

# Balance Sheet

Tuesday, December 31, 2019

## Avila Park

Accrual Accounting Year Starts January 1, 2019

### ASSETS

Cash & Equivalents		
1000 Avila Park MOB Operating		\$59,390.08
	Total Cash & Equivalents	\$59,390.08
Accounts Receivable		
1100 Accounts Receivable		\$365.76
	Total Accounts Receivable	\$365.76
Prepays		
1200 Prepaid Expense		\$503.84
1225 Prepaid Insurance		\$18,994.18
	Total Prepays	\$19,498.02
	<b>TOTAL ASSETS</b>	<u><u>\$79,253.86</u></u>

### LIABILITIES

Current Liabilities		
2000 Accounts Payable		\$25,956.34
2020 Accrued Payables - Operat		\$2,250.00
2030 Advance Payments - Operat		\$2,934.14
2075 Due to Reserve Fund		\$81,927.00
2100 Open Credits		\$350.80
2160 Security Deposits		\$1,400.00
	Total Current Liabilities	\$114,818.28
	<b>TOTAL LIABILITIES</b>	<u>\$114,818.28</u>

### EQUITY

Retained Earnings		(\$63,124.67)
Current Year Earnings		\$16,643.27
Capital		
3020 Working Capital		\$10,916.98
	<b>TOTAL EQUITY</b>	<u>(\$35,564.42)</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>\$79,253.86</u></u>

# Unexpended Budget Report

Tuesday, December 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	175,344.00	175,344.00	0.00	175,344.00	0.00
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	2.62	0.00	2.62	18.02	0.00	18.02	0.00	(18.02)
4080 Late Fees	0.00	0.00	0.00	667.08	0.00	667.08	0.00	(667.08)
4085 Laundry Income	320.13	308.25	11.88	4,057.53	3,699.00	358.53	3,699.00	(358.53)
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	58.33	(58.33)	155.00	700.00	(545.00)	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)
<b>Total Income</b>	<b>14,934.75</b>	<b>14,978.58</b>	<b>(43.83)</b>	<b>184,672.58</b>	<b>179,743.00</b>	<b>4,929.58</b>	<b>179,743.00</b>	<b>(4,929.58)</b>
<b>EXPENSES</b>								
Utilities								
5010 Electric Service	35.80	1,578.66	(1,542.86)	14,914.70	18,944.00	(4,029.30)	18,944.00	4,029.30
5025 Natural Gas Service	1,494.32	1,447.83	46.49	14,133.74	17,374.00	(3,240.26)	17,374.00	3,240.26
5065 Sewer Service	505.12	474.00	31.12	6,036.80	5,688.00	348.80	5,688.00	(348.80)
5070 Storm Drain	138.67	91.66	47.01	1,220.30	1,100.00	120.30	1,100.00	(120.30)
5075 Telephone - Elevator	65.15	63.58	1.57	827.65	763.00	64.65	763.00	(64.65)
5080 Telephone - Entrance	23.13	41.41	(18.28)	517.47	497.00	20.47	497.00	(20.47)
5095 Telephone - Pool	444.01	55.00	389.01	1,083.13	660.00	423.13	660.00	(423.13)
5105 Trash Removal Services	351.24	291.66	59.58	3,835.92	3,500.00	335.92	3,500.00	(335.92)
5110 Trash Removal LARGE ITEMS	0.00	0.00	0.00	622.60	0.00	622.60	0.00	(622.60)
5135 Water Services	384.65	376.41	8.24	5,249.29	4,517.00	732.29	4,517.00	(732.29)
<b>Total Utilities</b>	<b>3,442.09</b>	<b>4,420.21</b>	<b>(978.12)</b>	<b>48,441.60</b>	<b>53,043.00</b>	<b>(4,601.40)</b>	<b>53,043.00</b>	<b>4,601.40</b>
Maintenance & Repairs								
5230 Building Maint & Repairs	(829.02)	806.00	(1,635.02)	7,337.78	9,672.00	(2,334.22)	9,672.00	2,334.22
5275 Boiler Inspection	0.00	16.66	(16.66)	0.00	200.00	(200.00)	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

