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08/10/18

Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
 April through July 2018

	Apr - Jul 18	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
Assessments	150,019.79	143,518.32	6,501.47
Total Income	150,019.79	143,518.32	6,501.47
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	160.00	-160.00
Common Area Maintenance	1,545.00	2,516.68	-971.68
Common Area Supplies	1,556.78	2,400.00	-843.22
Drain Maintenance	875.00	600.00	275.00
Fire Extinguishers & Hydrants	1,762.30	1,500.00	262.30
Irrigation	4,229.97	2,816.68	1,413.29
Janitorial Contract	3,120.00	2,000.00	1,120.00
Landscape Extra	643.74	1,000.00	-356.26
Landscape Service	13,650.00	13,660.00	-10.00
Pest Control	944.00	1,000.00	-56.00
Plumbing Repairs	6,132.73	800.00	5,332.73
Pool Extra	1,555.50	800.00	755.50
Pool Gate	0.00	160.00	-160.00
Pool Maintenance	1,040.00	1,133.32	-93.32
Total GENERAL MAINTENANCE	37,055.02	30,546.63	6,508.34
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	1,100.00	-1,100.00
Bank Fee	8.00	0.00	8.00
Insurance Expense	7,955.00	8,000.00	-45.00
Legal Fees	445.00	2,333.32	-1,888.32
Management Fees	7,100.00	6,200.00	900.00
Misc General & Admin Expenses	613.32	166.68	446.64
Permits/License/Fees	0.00	120.00	-120.00
Postage	599.12	50.00	549.12
PWB Loan	26,701.72	26,720.00	-18.28
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	45,482.16	45,900.00	-417.84
Total OPERATING EXPENSES	45,482.16	45,900.00	-417.84
UTILITIES			
Electricity	3,128.75	2,333.32	795.43
Internet	460.00	500.00	-40.00
Trash Removal	9,449.53	7,866.68	1,582.85
Water/Sewer	22,559.36	24,000.00	-1,440.64
Total UTILITIES	35,597.64	34,700.00	897.64
Total Expense	118,134.82	111,146.63	6,988.14
Net Ordinary Income	31,884.97	32,371.64	-486.67
Other Income/Expense			
Other Income			
Interest Income	121.48	0.00	121.48
Reserve Budget Income	34,178.32	34,178.32	0.00
Total Other Income	34,299.80	34,178.32	121.48
Other Expense			
Interest Expense	7,851.08	0.00	7,851.08
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	2,268.16	0.00	2,268.16
Lighting	375.00	0.00	375.00

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
 April through July 2018

	Apr - Jul 18	Budget	\$ Over Bu...
Miscellaneous	0.00	0.00	0.00
Painting	36,985.00	0.00	36,985.00
Paving	0.00	0.00	0.00
Plumbing & Mechanical	0.00	0.00	0.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	39,628.16	0.00	39,628.16
Total Other Expense	47,479.24	0.00	47,479.24
Net Other Income	-13,179.44	34,178.32	-47,357.76
Net Income	18,705.53	66,549.96	-47,844.43

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Accrual Basis

Vista Park Villas Condominium Association

Balance Sheet

As of May 31, 2018

	May 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Pacific Premier Bank (0686)	30,792.45
Pacific Western Bank (6843)	35,230.59
Reserve - Pacific Western Bank	
Reserve-Contingency	31,633.78
Reserve-Fences & Wood Repairs	27,998.91
Reserve-Landscape & Trees	21,638.39
Reserve-Lighting	21,460.00
Reserve-Miscellaneous	7,442.73
Reserve-Painting	-22,048.00
Reserve-Paving	79,885.00
Reserve-Plumbing & Mechanical	-20,827.07
Reserve-Pool	11,100.00
Reserve-Pool Meeting Room	-78,454.41
Reserve-Roofing & Decks	106,085.88
Reserve - Pacific Western Bank - Other	-8,224.77
Total Reserve - Pacific Western Bank	177,690.44
Total Checking/Savings	243,713.48
Accounts Receivable	
Accounts Receivable	10,638.19
Total Accounts Receivable	10,638.19
Total Current Assets	254,351.67
TOTAL ASSETS	254,351.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	14,361.33
Total Accounts Payable	14,361.33
Total Current Liabilities	14,361.33
Long Term Liabilities	
Pacific Western Loan	434,494.66
Total Long Term Liabilities	434,494.66
Total Liabilities	448,855.99
Equity	
Loan Payment Holding Equity	13,350.86
Opening Balance Equity	-212,785.32
Reserve Budget Holding Account	-17,089.16
Retained Earnings	-12,121.19
Net Income	34,140.49
Total Equity	-194,504.32
TOTAL LIABILITIES & EQUITY	254,351.67

