13				2,140.58
7140 Insurance - Umbrella		85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.59				1,720.17
7145 Insurance - Boiler/Machin			208.38	(478.17)	48.83	48.83	48.83	48.83	48.83				383.23
7150 Insurance - Crime/Fidelity			219.12	208.96	212.67	202.69	206.19	202.93	202.93				(74.47)
7170 Interest Expense	228.74	225.57	200.87										1,907.74
7190 Legal Services - General	900.00	1,820.00	60.00										1,880.00
7240 Management Fee		1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00				15,300.00
7450 Postage & Delivery		53.76	150.70	9.85	13.50	12.00	16.00	5.50	7.00				268.31
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	0.00	0.00	0.00	35,674.44
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	0.00	0.00	0.00	124,738.42
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	0.00	0.00	0.00	14,750.38

Balance Sheet
Monday, September 30, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent

1700 Avila Park MOB Money Mkt

\$9,969.83

1855 Due From Operating Fund

\$28,155.67

Total Reserve Cash & Equivalent

\$38,125.50

TOTAL ASSETS

\$38,125.50

EQUITY

Retained Earnings

\$150,964.74

Reserve Current Year Earn

(\$112,839.24)

TOTAL EQUITY

\$38,125.50

TOTAL LIABILITIES AND EQUITY

\$38,125.50

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Monday, September 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 Resv Contribution Income	2,522.00	2,522.00	0.00	22,698.00	22,698.00	0.00	30,266.00	7,568.00
8130 Reserve Interest Income	6.88	0.00	6.88	266.20	0.00	266.20	0.00	(266.20)
Total Reserve Income	2,528.88	2,522.00	6.88	22,964.20	22,698.00	266.20	30,266.00	7,301.80
EXPENSES								
Reserve Expenses								
9145 Reserve Concrete	6,955.00	0.00	6,955.00	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	4,705.01	0.00	4,705.01	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	650.09	0.00	650.09	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	12,310.10	0.00	12,310.10	135,803.44	0.00	135,803.44	0.00	(135,803.44)
TOTAL EXPENSES	12,310.10	0.00	12,310.10	135,803.44	0.00	135,803.44	0.00	(135,803.44)
NET INCOME (LOSS)	(9,781.22)	2,522.00	(12,303.22)	(112,839.24)	22,698.00	(135,537.24)	30,266.00	
UNEXPENDED (OVER EXPENDED)								143,105.24

Twelve Month Actuals

Monday, September 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	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	2,522.00	22,698.00
8100 Resv Contribution Income	54.24	51.84	57.42	49.33	20.16	11.50	7.36	7.47	6.88				266.20
8130 Reserve Interest 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	0.00	0.00	0.00	22,964.20
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	0.00	0.00	0.00	22,964.20
EXPENSES													
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						14,261.16	7,120.65	0.00	12,310.10	0.00	0.00	0.00	135,803.44
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
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	43,600.08	27,257.96	11,727.66	(4,591.29)	2,529.47	(9,781.22)	0.00	0.00	0.00	(112,839.24)

Twelve Month Budget And Actuals

Monday, September 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	131,508.00
	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	Budget 1,537.35												1,537.35
4070 Interest Income - Operati	Actual 49.82	0.51	1.08	0.61	1.45	1.51	1.77	1.97	2.03				10.93
	Budget 49.82			289.46	84.32	48.75	88.88	128.81	(21.96)				668.08
4085 Laundry Income	Actual 350.63		606.63		699.50	339.25	436.00	297.13	381.50				3,110.64
	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			25.00				131.90
	Budget												
4105 Move In/Out Fees	Actual 50.00	150.00							(45.00)				155.00
	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	356.90	675.00	(1,000.00)					2,196.90
	Budget												
TOTAL INCOME	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	0.00	0.00	0.00	139,488.80
EXPENSES													
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				12,006.82
	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				9,940.35
	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				4,521.44
	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				804.29
	Budget 91.67	91.67	91.67	91.67	91.67	91.66	91.67	91.66	91.67	91.66	91.67	91.66	1,100.00
5075 Telephone - Elevator	Actual 65.52	66.65	66.65	66.45	66.45	71.14	71.94	71.06	71.50				617.36
	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	763.00
5080 Telephone - Entrance	Actual 42.63	43.76	43.76	43.65	43.65	45.93	46.40	45.88	46.18				401.84
	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	59.92	59.92	59.92				519.10
	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	542.00	334.10	(288.50)				2,782.20
	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

