

Balance Sheet

Saturday, November 30, 2019

Avila Park

Accrual Accounting Year Starts January 1, 2019

ASSETS			
Cash & Equivalents			
1000 Avila Park MOB Operating		\$56,156.89	
	Total Cash & Equivalents		\$56,156.89
Accounts Receivable			
1100 Accounts Receivable		\$365.76	
	Total Accounts Receivable		\$365.76
Prepays			
1200 Prepaid Expense		\$582.41	
1225 Prepaid Insurance		\$1,684.21	
	Total Prepays		\$2,266.62
	TOTAL ASSETS		<u><u>\$58,789.27</u></u>
LIABILITIES			
Current Liabilities			
2000 Accounts Payable		\$5,848.66	
2020 Accrued Payables - Operat		\$3,000.00	
2030 Advance Payments - Operat		\$2,966.14	
2075 Due to Reserve Fund		\$81,927.00	
2100 Open Credits		\$42.80	
2160 Security Deposits		\$1,400.00	
	Total Current Liabilities		\$95,184.60
	TOTAL LIABILITIES		<u>\$95,184.60</u>
EQUITY			
Retained Earnings		(\$63,124.67)	
Current Year Earnings		\$15,812.36	
Capital			
3020 Working Capital		\$10,916.98	
	TOTAL EQUITY		<u>(\$36,395.33)</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>\$58,789.27</u></u>

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Saturday, November 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	160,732.00	160,732.00	0.00	175,344.00	14,612.00
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	2.34	0.00	2.34	15.40	0.00	15.40	0.00	(15.40)
4080 Late Fees	0.00	0.00	0.00	667.08	0.00	667.08	0.00	(667.08)
4085 Laundry Income	318.63	308.25	10.38	3,737.40	3,390.75	346.65	3,699.00	(38.40)
4090 Legal Fee Income	0.00	0.00	0.00	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	58.34	(58.34)	155.00	641.67	(486.67)	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	14,932.97	14,978.59	(45.62)	169,737.83	164,764.42	4,973.41	179,743.00	10,005.17
EXPENSES								
Utilities								
5010 Electric Service	1,500.00	1,578.67	(78.67)	14,878.90	17,365.34	(2,486.44)	18,944.00	4,065.10
5025 Natural Gas Service	2,334.08	1,447.84	886.24	12,639.42	15,926.17	(3,286.75)	17,374.00	4,734.58
5065 Sewer Service	505.12	474.00	31.12	5,531.68	5,214.00	317.68	5,688.00	156.32
5070 Storm Drain	138.67	91.67	47.00	1,081.63	1,008.34	73.29	1,100.00	18.37
5075 Telephone - Elevator	72.06	63.59	8.47	762.50	699.42	63.08	763.00	0.50
5080 Telephone - Entrance	46.25	41.42	4.83	494.34	455.59	38.75	497.00	2.66
5095 Telephone - Pool	60.01	55.00	5.01	639.12	605.00	34.12	660.00	20.88
5105 Trash Removal Services	351.24	291.67	59.57	3,484.68	3,208.34	276.34	3,500.00	15.32
5110 Trash Removal LARGE ITEMS	0.00	0.00	0.00	622.60	0.00	622.60	0.00	(622.60)
5135 Water Services	374.25	376.42	(2.17)	4,864.64	4,140.59	724.05	4,517.00	(347.64)
Total Utilities	5,381.68	4,420.28	961.40	44,999.51	48,622.79	(3,623.28)	53,043.00	8,043.49
Maintenance & Repairs								
5230 Building Maint & Repairs	1,388.00	806.00	582.00	7,953.63	8,866.00	(912.37)	9,672.00	1,718.37
5275 Boiler Inspection	0.00	16.67	(16.67)	0.00	183.34	(183.34)	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

