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Accrual Basis

Vista Park Villas Condominium Association
Balance Sheet
As of March 31, 2019

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Pacific Western Bank (6843)	60,248.81
Reserve - Pacific Western Bank	
Reserve-Contingency	24,397.74
Reserve-Fences & Wood Repairs	30,998.91
Reserve-Landscape & Trees	14,638.17
Reserve-Lighting	23,129.89
Reserve-Miscellaneous	12,442.73
Reserve-Painting	-48,791.11
Reserve-Paving	73,476.00
Reserve-Plumbing & Mechanical	-50,251.07
Reserve-Pool	16,100.00
Reserve-Pool Meeting Room	-73,454.41
Reserve-Roofing & Decks	116,085.88
Reserve - Interest Income	73.13
Total Reserve - Pacific Western Bank	138,845.86
Total Checking/Savings	199,094.67
Accounts Receivable	
Accounts Receivable	12,060.18
Total Accounts Receivable	12,060.18
Total Current Assets	211,154.85
TOTAL ASSETS	211,154.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	27,778.22
Total Accounts Payable	27,778.22
Total Current Liabilities	27,778.22
Long Term Liabilities	
Pacific Western Loan	391,158.49
Total Long Term Liabilities	391,158.49
Total Liabilities	418,936.71
Equity	
Loan Payment Holding Equity	80,105.16
Opening Balance Equity	-212,785.32
Reserve Budget Holding Account	-119,624.12
Retained Earnings	-12,121.19
Net Income	56,643.61
Total Equity	-207,781.86
TOTAL LIABILITIES & EQUITY	211,154.85

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

	Mar 19	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	37,430.10	35,879.58	1,550.52
Total Income	37,430.10	35,879.58	1,550.52
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	110.00	629.17	-519.17
Common Area Supplies	-3.92	600.00	-603.92
Drain Maintenance	87.00	0.00	87.00
Dumpster Cleaning	120.00		
Fire Extinguishers & Hydrants	0.00	0.00	0.00
Irrigation	350.47	704.17	-353.70
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
Plumbling Repairs	311.05	200.00	111.05
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	5,123.10	7,111.67	-1,988.57
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	185.00	583.33	-398.33
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	48.50	41.67	6.83
Permits/License/Fees	0.00	30.00	-30.00
Postage	50.60	12.50	38.10
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	0.00	0.00	0.00
Total ADMINISTRATIVE	10,742.77	11,172.50	-429.73
Total OPERATING EXPENSES	10,742.77	11,172.50	-429.73
UTILITIES			
Electricity	516.63	583.33	-66.70
Internet	115.00	125.00	-10.00
Trash Removal	1,940.84	1,966.67	-25.83
Water/Sewer	7,601.45	10,500.00	-2,898.55
Total UTILITIES	10,173.92	13,175.00	-3,001.08
Total Expense	26,039.79	31,459.17	-5,419.38
Net Ordinary Income	11,390.31	4,420.41	6,969.90
Other Income/Expense			
Other Income			
Interest Income	6.43	0.00	6.43
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,551.01	8,544.58	6.43
Other Expense			
Interest Expense	0.00	0.00	0.00
RESERVE			
Contingency	4,290.00	0.00	4,290.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	0.00	0.00	0.00

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Accrual Basis

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

	Apr '18 - Mar 19	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	440,443.89	430,554.96	9,888.93
Violation Income	195.00		
Total Income	440,638.89	430,554.96	10,083.93
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	462.00	480.00	-18.00
Common Area Maintenance	3,175.00	7,550.04	-4,375.04
Common Area Supplies	2,165.15	7,200.00	-5,034.85
Drain Maintenance	2,272.00	1,800.00	472.00
Dumpster Cleaning	120.00		
Fire Extinguishers & Hydrants	3,278.74	1,500.00	1,778.74
Irrigation	6,162.13	8,450.04	-2,287.91
Janitorial Contract	7,960.00	6,000.00	1,960.00
Landscape Extra	2,267.49	3,000.00	-732.51
Landscape Service	41,127.04	40,980.00	147.04
Pest Control	2,832.00	3,000.00	-168.00
Plumbing Repairs	3,658.75	2,400.00	1,258.75
Pool Extra	2,814.50	2,400.00	414.50
Pool Gate	25.00	480.00	-455.00
Pool Maintenance	2,580.00	3,399.96	-819.96
Total GENERAL MAINTENANCE	80,899.80	88,640.04	-7,740.24
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	3,300.00	-3,300.00
Bank Fee	48.00	0.00	48.00
Insurance Expense	24,122.06	24,000.00	122.06
Legal Fees	3,111.00	6,999.96	-3,888.96
Management Fees	21,900.00	18,600.00	3,300.00
Misc General & Admin Expenses	1,152.21	500.04	652.17
Permits/License/Fees	329.00	360.00	-31.00
Postage	1,022.32	150.00	872.32
PWB Loan	80,105.16	80,160.00	-54.84
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	133,849.75	135,280.00	-1,430.25
Total OPERATING EXPENSES	133,849.75	135,280.00	-1,430.25
UTILITIES			
Electricity	7,601.14	6,999.96	601.18
Internet	1,625.00	1,500.00	125.00
Trash Removal	25,276.25	23,600.04	1,676.21
Water/Sewer	65,388.04	72,000.00	-6,611.96
Total UTILITIES	99,890.43	104,100.00	-4,209.57
Total Expense	314,639.98	328,020.04	-13,380.06
Net Ordinary Income	125,998.91	102,534.92	23,463.99
Other Income/Expense			
Other Income			
Interest Income	178.23	0.00	178.23
Reserve Budget Income	119,624.12	102,534.96	17,089.16
Total Other Income	119,802.35	102,534.96	17,267.39
Other Expense			
Interest Expense	20,668.24	0.00	20,668.24
RESERVE			
Contingency	4,290.00	0.00	4,290.00
Fences/Wood	0.00	0.00	0.00

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