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Accrual Basis

Vista Park Villas Condominium Association

Balance Sheet

As of October 31, 2018

Oct 31, 18

ASSETS**Current Assets****Checking/Savings**

49,188.09

Pacific Western Bank (6843)**Reserve - Pacific Western Bank**

23,174.84

Reserve-Contingency

29,498.91

Reserve-Fences & Wood Repairs

18,848.23

Reserve-Landscape & Trees

23,035.00

Reserve-Lighting

9,942.73

Reserve-Miscellaneous

-34,783.00

Reserve-Painting

84,885.00

Reserve-Paving

-21,671.07

Reserve-Plumbing & Mechanical

13,600.00

Reserve-Pool

-75,954.41

Reserve-Pool Meeting Room

111,085.88

Reserve-Roofing & Decks

39.09

Total Reserve - Pacific Western Bank

181,701.20

Total Checking/Savings

230,889.29

Accounts Receivable

3,440.08

Accounts Receivable

3,440.08

Total Accounts Receivable

234,329.37

Total Current Assets

234,329.37

TOTAL ASSETS**LIABILITIES & EQUITY****Liabilities****Current Liabilities****Accounts Payable**

43,729.57

Accounts Payable

43,729.57

Total Accounts Payable

43,729.57

Total Current Liabilities**Long Term Liabilities**

410,603.97

Pacific Western Loan

410,603.97

Total Long Term Liabilities

454,333.54

Total Liabilities**Equity**

46,728.01

Loan Payment Holding Equity

-212,785.32

Opening Balance Equity

-59,812.06

Reserve Budget Holding Account

-12,121.19

Retained Earnings

17,986.39

Net Income

-220,004.17

Total Equity

234,329.37

TOTAL LIABILITIES & EQUITY

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Vista Park Villas Condominium Association

Profit & Loss Budget vs. Actual

11/17/18

Accrual Basis

October 2018

	Oct 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	35,519.00	35,879.58	-360.58
Total Income	35,519.00	35,879.58	-360.58
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	45.00	629.17	-584.17
Common Area Supplies	82.72	600.00	-517.28
Drain Maintenance	1,975.00	150.00	1,825.00
Fire Extinguishers & Hydrants	0.00	0.00	0.00
Irrigation	0.00	704.17	-704.17
Janitorial Contract	500.00	500.00	0.00
Landscape Extra	196.89	250.00	-53.11
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	0.00	250.00	-250.00
Plumbing Repairs	0.00	200.00	-200.00
Pool Extra	220.00	200.00	20.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	260.00	283.33	-23.33
Total GENERAL MAINTENANCE	6,692.11	7,261.67	-569.56
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	0.00	0.00	0.00
Bad Debt	0.00	275.00	-275.00
Bank Fee	24.00	0.00	24.00
Insurance Expense	1,933.36	2,000.00	-66.64
Legal Fees	-79.00	583.33	-662.33
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	68.49	41.67	26.82
Permits/License/Fees	0.00	30.00	-30.00
Postage	50.50	12.50	38.00
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	0.00	0.00	0.00
Total ADMINISTRATIVE	10,522.78	11,172.50	-649.72
Total OPERATING EXPENSES	10,522.78	11,172.50	-649.72
UTILITIES			
Electricity	464.74	583.33	-118.59
Internet	115.00	125.00	-10.00
Trash Removal	1,940.84	1,966.67	-25.83
Water/Sewer	9,875.50	10,500.00	-624.50
Total UTILITIES	12,396.08	13,175.00	-778.92
Total Expense	29,610.97	31,609.17	-1,998.20
Net Ordinary Income	5,908.03	4,270.41	1,637.62
Other Income/Expense			
Other Income			
Interest Income	7.51	0.00	7.51
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,552.09	8,544.58	7.51
Other Expense			
Interest Expense	1,817.64	0.00	1,817.64
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	2,358.69	0.00	2,358.69
Lighting	233.97	0.00	233.97