Saturday, November 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)								
5400 Elevator Contract & Reprs	144.83	135.00	9.83	4,216.74	1,485.00	2,731.74	1,620.00	(2,596.74)
5405 Elevator Repairs	0.00	41.67	(41.67)	0.00	458.34	(458.34)	500.00	500.00
5470 Fire/Life Safety Inspectn	0.00	118.34	(118.34)	1,020.50	1,301.67	(281.17)	1,420.00	399.50
5485 Fire Alarm Monitoring	45.00	0.00	45.00	1,174.75	0.00	1,174.75	0.00	(1,174.75)
5490 Fire Extingisher	0.00	8.34	(8.34)	0.00	91.67	(91.67)	100.00	100.00
5520 Garage Door Maint & Rprs	0.00	69.58	(69.58)	2,948.63	765.41	2,183.22	835.00	(2,113.63)
5650 HVAC Maint & Repairs	580.95	108.75	472.20	997.95	1,196.25	(198.30)	1,305.00	307.05
5665 Inspections	0.00	37.50	(37.50)	550.00	412.50	137.50	450.00	(100.00)
5670 Irrigation Repairs	295.00	33.34	261.66	295.00	366.67	(71.67)	400.00	105.00
5690 Janitorial Services	700.00	700.00	0.00	7,700.00	7,700.00	0.00	8,400.00	700.00
5700 Janitorial Supplies	90.00	16.67	73.33	536.00	183.34	352.66	200.00	(336.00)
5730 Landscape Contract	0.00	20.84	(20.84)	0.00	229.17	(229.17)	250.00	250.00
5745 Landscape Supplies	0.00	208.34	(208.34)	395.75	2,291.67	(1,895.92)	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	229.17	(229.17)	250.00	250.00
5940 Plumbing Maint & Repairs	0.00	437.50	(437.50)	2,615.32	4,812.50	(2,197.18)	5,250.00	2,634.68
5955 Pool Chemicals & Supplies	0.00	83.34	(83.34)	0.00	916.67	(916.67)	1,000.00	1,000.00
5960 Pool Contract	390.00	585.00	(195.00)	3,705.00	6,435.00	(2,730.00)	7,020.00	3,315.00
5980 Pool Maint & Repairs	0.00	308.33	(308.33)	772.03	3,391.66	(2,619.63)	3,700.00	2,927.97
6130 Snow Removal	0.00	175.84	(175.84)	1,107.50	1,934.17	(826.67)	2,110.00	1,002.50
6245 Tree Trimming/Spraying	0.00	33.09	(33.09)	0.00	363.92	(363.92)	397.00	397.00
6257 Video Camera Monitoring	0.00	41.67	(41.67)	0.00	458.34	(458.34)	500.00	500.00
6260 Video Camera Rpr/Rplcmnt	0.00	41.67	(41.67)	0.00	458.34	(458.34)	500.00	500.00
Total Maintenance & Repairs	3,633.78	4,048.32	(414.54)	36,890.46	44,530.80	(7,640.34)	48,579.00	11,688.54
Reserve								
6500 Reserve Contribution	2,523.00	2,523.00	0.00	27,743.00	27,743.00	0.00	30,266.00	2,523.00
Total Reserve	2,523.00	2,523.00	0.00	27,743.00	27,743.00	0.00	30,266.00	2,523.00
Administrative Expenses								
7000 Accounting/Audit/Tax Prep	0.00	12.50	(12.50)	550.00	137.50	412.50	150.00	(400.00)
7010 Administration Expense	0.00	0.00	0.00	575.00	0.00	575.00	0.00	(575.00)
7035 Bank Service Fees	0.00	16.67	(16.67)	202.68	183.34	19.34	200.00	(2.68)
7040 Copies & Printing	101.85	16.92	84.93	896.01	186.09	709.92	203.00	(693.01)