Tuesday, December 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>								
Maintenance & Repairs (Continued)								
5400 Elevator Contract & Reprs	244.83	135.00	109.83	4,461.57	1,620.00	2,841.57	1,620.00	(2,841.57)
5405 Elevator Repairs	0.00	41.66	(41.66)	0.00	500.00	(500.00)	500.00	500.00
5470 Fire/Life Safety Inspectn	0.00	118.33	(118.33)	1,020.50	1,420.00	(399.50)	1,420.00	399.50
5485 Fire Alarm Monitoring	45.00	0.00	45.00	1,219.75	0.00	1,219.75	0.00	(1,219.75)
5490 Fire Extingisher	0.00	8.33	(8.33)	0.00	100.00	(100.00)	100.00	100.00
5520 Garage Door Maint & Rprs	0.00	69.59	(69.59)	2,948.63	835.00	2,113.63	835.00	(2,113.63)
5650 HVAC Maint & Repairs	0.00	108.75	(108.75)	997.95	1,305.00	(307.05)	1,305.00	307.05
5665 Inspections	0.00	37.50	(37.50)	550.00	450.00	100.00	450.00	(100.00)
5670 Irrigation Repairs	0.00	33.33	(33.33)	295.00	400.00	(105.00)	400.00	105.00
5690 Janitorial Services	700.00	700.00	0.00	8,400.00	8,400.00	0.00	8,400.00	0.00
5700 Janitorial Supplies	35.00	16.66	18.34	571.00	200.00	371.00	200.00	(371.00)
5730 Landscape Contract	0.00	20.83	(20.83)	0.00	250.00	(250.00)	250.00	250.00
5745 Landscape Supplies	0.00	208.33	(208.33)	395.75	2,500.00	(2,104.25)	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	20.83	(20.83)	0.00	250.00	(250.00)	250.00	250.00
5940 Plumbing Maint & Repairs	0.00	437.50	(437.50)	2,615.32	5,250.00	(2,634.68)	5,250.00	2,634.68
5955 Pool Chemicals & Supplies	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
5960 Pool Contract	390.00	585.00	(195.00)	4,095.00	7,020.00	(2,925.00)	7,020.00	2,925.00
5980 Pool Maint & Repairs	125.00	308.34	(183.34)	897.03	3,700.00	(2,802.97)	3,700.00	2,802.97
6130 Snow Removal	3,110.00	175.83	2,934.17	4,217.50	2,110.00	2,107.50	2,110.00	(2,107.50)
6245 Tree Trimming/Spraying	0.00	33.08	(33.08)	0.00	397.00	(397.00)	397.00	397.00
6257 Video Camera Monitoring	0.00	41.66	(41.66)	0.00	500.00	(500.00)	500.00	500.00
6260 Video Camera Rpr/Rplcmnt	0.00	41.66	(41.66)	0.00	500.00	(500.00)	500.00	500.00
<b>Total Maintenance &amp; Repairs</b>	<b>3,820.81</b>	<b>4,048.20</b>	<b>(227.39)</b>	<b>40,924.44</b>	<b>48,579.00</b>	<b>(7,654.56)</b>	<b>48,579.00</b>	<b>7,654.56</b>
<b>Reserve</b>								
6500 Reserve Contribution	2,523.00	2,523.00	0.00	30,266.00	30,266.00	0.00	30,266.00	0.00
<b>Total Reserve</b>	<b>2,523.00</b>	<b>2,523.00</b>	<b>0.00</b>	<b>30,266.00</b>	<b>30,266.00</b>	<b>0.00</b>	<b>30,266.00</b>	<b>0.00</b>
<b>Administrative Expenses</b>								
7000 Accounting/Audit/Tax Prep	0.00	12.50	(12.50)	550.00	150.00	400.00	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	16.66	(16.66)	202.68	200.00	2.68	200.00	(2.68)
7040 Copies & Printing	126.52	16.91	109.61	1,022.53	203.00	819.53	203.00	(819.53)