Monday, September 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)													
5110 Trash Removal LARGE ITEMS													
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
5135 Water Services	425.18	489.69	413.25	405.45	475.13	486.05	568.37	460.57	371.65	376.41	376.42	376.41	622.60
	Budget	376.42	376.42	376.42	376.42	376.41	376.42	376.41	376.42	376.41	376.42	376.41	4,095.34
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	0.00	0.00	0.00	36,311.34
	Budget	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	5,679.17
Maintenance & Repairs													
5230 Building Maint & Repairs	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	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	316.81
5315 Rec Room Maint & Repairs													
	Actual	81.00	81.00	1,014.93	1,225.08	200.00	200.00	3,158.16	806.00	806.00	806.00	806.00	5,679.17
	Budget	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	806.00	9,672.00
5400 Elevator Contract & Rpr	139.26	873.26	144.83	294.83	344.83	244.83	144.83	144.83	594.83	135.00	135.00	135.00	2,926.33
	Budget	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	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	180.50	180.50	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	1,020.50
5470 Fire/Life Safety Inspectn	118.33	118.33	118.33	118.33	118.34	118.33	118.34	118.33	118.34	118.33	118.34	118.33	1,420.00
	Budget	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	1,084.75
5485 Fire Alarm Monitoring													
	Actual	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	1,194.33	1,800.00	209.25	209.25	(485.49)	230.54	230.54	230.54	230.54	230.54	230.54	2,948.63
5520 Garage Door Maint & Rprs	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
	Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	417.00
5650 HVAC Repairs	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
	Budget	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00
5665 Inspections	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	33.33	33.33	33.33	33.34	33.33	33.34	33.33	33.34	33.33	33.34	33.33	400.00
5670 Irrigation Repairs	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	6,300.00
	Budget	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	8,400.00
5700 Janitorial Supplies	16.67	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	411.00
	Budget	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	200.00
5730 Landscape Contract	20.83	20.83	20.83	20.84	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
	Budget	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	395.75
5745 Landscape Supplies	208.33	208.33	208.33	208.34	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
	Budget	2,100.00	2,100.00	24.54	519.29	(2,058.98)	(2,058.98)	(2,058.98)	(2,058.98)	(2,058.98)	(2,058.98)	(2,058.98)	584.85
5790 Lighting 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
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
	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