Unexpended Budget Report

Saturday, November 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)								
7105 Insurance - D & O	83.84	83.84	0.00	922.16	922.17	(0.01)	1,006.00	83.84
7130 Insurance - Property	1,093.00	1,100.00	(7.00)	12,023.00	12,100.00	(77.00)	13,200.00	1,177.00
7135 Insurance - Gen Liability	237.85	283.92	(46.07)	2,616.28	3,123.09	(506.81)	3,407.00	790.72
7140 Insurance - Umbrella	191.12	192.00	(0.88)	2,102.42	2,112.00	(9.58)	2,304.00	201.58
7145 Insurance - Boiler/Machin	42.59	0.00	42.59	468.41	0.00	468.41	0.00	(468.41)
7150 Insurance - Crime/Fidelity	48.83	0.00	48.83	23.19	0.00	23.19	0.00	(23.19)
7170 Interest Expense - OPER	0.00	220.84	(220.84)	2,088.09	2,429.17	(341.08)	2,650.00	561.91
7185 Legal Fees - Collections	24.80	0.00	24.80	419.60	0.00	419.60	0.00	(419.60)
7190 Legal Services - General	290.00	200.00	90.00	2,170.00	2,200.00	(30.00)	2,400.00	230.00
7220 Licenses/Permits/Fees	0.00	22.92	(22.92)	0.00	252.09	(252.09)	275.00	275.00
7240 Management Fee	1,800.00	1,800.00	0.00	18,900.00	19,800.00	(900.00)	21,600.00	2,700.00
7330 Office Supplies	0.00	10.00	(10.00)	0.00	110.00	(110.00)	120.00	120.00
7450 Postage & Delivery	40.85	7.50	33.35	335.66	82.50	253.16	90.00	(245.66)
7535 Website Maint & Repair	0.00	20.84	(20.84)	0.00	229.17	(229.17)	250.00	250.00
Total Administrative Expenses	3,954.73	3,987.95	(33.22)	44,292.50	43,867.12	425.38	47,855.00	3,562.50
TOTAL EXPENSES	15,493.19	14,979.55	513.64	153,925.47	164,763.71	(10,838.24)	179,743.00	25,817.53
NET INCOME (LOSS)	(560.22)	(0.96)	(559.26)	15,812.36	0.71	15,811.65		(15,812.36)
UNEXPENDED (OVER EXPENDED)								

Twelve Month Actuals

Saturday, November 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	160,732.00
4035 HOA Assessments		1,537.35											1,537.35
4055 Insurance Claim Income	49.82	0.51	1.08	0.61	1.45	1.51	1.77	1.97	2.03	2.13	2.34		15.40
4070 Interest Income - Operati	350.63		606.63	289.46	84.32	48.75	88.88	128.81	(21.96)	(1.00)			667.08
4080 Late Fees					699.50	339.25	436.00	297.13	381.50	308.13	318.63		3,737.40
4085 Laundry Income													394.80
4090 Legal Fee Income						106.90			25.00	394.80			394.80
4100 Miscellaneous Income	50.00	150.00											131.90
4105 Move In/Out Fees			20.00						(45.00)				155.00
4115 NSF Fees	150.00												20.00
4190 Transfer Fees													150.00
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	15,316.06	14,932.97	0.00	169,737.83
EXPENSES													
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	1,372.08	1,500.00		14,878.90
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	364.99	2,334.08		12,639.42
5065 Sewer Service	492.80	492.80	505.12	505.12	505.12	505.12	505.12	505.12	505.12	505.12	505.12		5,531.68
5070 Storm Drain				110.94	138.67	138.67	138.67	138.67	138.67	138.67	138.67		1,081.63
5075 Telephone - Elevator	65.52	66.65	66.65	66.45	66.45	71.14	71.94	71.06	71.50	73.08	72.06		762.50
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65	46.40	45.88	46.18	46.18	46.25	46.25		494.34
5095 Telephone - Pool	56.06	56.06	56.06	55.92	55.92	59.32	59.92	59.92	59.92	60.01	60.01		639.12
5105 Trash Removal Services	284.00	284.00	284.00	305.00	732.60	305.00	542.00	334.10	(288.50)	351.24	351.24		3,484.68
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	374.25		4,864.64
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	5,381.68	0.00	44,999.51
Maintenance & Repairs													
5230 Building Maint & Repairs		270.00	81.00	1,014.93	1,225.08		200.00	3,158.16		886.46	1,388.00		7,953.63
5315 Rec Room Maint & Repairs							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	144.83		4,216.74
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	45.00		1,174.75
5520 Garage Door Maint & Rprs	1,194.33	1,800.00	209.25				(485.49)	230.54					2,948.63
5650 HVAC Maint & Repairs	125.00					550.00	292.00				580.95		997.95
5665 Inspections													550.00
5670 Irrigation Repairs													295.00
5690 Janitorial Services	1,400.00	1,400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00		7,700.00
5700 Janitorial Supplies	70.00	70.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	90.00		536.00
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	390.00		3,705.00
5980 Pool Maint & Repairs		175.00	250.00			325.37			21.66				772.03