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Profit & Loss Budget vs. Actual

October 2018

	Oct 18	Budget	\$ Over Budget
Miscellaneous	0.00	0.00	0.00
Painting	12,448.11	0.00	12,448.11
Paving	0.00	0.00	0.00
Plumbing & Mechanical	6,825.00	0.00	6,825.00
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	21,865.77	0.00	21,865.77
Total Other Expense	23,683.41	0.00	23,683.41
Net Other Income	-15,131.32	8,544.58	-23,675.90
Net Income	-9,223.29	12,814.99	-22,038.28

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Vista Park Villas Condominium Association

Profit & Loss Budget vs. Actual

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Accrual Basis

April through October 2018

	Apr - Oct 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	257,364.79	251,157.06	6,207.73
Violation Income	180.00		
Total Income	257,544.79	251,157.06	6,387.73
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	280.00	-280.00
Common Area Maintenance	1,800.00	4,404.19	-2,604.19
Common Area Supplies	1,971.77	4,200.00	-2,228.23
Drain Maintenance	2,850.00	1,050.00	1,800.00
Fire Extinguishers & Hydrants	1,762.30	1,500.00	262.30
Irrigation	5,210.41	4,929.19	281.22
Janitorial Contract	4,980.00	3,500.00	1,480.00
Landscape Extra	1,384.86	1,750.00	-365.14
Landscape Service	23,887.50	23,905.00	-17.50
Pest Control	944.00	1,750.00	-806.00
Plumbing Repairs	2,130.73	1,400.00	730.73
Pool Extra	2,384.50	1,400.00	984.50
Pool Gate	0.00	280.00	-280.00
Pool Maintenance	1,820.00	1,983.31	-163.31
Total GENERAL MAINTENANCE	51,126.07	52,331.69	-1,205.62
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	1,925.00	-1,925.00
Bank Fee	40.00	0.00	40.00
Insurance Expense	13,865.86	14,000.00	-134.14
Legal Fees	226.00	4,083.31	-3,857.31
Management Fees	12,650.00	10,850.00	1,800.00
Misc General & Admin Expenses	816.81	291.69	525.12
Permits/License/Fees	0.00	210.00	-210.00
Postage	749.12	87.50	661.62
PWB Loan	46,728.01	46,760.00	-31.99
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	77,135.80	79,417.50	-2,281.70
Total OPERATING EXPENSES	77,135.80	79,417.50	-2,281.70
UTILITIES			
Electricity	4,961.63	4,083.31	878.32
Internet	1,050.00	875.00	175.00
Trash Removal	15,572.05	13,766.69	1,805.36
Water/Sewer	45,256.94	46,500.00	-1,243.06
Total UTILITIES	66,840.62	65,225.00	1,615.62
Total Expense	195,102.49	196,974.19	-1,871.70
Net Ordinary Income	62,442.30	54,182.87	8,259.43
Other Income/Expense			
Other Income			
Interest Income	144.19	0.00	144.19
Reserve Budget Income	59,812.06	59,812.06	0.00
Total Other Income	59,956.25	59,812.06	144.19
Other Expense			
Interest Expense	13,412.00	0.00	13,412.00
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	10,148.85	0.00	10,148.85

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Profit & Loss Budget vs. Actual

April through October 2018

	Apr - Oct 18	Budget	\$ Over Budget
Lighting	2,894.20	0.00	2,894.20
Miscellaneous	0.00	0.00	0.00
Painting	50,183.11	0.00	50,183.11
Paving	0.00	0.00	0.00
Plumbing & Mechanical	27,774.00	0.00	27,774.00
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	91,000.16	0.00	91,000.16
Total Other Expense	104,412.16	0.00	104,412.16
Net Other Income	-44,455.91	59,812.06	-104,267.97
Net Income	17,986.39	113,994.93	-96,008.54