Twelve Month Budget And Actuals

Monday, September 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)													
5940 Plumbing Maint & Repairs	Actual	437.50	437.50	190.00	850.00	1,575.32	437.50	437.50	437.50	437.50	437.50	437.50	2,615.32
	Budget	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	5,250.00
5955 Pool Chemicals & Supplies	Actual	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
	Budget	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	2,925.00
5960 Pool Contract	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
	Budget	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	7,020.00
5980 Pool Maint & Repairs	Actual	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	3,700.00
	Budget	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	308.33	1,107.50
6130 Snow Removal	Actual	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	2,110.00
	Budget	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	175.83	2,110.00
6245 Tree Trimming/Spraying	Actual	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	397.00
	Budget	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	33.08	397.00
6257 Video Camera Monitoring	Actual	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
	Budget	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
6260 Video Camera Rpr/Rplcmnt	Actual	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
	Budget	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
Total Maintenance & Repairs	Actual	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	41.67	0.00	30,054.64
	Budget	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	41.67	0.00	30,054.64
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	2,522.00	2,522.00	22,698.00
	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	2,522.00	30,266.00
Total 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	2,522.00	2,522.00	22,698.00
	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	2,522.00	30,266.00
Administrative Expenses													
7000 Accounting/Audit/Tax Prop	Actual	400.00	150.00	150.00	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	550.00
	Budget	400.00	150.00	150.00	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	550.00
7010 Administration Expense	Actual	13.60	23.56	81.78	73.74	10.00	16.66	16.66	16.67	16.66	16.67	16.66	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
7035 Bank Service Fees	Actual	16.67	93.48	293.88	50.90	59.99	79.24	64.43	29.55	29.55	16.92	16.91	729.72
	Budget	16.92	16.92	16.92	16.92	16.91	16.92	16.91	16.92	16.91	16.92	16.91	203.00
7105 Insurance - D & O	Actual	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.83	83.84	83.83	754.48
	Budget	83.83	83.83	83.83	83.83	83.83	83.83	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	9,837.00
	Budget	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	1,093.00	13,200.00
7135 Insurance - Gen Liability	Actual	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85	237.85	237.85	2,140.58
	Budget	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85	237.85	237.85	3,407.00
7140 Insurance - Umbrella	Actual	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	1,720.17
	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	42.59	42.58	42.59	42.58	383.23
	Budget	85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.59	42.58	42.59	42.58	383.23
7150 Insurance - Crime/Fidelity	Actual	208.38	(478.17)	48.83	48.83	48.83	48.83	48.83	48.83	48.83	48.83	48.83	(74.47)
	Budget	208.38	(478.17)	48.83	48.83	48.83	48.83	48.83	48.83	48.83	48.83	48.83	(74.47)

Twelve Month Budget And Actuals

Monday, September 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)													
7170 Interest Expense	Actual 228.74	225.57	200.87	219.12	208.96	212.67	202.69	206.19	202.93	220.83	220.84	220.83	1,907.74
	Budget 220.83	220.83	220.83	220.83	220.84	220.83	220.84	220.83	220.84	220.83	220.84	220.83	2,650.00
7190 Legal Services - General	Actual 200.00	1,820.00	60.00	200.00	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	200.00	2,400.00
7220 Licenses/Permits/Fees	Actual 22.92	22.92	22.92	22.92	22.92	22.91	22.92	22.91	22.92	22.91	22.92	22.91	275.00
	Budget 900.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	15,300.00
7240 Management Fee	Actual 1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
	Budget 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	53.76	150.70	9.85	13.50	12.00	16.00	5.50	7.00	7.50	7.50	7.50	268.31
7450 Postage & Delivery	Actual 20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
	Budget 3,148.14	5,782.33	4,385.61	4,010.37	3,262.66	3,780.13	3,795.14	3,773.34	3,736.72	0.00	0.00	0.00	35,674.44
Total Administrative 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	0.00	0.00	0.00	124,738.42
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	0.00	0.00	0.00	14,750.38

Twelve Month Budget And Actuals

Monday, September 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 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	22,698.00
	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				266.20
	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	0.00	0.00	0.00	22,964.20
EXPENSES													
Reserve Expenses													
9145 Reserve Concrete	Actual								6,955.00				6,955.00
	Budget				944.99								944.99
9205 Reserve Fitness Room	Actual												
	Budget												
9245 Reserve Flooring/Carpet	Actual					12,640.53	3,220.65		4,705.01				20,566.19
	Budget												
9250 Resv Garage Repair/Replac	Actual						1,800.00						1,800.00
	Budget												
9280 Reserve Chiller	Actual			45,408.98	27,963.86								73,372.84
	Budget												
9370 Resv Lighting Repr/Replac	Actual						2,100.00						2,100.00
	Budget												
9375 Reserve Lobby Improvement	Actual			762.43	382.50	420.63			650.09				2,215.65
	Budget												
9400 Reserve Painting	Actual		26,140.00										26,140.00
	Budget												
9440 Reserve Pool	Actual				508.77								508.77
	Budget					1,200.00							1,200.00
9550 Reserve Sump Pump	Actual												
	Budget												
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
NET INCOME (LOSS)	2,576.24	2,573.84	23,560.58	43,600.08	27,257.96	11,727.66	(4,591.29)	2,529.47	(9,781.22)	0.00	0.00	0.00	(112,839.24)