Twelve Month Actuals

Saturday, November 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)													
6130 Snow Removal	2,087.59	500.00	292.50	5,656.05	315.00	1,900.20	(204.83)	4,703.53	2,182.24	3,202.04	3,633.78	0.00	1,107.50
Total Maintenance & Repairs	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	0.00	27,743.00
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	2,522.00	2,523.00	0.00	27,743.00
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	2,523.00	0.00	27,743.00
Administrative Expenses													
7000 Accounting/Audit/Tax Prep	400.00		150.00										550.00
7010 Administration Expense	13.60	75.00		73.74	10.00					500.00			575.00
7035 Bank Service Fees		23.56	81.78	50.90	59.99	58.25	79.24	64.43	29.55	64.44	101.85		202.68
7040 Copies & Printing		93.48	293.88	83.83	83.83	83.83	83.83	83.83	83.84	83.84	83.84		896.01
7105 Insurance - D & O	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.84	83.84		922.16
7130 Insurance - Property	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		12,023.00
7135 Insurance - Gen Liability	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85	237.85	237.85		2,616.28
7140 Insurance - Umbrella	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.12		2,102.42
7145 Insurance - Boiler/Machin		85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.59	42.59	42.59		468.41
7150 Insurance - Crime/Fidelity	228.74	225.57	200.87	208.38	(478.17)	48.83	48.83	48.83	48.83	48.83	48.83		23.19
7170 Interest Expense - OPER				219.12	208.96	212.67	202.69	206.19	202.93	180.35	48.83		2,088.09
7185 Legal Fees - Collections										394.80			419.60
7190 Legal Services - General		1,820.00	60.00								24.80		2,170.00
7240 Management Fee	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		18,900.00
7450 Postage & Delivery		53.76	150.70	9.85	13.50	12.00	16.00	5.50	7.00	26.50	40.85		335.66
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	3,994.73	0.00	44,292.50
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	15,493.19	0.00	153,925.47
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	(560.22)	0.00	15,812.36

Balance Sheet

Saturday, November 30, 2019

Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

ASSETS

Reserve Cash & Equivalent		
1700 Avila Park MOB Money Mkt	\$271,044.09	
1855 Due From Operating Fund	\$81,927.00	
Total Reserve Cash & Equivalent		\$352,971.09

TOTAL ASSETS \$352,971.09

LIABILITIES

Long Term Liabilities		
2185 Loan Payable - MOB	\$312,144.86	
Total Long Term Liabilities		\$312,144.86

TOTAL LIABILITIES \$312,144.86

EQUITY

Retained Earnings	\$150,964.74	
Reserve Current Year Earn	(\$110,138.51)	
TOTAL EQUITY		\$40,826.23