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
 May 2018

	May 18	Budget	\$ Over Bud...
Miscellaneous	0.00	0.00	0.00
Painting	0.00	0.00	0.00
Paving	0.00	0.00	0.00
Plumbing & Mechanical	0.00	0.00	0.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	0.00	0.00	0.00
Total Other Expense	1,962.77	0.00	1,962.77
Net Other Income	6,627.24	8,544.58	-1,917.34
Net Income	16,038.40	21,814.99	-5,776.59

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Accrual Basis

Vista Park Villas Condominium Association

Balance Sheet

As of June 30, 2018

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Pacific Premier Bank (0686)	29,969.06
Pacific Western Bank (6843)	43,665.12
Reserve - Pacific Western Bank	
Reserve-Contingency	31,878.36
Reserve-Fences & Wood Repairs	28,298.91
Reserve-Landscape & Trees	22,638.39
Reserve-Lighting	21,960.00
Reserve-Miscellaneous	7,942.73
Reserve-Painting	-20,048.00
Reserve-Paving	80,885.00
Reserve-Plumbing & Mechanical	-19,827.07
Reserve-Pool	11,600.00
Reserve-Pool Meeting Room	-77,954.41
Reserve-Roofing & Decks	107,085.88
Reserve - Pacific Western Bank - Other	-8,217.36
Total Reserve - Pacific Western Bank	186,242.43
Total Checking/Savings	259,876.61
Accounts Receivable	
Accounts Receivable	5,129.23
Total Accounts Receivable	5,129.23
Total Current Assets	265,005.84
TOTAL ASSETS	265,005.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	13,912.81
Total Accounts Payable	13,912.81
Other Current Liabilities	
Accrued Expenses	10,500.00
Total Other Current Liabilities	10,500.00
Total Current Liabilities	24,412.81
Long Term Liabilities	
Pacific Western Loan	429,782.00
Total Long Term Liabilities	429,782.00
Total Liabilities	454,194.81
Equity	
Loan Payment Holding Equity	20,026.29
Opening Balance Equity	-212,785.32
Reserve Budget Holding Account	-25,633.74
Retained Earnings	-12,121.19
Net Income	41,324.99
Total Equity	-189,188.97
TOTAL LIABILITIES & EQUITY	265,005.84

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
June 2018

	Jun 18	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
Assessments	35,664.44	35,879.58	-215.14
Total Income	35,664.44	35,879.58	-215.14
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	360.00	629.17	-269.17
Common Area Supplies	76.42	600.00	-523.58
Drain Maintenance	0.00	150.00	-150.00
Fire Extinguishers & Hydrants	1,762.30	1,500.00	262.30
Irrigation	1,184.25	704.17	480.08
Janitorial Contract	500.00	500.00	0.00
Landscape Extra	415.00	250.00	165.00
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	236.00	250.00	-14.00
Plumbing Repairs	0.00	200.00	-200.00
Pool Extra	165.00	200.00	-35.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	260.00	283.33	-23.33
Total GENERAL MAINTENANCE	8,371.47	8,761.67	-390.20
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	0.00	0.00	0.00
Bad Debt	0.00	275.00	-275.00
Bank Fee	8.00	0.00	8.00
Insurance Expense	1,988.75	2,000.00	-11.25
Legal Fees	240.00	583.33	-343.33
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	0.00	41.67	-41.67
Permits/License/Fees	0.00	30.00	-30.00
Postage	63.80	12.50	51.30
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	0.00	0.00	0.00
Total ADMINISTRATIVE	10,825.98	11,172.50	-346.52
Total OPERATING EXPENSES	10,825.98	11,172.50	-346.52
UTILITIES			
Electricity	696.52	583.33	113.19
Internet	115.00	125.00	-10.00
Trash Removal	1,868.07	1,966.67	-98.60
Water/Sewer	12,160.96	10,500.00	1,660.96
Total UTILITIES	14,840.55	13,175.00	1,665.55
Total Expense	34,038.00	33,109.17	928.83
Net Ordinary Income	1,626.44	2,770.41	-1,143.97
Other Income/Expense			
Other Income			
Interest Income	7.41	0.00	7.41
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,551.99	8,544.58	7.41
Other Expense			
Interest Expense	0.00	0.00	0.00
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	656.16	0.00	656.16
Lighting	375.00	0.00	375.00