# Unexpended Budget Report

Tuesday, December 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	108.97	83.83	25.14	1,031.13	1,006.00	25.13	1,006.00	(25.13)	
7130 Insurance - Property	1,420.90	1,100.00	320.90	13,443.90	13,200.00	243.90	13,200.00	(243.90)	
7135 Insurance - Gen Laibility	287.58	283.91	3.67	2,903.86	3,407.00	(503.14)	3,407.00	503.14	
7140 Insurance - Umbrella	248.40	192.00	56.40	2,350.82	2,304.00	46.82	2,304.00	(46.82)	
7145 Insurance - Boiler/Machin	55.19	0.00	55.19	523.60	0.00	523.60	0.00	(523.60)	
7150 Insurance - Crime/Fidelity	50.21	0.00	50.21	73.40	0.00	73.40	0.00	(73.40)	
7170 Interest Expense - OPER	0.00	220.83	(220.83)	2,088.09	2,650.00	(561.91)	2,650.00	561.91	
7185 Legal Fees - Collections	0.00	0.00	0.00	419.60	0.00	419.60	0.00	(419.60)	
7190 Legal Services - General	0.00	200.00	(200.00)	2,170.00	2,400.00	(230.00)	2,400.00	230.00	
7220 Licenses/Permits/Fees	0.00	22.91	(22.91)	0.00	275.00	(275.00)	275.00	275.00	
7240 Management Fee	1,800.00	1,800.00	0.00	20,700.00	21,600.00	(900.00)	21,600.00	900.00	
7330 Office Supplies	0.00	10.00	(10.00)	0.00	120.00	(120.00)	120.00	120.00	
7450 Postage & Delivery	7.00	7.50	(0.50)	342.66	90.00	252.66	90.00	(252.66)	
7535 Website Maint & Repair	0.00	20.83	(20.83)	0.00	250.00	(250.00)	250.00	250.00	
Total Administrative Expenses	4,104.77	3,987.88	116.89	48,397.27	47,855.00	542.27	47,855.00	(542.27)	
<b>TOTAL EXPENSES</b>	<b>13,890.67</b>	<b>14,979.29</b>	<b>(1,088.62)</b>	<b>168,029.31</b>	<b>179,743.00</b>	<b>(11,713.69)</b>	<b>179,743.00</b>	<b>11,713.69</b>	
<b>NET INCOME (LOSS)</b>	<b>1,044.08</b>	<b>(0.71)</b>	<b>1,044.79</b>	<b>16,643.27</b>		<b>16,643.27</b>		<b>(16,643.27)</b>	
<b>UNEXPENDED (OVER EXPENDED)</b>									

# Twelve Month Actuals

Tuesday, December 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	14,612.00	14,612.00	175,344.00
4035 HOA Assessments	1,537.35	1,537.35											1,537.35
4055 Insurance Claim Income	0.51	0.51	1.08	0.61	1.45	1.51	1.77	1.97	2.03	2.13	2.34	2.62	18.02
4070 Interest Income - Operati	49.82			289.46	84.32	48.75	88.88	128.81	(21.96)	(1.00)			667.08
4080 Late Fees	350.63		606.63		699.50	339.25	436.00	297.13	381.50	308.13	318.63	320.13	4,057.53
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
<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>14,932.97</b>	<b>14,934.75</b>	<b>184,672.58</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>14,932.97</b>	<b>14,934.75</b>	<b>184,672.58</b>
Utilities													
5010 Electric Service	1,169.89	925.62	1,000.00	654.47	1,190.77	3,082.14	1,284.76	2,270.87	1,500.00	1,372.08	1,500.00	35.80	14,914.70
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	1,494.32	14,133.74
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	505.12	6,036.80
5070 Storm Drain						138.67	138.67	138.67	138.67	138.67	138.67	138.67	1,220.30
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	65.15	827.65
5080 Telephone - Entrance	42.63	43.76	43.76	43.65	43.65	45.93	46.40	45.88	46.18	46.25	46.25	23.13	517.47
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	444.01	1,083.13
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	351.24	3,835.92
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	384.65	5,249.29
<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>5,381.68</b>	<b>3,442.09</b>	<b>48,441.60</b>
Maintenance & Repairs													
5230 Building Maint & Repairs			81.00	1,014.93	1,225.08		200.00	3,158.16		886.46	1,601.17	(829.02)	7,337.78
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	144.83	244.83	4,461.57
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	45.00	1,219.75
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		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	8,400.00
5700 Janitorial Supplies			70.00	70.00	35.00	35.00	131.00	35.00	35.00	35.00	90.00	35.00	571.00
5745 Landscape Supplies							(2,058.98)		395.75				395.75
5790 Lighting Maint & Repair			2,100.00	24.54	519.29								584.85
5940 Plumbing Maint & Repairs			190.00	850.00	1,575.32								2,615.32
5960 Pool Contract				390.00	390.00								4,095.00
5980 Pool Maint & Repairs	585.00	175.00	250.00			325.37							897.03

