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Accrual Basis

Vista Park Villas Condominium Association
Balance Sheet
As of November 30, 2018

	Nov 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Pacific Western Bank (6843)	49,229.08
Reserve - Pacific Western Bank	
Reserve-Contingency	23,419.42
Reserve-Fences & Wood Repairs	29,798.91
Reserve-Landscape & Trees	14,345.54
Reserve-Lighting	21,799.77
Reserve-Miscellaneous	10,442.73
Reserve-Painting	-45,231.11
Reserve-Paving	85,885.00
Reserve-Plumbing & Mechanical	-27,601.07
Reserve-Pool	14,100.00
Reserve-Pool Meeting Room	-75,454.41
Reserve-Roofing & Decks	112,085.88
Reserve - Interest Income	46.41
Total Reserve - Pacific Western Bank	163,637.07
Total Checking/Savings	212,866.15
Accounts Receivable	
Accounts Receivable	6,981.17
Total Accounts Receivable	6,981.17
Total Current Assets	219,847.32
TOTAL ASSETS	219,847.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	29,269.22
Total Accounts Payable	29,269.22
Total Current Liabilities	29,269.22
Long Term Liabilities	
Pacific Western Loan	405,784.81
Total Long Term Liabilities	405,784.81
Total Liabilities	435,054.03
Equity	
Loan Payment Holding Equity	53,403.44
Opening Balance Equity	-212,785.32
Reserve Budget Holding Account	-85,445.80
Retained Earnings	-12,121.19
Net Income	41,742.16
Total Equity	-215,206.71
TOTAL LIABILITIES & EQUITY	219,847.32

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Accrual Basis

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

	Nov 18	Budget	$ Over Bu...
Ordinary Income/Expense			
Income			
Assessments	36,036.00	35,879.58	156.42
Total Income	36,036.00	35,879.58	156.42
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	515.00	629.17	-114.17
Common Area Supplies	11.83	600.00	-588.17
Drain Maintenance	0.00	150.00	-150.00
Fire Extinguishers & Hydrants	1,116.44	125.00	991.44
Irrigation	0.00	704.17	-704.17
Janitorial Contract	660.00	500.00	160.00
Landscape Extra	310.47	250.00	60.47
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	0.00	250.00	-250.00
Plumbing Repairs	799.46	200.00	599.46
Pool Extra	0.00	200.00	-200.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	0.00	283.33	-283.33
Total GENERAL MAINTENANCE	6,825.70	7,386.67	-560.97
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	1,933.24	2,000.00	-66.76
Legal Fees	1,715.00	583.33	1,131.67
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	39.00	41.67	-2.67
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	0.00	0.00	0.00
Total ADMINISTRATIVE	12,266.67	11,172.50	1,094.17
Total OPERATING EXPENSES	12,266.67	11,172.50	1,094.17
UTILITIES			
Electricity	576.55	583.33	-6.78
Internet	115.00	125.00	-10.00
Trash Removal	1,940.84	1,966.67	-25.83
Water/Sewer	907.04	1,500.00	-592.96
Total UTILITIES	3,539.43	4,175.00	-635.57
Total Expense	22,631.80	22,734.17	-102.37
Net Ordinary Income	13,404.20	13,145.41	258.79
Other Income/Expense			
Other Income			
Interest Income	7.32	0.00	7.32
Reserve Budget Income	25,633.74	8,544.58	17,089.16
Total Other Income	25,641.06	8,544.58	17,096.48
Other Expense			
Interest Expense	1,856.27	0.00	1,856.27
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	6,615.37	0.00	6,615.37
Lighting	0.00	0.00	0.00

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

	Nov 18	Budget	$ Over Bu...
Miscellaneous	0.00	0.00	0.00
Painting	6,800.00	0.00	6,800.00
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	13,415.37	0.00	13,415.37
Total Other Expense	15,271.64	0.00	15,271.64
Net Other Income	10,369.42	8,544.58	1,824.84
Net Income	**23,773.62**	**21,689.99**	**2,083.63**

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Accrual Basis

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

	Apr - Nov 18	Budget	$ Over Bu...
Ordinary Income/Expense			
Income			
Assessments	293,361.79	287,036.64	6,325.15
Violation Income	180.00		
Total Income	293,541.79	287,036.64	6,505.15
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	320.00	-320.00
Common Area Maintenance	2,315.00	5,033.36	-2,718.36
Common Area Supplies	1,983.60	4,800.00	-2,816.40
Drain Maintenance	1,750.00	1,200.00	550.00
Fire Extinguishers & Hydrants	2,878.74	1,500.00	1,378.74
Irrigation	5,210.41	5,633.36	-422.95
Janitorial Contract	5,640.00	4,000.00	1,640.00
Landscape Extra	1,695.33	2,000.00	-304.67
Landscape Service	27,300.00	27,320.00	-20.00
Pest Control	1,652.00	2,000.00	-348.00
Plumbling Repairs	2,930.19	1,600.00	1,330.19
Pool Extra	2,384.50	1,600.00	784.50
Pool Gate	0.00	320.00	-320.00
Pool Maintenance	1,820.00	2,266.64	-446.64
Total GENERAL MAINTENANCE	57,559.77	59,593.36	-2,033.59
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	2,200.00	-2,200.00
Bank Fee	48.00	0.00	48.00
Insurance Expense	15,799.10	16,000.00	-200.90
Legal Fees	1,941.00	4,666.64	-2,725.64
Management Fees	14,500.00	12,400.00	2,100.00
Misc General & Admin Expenses	855.81	333.36	522.45
Permits/License/Fees	0.00	240.00	-240.00
Postage	795.12	100.00	695.12
PWB Loan	53,403.44	53,440.00	-36.56
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	89,402.47	90,590.00	-1,187.53
Total OPERATING EXPENSES	89,402.47	90,590.00	-1,187.53
UTILITIES			
Electricity	5,515.21	4,666.64	848.57
Internet	1,165.00	1,000.00	165.00
Trash Removal	17,512.89	15,733.36	1,779.53
Water/Sewer	46,557.80	48,000.00	-1,442.20
Total UTILITIES	70,750.90	69,400.00	1,350.90
Total Expense	217,713.14	219,583.36	-1,870.22
Net Ordinary Income	75,828.65	67,453.28	8,375.37
Other Income/Expense			
Other Income			
Interest Income	151.51	0.00	151.51
Reserve Budget Income	85,445.80	68,356.64	17,089.16
Total Other Income	85,597.31	68,356.64	17,240.67
Other Expense			
Interest Expense	15,268.27	0.00	15,268.27
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	16,764.22	0.00	16,764.22

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Accrual Basis

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

	Apr - Nov 18	Budget	$ Over Bu...
Lighting	2,894.20	0.00	2,894.20
Miscellaneous	0.00	0.00	0.00
Painting	56,983.11	0.00	56,983.11
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	104,415.53	0.00	104,415.53
Total Other Expense	119,683.80	0.00	119,683.80
Net Other Income	-34,086.49	68,356.64	-102,443.13
Net Income	**41,742.16**	**135,809.92**	**-94,067.76**