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
 June 2018

	Jun 18	Budget	\$ Over Bu...
Miscellaneous	0.00	0.00	0.00
Painting	0.00	0.00	0.00
Paving	0.00	0.00	0.00
Plumbing & Mechanical	0.00	0.00	0.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	1,031.16	0.00	1,031.16
Total Other Expense	1,031.16	0.00	1,031.16
Net Other Income	7,520.83	8,544.58	-1,023.75
Net Income	9,147.27	11,314.99	-2,167.72

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Accrual Basis

Vista Park Villas Condominium Association

Balance Sheet

As of July 31, 2018

Jul 31, 18

ASSETS

Current Assets

Checking/Savings

Pacific Western Bank (6843)

58,648.85

Reserve - Pacific Western Bank

Reserve-Contingency

32,367.52

Reserve-Fences & Wood Repairs

28,898.91

Reserve-Landscape & Trees

24,538.39

Reserve-Lighting

22,960.00

Reserve-Miscellaneous

8,942.73

Reserve-Painting

-16,048.00

Reserve-Paving

82,885.00

Reserve-Plumbing & Mechanical

-17,827.07

Reserve-Pool

12,600.00

Reserve-Pool Meeting Room

-76,954.41

Reserve-Roofing & Decks

109,085.88

Reserve - Pacific Western Bank - Other

-31,876.20

Total Reserve - Pacific Western Bank

179,672.75

Total Checking/Savings

238,321.60

Accounts Receivable

3,132.23

Accounts Receivable

3,132.23

Total Accounts Receivable

241,453.83

Total Current Assets

241,453.83

TOTAL ASSETS**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Accounts Payable

15,712.07

Accounts Payable

15,712.07

Total Accounts Payable

15,712.07

Total Current Liabilities

15,712.07

Long Term Liabilities

Pacific Western Loan

425,069.34

Total Long Term Liabilities

425,069.34

Total Liabilities

440,781.41

Equity

Loan Payment Holding Equity

26,701.72

Opening Balance Equity

-212,785.32

Reserve Budget Holding Account

-34,178.32

Retained Earnings

2,228.81

Net Income

18,705.53

Total Equity

-199,327.58

TOTAL LIABILITIES & EQUITY

241,453.83

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
July 2018

	Jul 18	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
Assessments	36,387.00	35,879.58	507.42
Total Income	36,387.00	35,879.58	507.42
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	920.00	629.17	290.83
Common Area Supplies	165.47	600.00	-434.53
Drain Maintenance	0.00	150.00	-150.00
Fire Extinguishers & Hydrants	0.00	0.00	0.00
Irrigation	604.30	704.17	-99.87
Janitorial Contract	500.00	500.00	0.00
Landscape Extra	0.00	250.00	-250.00
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	236.00	250.00	-14.00
Plumbing Repairs	4,476.38	200.00	4,276.38
Pool Extra	85.00	200.00	-115.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	260.00	283.33	-23.33
Total GENERAL MAINTENANCE	10,659.65	7,261.67	3,397.98
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	275.00	-275.00
Bank Fee	0.00	0.00	0.00
Insurance Expense	1,988.75	2,000.00	-11.25
Legal Fees	0.00	583.33	-583.33
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	35.00	41.67	-53.33
Permits/License/Fees	0.00	30.00	-30.00
Postage	46.00	12.50	33.50
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	12,715.18	12,382.50	332.68
Total OPERATING EXPENSES	12,715.18	12,382.50	332.68
UTILITIES			
Electricity	754.88	583.33	171.55
Internet	115.00	125.00	-10.00
Trash Removal	1,940.84	1,966.67	-25.83
Water/Sewer	1,603.60	1,500.00	103.60
Total UTILITIES	4,414.32	4,175.00	239.32
Total Expense	27,789.15	23,819.17	3,969.98
Net Ordinary Income	8,597.85	12,060.41	-3,462.56
Other Income/Expense			
Other Income			
Interest Income	7.32	0.00	7.32
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,551.90	8,544.58	7.32
Other Expense			
Interest Expense	1,962.77	0.00	1,962.77
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	1,612.00	0.00	1,612.00
Lighting	0.00	0.00	0.00

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Accrual Basis

Vista Park Villas Condominium Association

Profit & Loss Budget vs. Actual

July 2018

	Jul 18	Budget	\$ Over Bu...
Miscellaneous	0.00	0.00	0.00
Painting	36,985.00	0.00	36,985.00
Paving	0.00	0.00	0.00
Plumbing & Mechanical	0.00	0.00	0.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	38,597.00	0.00	38,597.00
Total Other Expense	40,559.77	0.00	40,559.77
Net Other Income	-32,007.87	8,544.58	-40,552.45
Net Income	-23,410.02	20,604.99	-44,015.01