# Twelve Month Actuals

Tuesday, December 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>													
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	3,846.95	3,110.00	4,217.50
Total Maintenance & Repairs	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	3,846.95	3,110.00	4,217.50
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	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	2,522.00	2,523.00	2,523.00	30,266.00
Administrative Expenses	400.00	75.00	150.00							500.00			550.00
7000 Accounting/Audit/Tax Prep													575.00
7010 Administration Expense	13.60	23.56	81.78	73.74	10.00								202.68
7035 Bank Service Fees		93.48	293.88	50.90	59.99	58.25	79.24	64.43	29.55	64.44	101.85	126.52	1,022.53
7040 Copies & Printing	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.83	83.84	83.84	83.84	108.97	1,031.13
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	1,093.00	1,420.90	13,443.90
7130 Insurance - Property	237.84	237.84	237.84	237.84	237.84	237.84	237.84	237.85	237.85	237.85	237.85	287.58	2,903.86
7135 Insurance - Gen Liability	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.13	191.12	248.40	2,350.82
7140 Insurance - Umbrella	85.16	85.16	42.58	42.58	42.58	42.58	42.58	42.58	42.59	42.59	42.59	55.19	523.60
7145 Insurance - Boiler/Machin				208.38	(478.17)	48.83	48.83	48.83	48.83	48.83	48.83	50.21	73.40
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			419.60
7185 Legal Fees - Collections		1,820.00	60.00								290.00		2,170.00
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	1,800.00	1,800.00	20,700.00
7240 Management Fee		53.76	150.70	9.85	13.50	12.00	16.00	5.50	7.00	26.50	40.85	7.00	342.66
7450 Postage & Delivery										4,663.33			4,663.33
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	3,954.73	4,104.77	48,397.27
<b>TOTAL EXPENSES</b>	<b>12,851.69</b>	<b>16,875.17</b>	<b>15,497.23</b>	<b>16,245.34</b>	<b>13,343.35</b>	<b>13,395.70</b>	<b>9,630.83</b>	<b>14,951.47</b>	<b>11,947.64</b>	<b>13,693.86</b>	<b>15,706.36</b>	<b>13,890.67</b>	<b>168,029.31</b>
<b>NET INCOME (LOSS)</b>	<b>2,360.76</b>	<b>(575.31)</b>	<b>(257.52)</b>	<b>(1,343.27)</b>	<b>4,218.92</b>	<b>2,069.61</b>	<b>6,182.82</b>	<b>(911.56)</b>	<b>3,005.93</b>	<b>1,622.20</b>	<b>(773.39)</b>	<b>1,044.08</b>	<b>16,643.27</b>

# Balance Sheet

Tuesday, December 31, 2019

## Avila Park Reserve Fund

Accrual Accounting Year Starts January 1, 2019

### ASSETS

#### Reserve Cash & Equivalent

1700 Avila Park MOB Money Mkt

\$261,606.03

1855 Due From Operating Fund

\$81,927.00

Total Reserve Cash & Equivalent

\$343,533.03

TOTAL ASSETS

\$343,533.03

### LIABILITIES

#### Long Term Liabilities

2185 Loan Payable - MOB

\$309,982.43

Total Long Term Liabilities

\$309,982.43

TOTAL LIABILITIES

\$309,982.43

### EQUITY

Retained Earnings

\$150,964.74

Reserve Current Year Earn

(\$117,414.14)

TOTAL EQUITY

\$33,550.60

TOTAL LIABILITIES AND EQUITY

\$343,533.03

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

# Unexpended Budget Report

Tuesday, December 31, 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			
<b>INCOME</b>									
Reserve Income									
8100 Resv Contribution Income	2,523.00	2,523.00	0.00	30,266.00	30,266.00	0.00	0.00	30,266.00	0.00
8130 Reserve Interest Income	115.15	0.00	115.15	533.89	0.00	533.89	533.89	0.00	(533.89)
Total Reserve Income	2,638.15	2,523.00	115.15	30,799.89	30,266.00	533.89	533.89	30,266.00	(533.89)
<b>EXPENSES</b>									
TOTAL INCOME	2,638.15	2,523.00	115.15	30,799.89	30,266.00	533.89	533.89	30,266.00	(533.89)
Administrative Expenses									
9320 Reserve Interest Expense	1,014.47	0.00	1,014.47	2,336.23	0.00	2,336.23	2,336.23	0.00	(2,336.23)
Total Administrative Expenses	1,014.47	0.00	1,014.47	2,336.23	0.00	2,336.23	2,336.23	0.00	(2,336.23)
Reserve Expenses									
9145 Reserve Concrete	0.00	0.00	0.00	6,955.00	0.00	6,955.00	6,955.00	0.00	(6,955.00)
9205 Reserve Fitness Room	0.00	0.00	0.00	944.99	0.00	944.99	944.99	0.00	(944.99)
9245 Reserve Flooring/Carpet	0.00	0.00	0.00	21,647.67	0.00	21,647.67	21,647.67	0.00	(21,647.67)
9250 Resv Garage Repair/Replac	0.00	0.00	0.00	1,800.00	0.00	1,800.00	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	73,372.84	0.00	(73,372.84)
9370 Resv Lighting Repr/Replac	1,405.31	0.00	1,405.31	3,505.31	0.00	3,505.31	3,505.31	0.00	(3,505.31)
9375 Reserve Lobby Improvement	0.00	0.00	0.00	2,309.22	0.00	2,309.22	2,309.22	0.00	(2,309.22)
9380 Reserve Make Up Air Unit	7,494.00	0.00	7,494.00	7,494.00	0.00	7,494.00	7,494.00	0.00	(7,494.00)
9400 Reserve Painting	0.00	0.00	0.00	26,140.00	0.00	26,140.00	26,140.00	0.00	(26,140.00)
9440 Reserve Pool	0.00	0.00	0.00	508.77	0.00	508.77	508.77	0.00	(508.77)
9550 Reserve Sump Pump	0.00	0.00	0.00	1,200.00	0.00	1,200.00	1,200.00	0.00	(1,200.00)
Total Reserve Expenses	8,899.31	0.00	8,899.31	145,877.80	0.00	145,877.80	145,877.80	0.00	(145,877.80)
TOTAL EXPENSES	9,913.78	0.00	9,913.78	148,214.03	0.00	148,214.03	148,214.03	0.00	(148,214.03)
NET INCOME (LOSS)	(7,275.63)	2,523.00	(9,798.63)	(117,414.14)	30,266.00	(147,680.14)	(147,680.14)	30,266.00	147,680.14
UNEXPENDED (OVER EXPENDED)									



