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Accrual Basis

Vista Park Villas Condominium Association
Balance Sheet
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Pacific Western Bank (6843)	50,967.45
Reserve - Pacific Western Bank	
Reserve-Contingency	24,153.16
Reserve-Fences & Wood Repairs	30,698.91
Reserve-Landscape & Trees	13,874.17
Reserve-Lighting	22,629.89
Reserve-Miscellaneous	11,942.73
Reserve-Painting	-46,031.11
Reserve-Paving	72,476.00
Reserve-Plumbing & Mechanical	-37,926.07
Reserve-Pool	15,600.00
Reserve-Pool Meeting Room	-73,954.41
Reserve-Roofing & Decks	115,085.88
Reserve - Interest Income	66.70
Total Reserve - Pacific Western Bank	148,615.85
Total Checking/Savings	199,583.30
Accounts Receivable	
Accounts Receivable	8,882.08
Total Accounts Receivable	8,882.08
Total Current Assets	208,465.38
TOTAL ASSETS	**208,465.38**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	23,658.03
Total Accounts Payable	23,658.03
Total Current Liabilities	23,658.03
Long Term Liabilities	
Pacific Western Loan	391,158.49
Total Long Term Liabilities	391,158.49
Total Liabilities	414,816.52
Equity	
Loan Payment Holding Equity	73,429.73
Opening Balance Equity	-212,785.32
Reserve Budget Holding Account	-111,079.54
Retained Earnings	-12,121.19
Net Income	56,205.18
Total Equity	-206,351.14
TOTAL LIABILITIES & EQUITY	**208,465.38**

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
February 2019

	Feb 19	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	36,280.00	35,879.58	400.42
Total Income	36,280.00	35,879.58	400.42
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	480.00	629.17	-149.17
Common Area Supplies	17.10	600.00	-582.90
Drain Maintenance	435.00	450.00	-15.00
Fire Extinguishers & Hydrants	0.00	0.00	0.00
Irrigation	0.00	704.17	-704.17
Janitorial Contract	580.00	500.00	80.00
Landscape Extra	263.97	250.00	13.97
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	236.00	250.00	-14.00
Plumbling Repairs	0.00	200.00	-200.00
Pool Extra	320.00	200.00	120.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	190.00	283.33	-93.33
Total GENERAL MAINTENANCE	5,934.57	7,561.67	-1,627.10
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	0.00	0.00	0.00
Bad Debt	0.00	275.00	-275.00
Bank Fee	0.00	0.00	0.00
Insurance Expense	1,933.24	2,000.00	-66.76
Legal Fees	850.00	583.33	266.67
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	176.50	41.67	134.83
Permits/License/Fees	0.00	30.00	-30.00
Postage	66.35	12.50	53.85
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	0.00	0.00	0.00
Total ADMINISTRATIVE	11,551.52	11,172.50	379.02
Total OPERATING EXPENSES	11,551.52	11,172.50	379.02
UTILITIES			
Electricity	412.46	583.33	-170.87
Internet	115.00	125.00	-10.00
Trash Removal	1,940.84	1,966.67	-25.83
Water/Sewer	180.07	1,500.00	-1,319.93
Total UTILITIES	2,648.37	4,175.00	-1,526.63
Total Expense	20,134.46	22,909.17	-2,774.71
Net Ordinary Income	16,145.54	12,970.41	3,175.13
Other Income/Expense			
Other Income			
Interest Income	6.29	0.00	6.29
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,550.87	8,544.58	6.29
Other Expense			
Interest Expense	1,812.33	0.00	1,812.33
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	0.00	0.00	0.00
Lighting	0.00	0.00	0.00

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
February 2019

	Feb 19	Budget	$ Over Budget
Miscellaneous	0.00	0.00	0.00
Painting	0.00	0.00	0.00
Paving	16,409.00	0.00	16,409.00
Plumbling & 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	16,409.00	0.00	16,409.00
Total Other Expense	18,221.33	0.00	18,221.33
Net Other Income	-9,670.46	8,544.58	-18,215.04
Net Income	6,475.08	21,514.99	-15,039.91

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Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
April 2018 through February 2019

	Apr '18 - Feb 19	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	402,935 79	394,675 38	8 260 41
Violation Income	195 00		
Total Income	403,130.79	394,675.38	8,455 41
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	462 00	440 00	22 00
Common Area Maintenance	3,065 00	6,920 87	-3,855 87
Common Area Supplies	2,169 07	6,600 00	-4,430 93
Drain Maintenance	2,185 00	1,800.00	385 00
Fire Extinguishers & Hydrants	2,878 74	1,500 00	1 378 74
Irrigation	5,811 66	7,745 87	-1,934 21
Janitorial Contract	7,460 00	5,500 00	1,960 00
Landscape Extra	2,267 49	2,750.00	-482 51
Landscape Service	37,714 54	37,565 00	149 54
Pest Control	2,596 00	2,750 00	-154 00
Plumbling Repairs	3,347 70	2,200 00	1 147 70
Pool Extra	2,814 50	2,200 00	614 50
Pool Gate	25 00	440 00	-415 00
Pool Maintenance	2,390 00	3,116 63	-726 63
Total GENERAL MAINTENANCE	75 186 70	81,528 37	-6 341 67
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050 00	1,200 00	850 00
Bad Debt	0 00	3 025 00	-3,025 00
Bank Fee	48 00	0 00	48 00
Insurance Expense	22 188.82	22,000 00	188 82
Legal Fees	2,926 00	6,416 63	-3 490.63
Management Fees	20,050.00	17,050 00	3,000 00
Misc General & Admin Expenses	1,103.71	458 37	645 34
Permits/License/Fees	329 00	330 00	-1.00
Postage	971.72	137 50	834 22
PWB Loan	73,429.73	73,480 00	-50 27
Taxes	10 00	10 00	0.00
Total ADMINISTRATIVE	123,106 98	124,107 50	-1,000 52
Total OPERATING EXPENSES	123,106 98	124 107 50	-1 000 52
UTILITIES			
Electricity	7,072 32	6,416.63	655 69
Internet	1,510 00	1,375 00	135 00
Trash Removal	23,335 41	21,633 37	1 702 04
Water/Sewer	58,612 89	61 500 00	-2,887 11
Total UTILITIES	90,530.62	90,925 00	-394 38
Total Expense	288,824.30	296 560.87	-7,736.57
Net Ordinary Income	114,306 49	98,114.51	16 191 98
Other Income/Expense			
Other Income			
Interest Income	171 80	0 00	171 80
Reserve Budget Income	111,079.54	93,990 38	17 089 16
Total Other Income	111,251 34	93 990 38	17,260 96
Other Expense			
Interest Expense	20,668 24	0 00	20 668 24
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 2018 through February 2019

	Apr '18 - Feb 19	Budget	$ Over Budget
Lighting	3,564.08	0.00	3,564.08
Miscellaneous	0.00	0.00	0.00
Painting	56,983.11	0.00	56,983.11
Paving	16,409.00	0.00	16,409.00
Plumbing & Mechanical	41,099.00	0.00	41,099.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	540.00	0.00	540.00
RESERVE - Other	13,325.00		
Total RESERVE	148,684.41	0.00	148,684.41
Total Other Expense	169,352.65	0.00	169,352.65
Net Other Income	-58,101.31	93,990.38	-152,091.69
Net Income	**56,205.18**	**192,104.89**	**-135,899.71**