TOTAL LIABILITIES AND EQUITY \$352,971.09

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Saturday, November 30, 2019

Avila Park 2019 Reserve Budget

Avila Park Reserve Fund Accrual Accounting Year Starts January 1, 2019

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Unexpended			
INCOME									
Reserve Income									
8100 Resv Contribution Income	2,523.00	2,523.00	0.00	27,743.00	27,743.00	0.00	0.00	30,266.00	2,523.00
8130 Reserve Interest Income	112.48	0.00	112.48	418.74	0.00	0.00	418.74	0.00	(418.74)
Total Reserve Income	2,635.48	2,523.00	112.48	28,161.74	27,743.00	0.00	418.74	30,266.00	2,104.26
EXPENSES									
TOTAL INCOME	2,635.48	2,523.00	112.48	28,161.74	27,743.00	0.00	418.74	30,266.00	2,104.26
Administrative Expenses									
9320 Reserve Interest Expense	1,321.76	0.00	1,321.76	1,321.76	0.00	0.00	1,321.76	0.00	(1,321.76)
Total Administrative Expenses	1,321.76	0.00	1,321.76	1,321.76	0.00	0.00	1,321.76	0.00	(1,321.76)
Reserve Expenses									
9145 Reserve Concrete	0.00	0.00	0.00	6,955.00	0.00	0.00	6,955.00	0.00	(6,955.00)
9205 Reserve Fitness Room	0.00	0.00	0.00	944.99	0.00	0.00	944.99	0.00	(944.99)
9245 Reserve Flooring/Carpet	1,081.48	0.00	1,081.48	21,647.67	0.00	0.00	21,647.67	0.00	(21,647.67)
9250 Resv Garage Repair/Replac	0.00	0.00	0.00	1,800.00	0.00	0.00	1,800.00	0.00	(1,800.00)
9280 Reserve Chiller	0.00	0.00	0.00	73,372.84	0.00	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	0.00	2,100.00	0.00	(2,100.00)
9375 Reserve Lobby Improvement	93.57	0.00	93.57	2,309.22	0.00	0.00	2,309.22	0.00	(2,309.22)
9400 Reserve Painting	0.00	0.00	0.00	26,140.00	0.00	0.00	26,140.00	0.00	(26,140.00)
9440 Reserve Pool	0.00	0.00	0.00	508.77	0.00	0.00	508.77	0.00	(508.77)
9550 Reserve Sump Pump	0.00	0.00	0.00	1,200.00	0.00	0.00	1,200.00	0.00	(1,200.00)
Total Reserve Expenses	1,175.05	0.00	1,175.05	136,978.49	0.00	0.00	136,978.49	0.00	(136,978.49)
TOTAL EXPENSES	2,496.81	0.00	2,496.81	138,300.25	0.00	0.00	138,300.25	0.00	(138,300.25)
NET INCOME (LOSS)	138.67	2,523.00	(2,384.33)	(110,138.51)	27,743.00	0.00	(137,881.51)	30,266.00	
UNEXPENDED (OVER EXPENDED)									140,404.51

Twelve Month Actuals

Saturday, November 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	2,523.00	2,523.00	27,743.00
8100 Resv Contribution Income	54.24	51.84	57.42	49.33	20.16	11.50	7.36	7.47	6.88	40.06	112.48	418.74	418.74
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	2,562.06	2,635.48	0.00	28,161.74
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	2,635.48	0.00	28,161.74
EXPENSES													
Administrative Expenses													
9320 Reserve Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,321.76	0.00	1,321.76
Total Administrative Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,321.76	0.00	1,321.76
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		1,081.48		21,647.67
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		93.57		2,309.22
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							7,120.65	0.00	12,310.10	0.00	1,175.05	0.00	136,978.49
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	1,175.05	0.00	138,300.25
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	2,496.81	0.00	138,300.25
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)	2,562.06	138.67	0.00	(110,138.51)

Twelve Month Budget And Actuals

Saturday, November 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	160,732.00
	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 49.82	0.51	1.08	0.61	1.45	1.51	1.77	1.97	2.03	2.13	2.34		15.40
	Budget			289.46	84.32	48.75	88.88	128.81	(21.96)	(1.00)			667.08
4080 Late Fees	Actual 350.63				699.50	339.25	436.00	297.13	381.50	308.13	318.63		3,737.40
	Budget	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												
	Budget	50.00	150.00						(45.00)				155.00
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
4115 NSF Fees	Actual												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	15,316.06	14,932.97	0.00	169,737.83
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	15,316.06	14,932.97	0.00	169,737.83
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	1,372.08	1,500.00	1,578.66	14,878.90
	Budget	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	2,334.08		12,639.42
	Budget	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	505.12		5,531.68
	Budget	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	138.67		1,081.63
	Budget	65.52	66.65	66.45	66.45	71.14	71.94	71.06	71.50	73.08	72.06		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		762.50
	Budget	42.63	43.76	43.65	43.65	45.93	46.40	45.88	46.18	46.25	46.25		763.00
5080 Telephone - Entranc	Actual 41.42	41.42	41.42	41.42	41.42	41.41	41.42	41.41	41.42	41.41	41.42		494.34
	Budget	56.06	56.06	55.92	55.92	59.32	59.92	59.92	59.92	60.01	60.01		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		639.12
	Budget												660.00