# Twelve Month Actuals

Tuesday, December 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	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	115.15	533.89
<b>Total Reserve Income</b>	<u>2,576.24</u>	<u>2,573.84</u>	<u>2,579.42</u>	<u>2,571.33</u>	<u>2,542.16</u>	<u>2,533.50</u>	<u>2,529.36</u>	<u>2,529.47</u>	<u>2,528.88</u>	<u>2,562.06</u>	<u>2,635.48</u>	<u>2,638.15</u>	<u>30,799.89</u>
<b>EXPENSES</b>													
<b>Administrative Expenses</b>													
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	1,014.47	2,336.23
<b>Total Administrative Expenses</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,321.76</u>	<u>1,014.47</u>	<u>2,336.23</u>
<b>Reserve Expenses</b>													
9145 Reserve Concrete				944.99					6,955.00				6,955.00
9205 Reserve Fitness Room													944.99
9245 Reserve Flooring/Carpet						12,640.53	3,220.65		4,705.01		1,081.48		21,647.67
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				762.43	382.50	420.63	2,100.00		650.09		93.57		3,505.31
9375 Reserve Lobby Improvement													2,309.22
9380 Reserve Make Up Air Unit			26,140.00									7,494.00	26,140.00
9400 Reserve Painting													508.77
9440 Reserve Pool					508.77								508.77
9550 Reserve Sump Pump						1,200.00							1,200.00
<b>Total Reserve Expenses</b>	<u>0.00</u>	<u>0.00</u>	<u>26,140.00</u>	<u>46,171.41</u>	<u>29,800.12</u>	<u>14,261.16</u>	<u>7,120.65</u>	<u>0.00</u>	<u>12,310.10</u>	<u>0.00</u>	<u>1,175.05</u>	<u>8,899.31</u>	<u>145,877.80</u>
<b>TOTAL EXPENSES</b>	<u>0.00</u>	<u>0.00</u>	<u>26,140.00</u>	<u>46,171.41</u>	<u>29,800.12</u>	<u>14,261.16</u>	<u>7,120.65</u>	<u>0.00</u>	<u>12,310.10</u>	<u>0.00</u>	<u>2,496.81</u>	<u>9,913.78</u>	<u>148,214.03</u>
<b>NET INCOME (LOSS)</b>	<u>2,576.24</u>	<u>2,573.84</u>	<u>23,560.58</u>	<u>43,600.08</u>	<u>27,257.96</u>	<u>11,727.66</u>	<u>(4,591.29)</u>	<u>2,529.47</u>	<u>(9,781.22)</u>	<u>2,562.06</u>	<u>138.67</u>	<u>(7,275.63)</u>	<u>(117,414.14)</u>

# Aged Receivables

Tuesday, December 31, 2019

<u>Member</u>	<u>Unit</u>	<u>Total Due</u>	<u>Not Due</u>	<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>
V Tubbs & N Gots	1365 Columbine St #304	\$365.76					\$365.76
	Total for Report	\$365.76					\$365.76