Twelve Month Budget And Actuals

Saturday, November 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)													
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	Actual	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
5960 Pool Contract	Budget	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	585.00	3,705.00
5980 Pool Maint & Repairs	Actual	308.33	308.33	308.33	308.33	308.34	308.33	308.34	308.33	308.34	308.33	308.34	772.03
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	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	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
Total Maintenance & Repairs	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	3,633.78	0.00	36,890.46
Reserve													
6500 Reserve Contribution	Actual	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,523.00	2,523.00	27,743.00
	Budget	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,523.00	2,523.00	30,266.00
Total Reserve		2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,523.00	2,523.00	27,743.00
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								500.00			575.00
	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	93.48	293.88	50.90	59.99	58.25	79.24	64.43	29.55	64.44	101.85		896.01
	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	83.84	83.84	83.83	1,006.00
	Budget	83.83	83.83	83.83	83.83	83.83	83.84	83.83	83.84	83.83	83.84	83.83	922.16
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	1,100.00	12,023.00
	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	237.85	237.85	237.85	237.85	237.85	2,616.28
	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
7140 Insurance - Umbrella	Actual	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.12	2,102.42
	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	42.59	42.59	42.59	468.41
	Budget												

Twelve Month Budget And Actuals

Saturday, November 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)													
7150 Insurance - Crime/Fidelity				208.38	(478.17)	48.83	48.83	48.83	48.83	48.83	48.83		23.19
7170 Interest Expense - OPER	Actual	228.74	225.57	200.87	219.12	208.96	212.67	202.69	202.93	180.35	180.35	220.83	2,088.09
	Budget	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
7185 Legal Fees - Collections	Actual									394.80	24.80		419.60
	Budget												
7190 Legal Services - General	Actual	1,820.00	60.00								290.00		2,170.00
	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												
	Budget	22.92	22.92	22.92	22.92	22.91	22.92	22.91	22.92	22.91	22.92	22.91	275.00
7240 Management Fee	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	18,900.00
	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												
	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	53.76	150.70	9.85	13.50	12.00	16.00	5.50	7.00	26.50	40.85		335.66
	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												
	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	3,262.66	3,780.13	3,773.34	3,736.72	4,663.33	3,954.73	0.00	44,292.50
TOTAL EXPENSES		12,851.69	16,875.17	15,497.23	16,245.34	13,343.35	13,395.70	14,951.47	11,947.64	13,693.86	15,493.19	0.00	153,925.47
NET INCOME (LOSS)		2,360.76	(575.31)	(257.52)	(1,343.27)	4,218.92	2,069.61	(911.56)	3,005.93	1,622.20	(560.22)	0.00	15,812.36

Twelve Month Budget And Actuals

Saturday, November 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	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	27,743.00
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	54.24	51.84	57.42	49.33	20.16	11.50	7.36	7.47	6.88	40.06	112.48		418.74
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	2,635.48	0.00	28,161.74
EXPENSES													
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	2,635.48	0.00	28,161.74
Administrative Expenses													
9320 Reserve Interest Expense											1,321.76		1,321.76
Budget													
Total Administrative Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,321.76	0.00	1,321.76
Reserve Expenses													
9145 Reserve Concrete									6,955.00				6,955.00
Budget													
9205 Reserve Fitness Room					944.99								944.99
Budget													
9245 Reserve Flooring/Carpet						12,640.53	3,220.65		4,705.01		1,081.48		21,647.67
Budget													
9250 Resv Garage Repair/Replac							1,800.00						1,800.00
Budget													
9280 Reserve Chiller				45,408.98	27,963.86								73,372.84
Budget													
9370 Resv Lighting Repr/Replac							2,100.00						2,100.00
Budget													
9375 Reserve Lobby Improvement				762.43	382.50	420.63			650.09		93.57		2,309.22
Budget													
9400 Reserve Painting			26,140.00										26,140.00
Budget													
9440 Reserve Pool					508.77								508.77
Budget													
9550 Reserve Sump Pump						1,200.00							1,200.00
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	1,175.05	0.00	136,978.49
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	2,496.81	0.00	138,300.25
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)	2,562.06	138.67	0.00	(110,138.51)