

ITAL MGT., INC
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ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	57,587.40	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		64,086.40
RESERVE ASSETS		
PWB-RES MMKT	<u>133,497.77</u>	
TOTAL RESERVE ASSETS		133,497.77
OTHER ASSETS		
ACCOUNTS RECEIVABLE	6,034.52	
LOAN PROCEEDS TO RESERVES	<u>498,224.09</u>	
TOTAL OTHER ASSETS		<u>504,258.61</u>
TOTAL ASSETS		<u><u>701,842.78</u></u>

LIABILITIES

PREPAID ASSESSMENT	3,744.82	
LOAN	<u>529,547.09</u>	
TOTAL LIABILITIES		533,291.91

RESERVES

RESERVE ROOFING/DECKS	87,536.88
RESERVE ROOFING/DECKS	(4,800.00)
RESERVE PAINTING	54,337.00
RESERVE PAINTING-PD OUT	(60,750.00)
RESERVE LANDSCAPE/TREES	18,580.39
RES LANDSCAPE/TREES-PD OUT	(4,817.00)
POOL MTG ROOM	2,500.00
RESERVE LIGHTING	18,623.00
RESERVE CONTINGENCY	29,618.49
RESERVE PAVING	49,686.00
RESERVE PAVING-PD OUT	(1,100.00)
MECHANICAL/PLUMBING	12,321.25
MECHANICAL/PLUMBING-PD OUT	(7,500.00)
RESERVE INTEREST	239.03
RESERVE POOL	8,700.00
POOL MEETING ROOM RESERVE	(90,414.41)
RESERVE MISCELLANEOUS	4,162.00
RESERVE MISCELLANEOUS-PD OUT	(2,973.77)
RESERVE FENCE/WOOD REPAIR	22,459.91
RES FENCE/WOOD REP-PD OUT	<u>(2,911.00)</u>

TOTAL RESERVES

133,497.77

VPV VISTA PARK VILLAS CA
Balance Sheet
08/31/2016

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ST., INC

ITAL			
JOR YEAR PROFIT(LOSS)	50,085.63		
URRENT EARNINGS (LOSS)	<u>(15,032.53)</u>		
TOTAL CAPITAL		<u>35,053.10</u>	
TOTAL LIABILITIES/RESERVES/CAP			<u><u>701,842.78</u></u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
08/31/2016

IGT., INC

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
CONDOMINIUM DUES	34,040	34,040	0	170,200	170,200	0
RENTAL INCOME	150	0	150	150	0	150
SALES INCOME	222	0	222	306	0	306
CONDOMINIUM FEES	(100)	0	(100)	(250)	0	(250)
INTEREST	0	0	0	(109)	0	(109)
OTHER INCOME	0	0	0	(30)	0	(30)
TOTAL INCOME	34,312	34,040	272	170,267	170,200	67
EXPENSES						
UTILITIES						
ELECTRIC	641	550	(91)	2,870	2,750	(120)
WATER/SEWER	9,526	5,800	(3,726)	28,275	29,000	725
TRASH SERVICE	1,795	1,825	30	9,034	9,125	91
TOTAL UTILITIES	11,963	8,175	(3,788)	40,179	40,875	696
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	17,063	17,075	13
LANDSCAPE EXTRAS	916	200	(716)	2,294	1,000	(1,294)
IRRIGATION	474	800	326	2,890	4,000	1,110
COMMON AREA MAINTENANCE	639	650	11	2,004	3,250	1,246
COMMON AREA SUPPLIES	112	600	488	617	3,000	2,383
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	2,500	0	(2,500)
PEST CONTROL CONTRACT	236	245	9	1,180	1,225	45
JANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	2,500	2,500
PLUMBING REPAIRS	185	200	15	528	1,000	472
DRAINS-CLEAN/CLEAR	0	125	125	0	625	625
POOL MAINTENANCE	260	235	(25)	1,230	1,175	(55)
POOL EXTRAS	442	200	(242)	1,120	1,000	(120)
GATE MAINTENANCE & REPAIRS	644	40	(604)	644	200	(444)
FIRE EXTING/HYDRANT	150	125	(25)	150	625	475
TOTAL GENERAL MAINTENANCE	7,971	7,335	(636)	32,220	36,675	4,455
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	9,750	9,750	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	650	650
INSURANCE	1,934	1,950	16	9,670	9,750	80
TAXES	0	1	1	10	5	(5)
LICENSE FEES & PERMITS	0	30	30	0	150	150
MISC ADMIN	(25)	0	25	446	0	(446)
LEGAL FEES/COLLECTION	(63)	250	313	2,829	1,250	(1,579)
AUDIT & TAX PREP	0	100	100	1,000	500	(500)
LOAN INTEREST	2,413	6,680	4,267	12,102	33,400	21,298
LOAN PRINCIPAL	4,262	0	(4,262)	21,275	0	(21,275)
BAD DEBT EXPENSE	0	275	275	0	1,375	1,375
TOTAL ADMINISTRATIVE	10,471	11,366	895	57,081	56,830	(251)
TOTAL OPERATING EXPENSES	30,405	26,876	(3,529)	129,480	134,380	4,900
NET OPERATING INCOME	3,907	7,164	(3,257)	40,787	35,820	4,967
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	7,500	7,500	0
RESERVE PAINTING	1,350	1,350	0	6,750	6,750	0
RESERVE LANDSCAPE/TREES	600	600	0	3,000	3,000	0
POOL MTG ROOM	500	500	0	2,500	2,500	0
RESERVE FENCE/WOOD REPAIR	500	500	0	2,500	2,500	0
RESERVE LIGHTING	150	150	0	750	750	0
RESERVE CONTINGENCY	89	89	0	445	445	0

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VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
08/31/2016

IAL MGT., INC
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	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ERVE PAVING	1,000	1,000	0	5,000	5,000	0
MECHANICAL/PLUMBING	1,075	1,075	0	20,375	5,375	(15,000)
ERVE POOL	100	100	0	500	500	0
ERVE MISCELLANEOUS	300	300	0	6,500	1,500	(5,000)
	<u>7,164</u>	<u>7,164</u>	<u>0</u>	<u>55,820</u>	<u>35,820</u>	<u>(20,000)</u>
TOTAL RESERVE ADDITIONS						
	<u>7,164</u>	<u>7,164</u>	<u>0</u>	<u>55,820</u>	<u>35,820</u>	<u>(20,000)</u>
CASH FLOW	(3,257)	0	(3,257)	(15,033)	0	(15,033)
	<u><u>(3,257)</u></u>	<u><u>0</u></u>	<u><u>(3,257)</u></u>	<u><u>(15,033)</u></u>	<u><u>0</u></u>	<u><u>(15,033)</u></u>

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VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
08/31/2016

NTAL MGT., INC
#111
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		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
J	ASSOCIATION DUES	34,040.00	34,040	100.00	170,200.00	170,200	100.00
10	KEY INCOME	150.00	0	0.00	150.00	0	0.00
160	LATE FEE INCOME	222.00	0	0.00	306.28	0	0.00
4161	VIOLATION FEES	(100.00)	0	0.00	(250.00)	0	0.00
4190	INTEREST	0.00	0	0.00	(109.19)	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	(30.00)	0	0.00
	TOTAL INCOME	34,312.00	34,040	100.80	170,267.09	170,200	100.04
	EXPENSES						
6011	ELECTRIC	641.36	550	116.61	2,870.09	2,750	104.37
6030	WATER/SEWER	9,526.44	5,800	164.25	28,274.78	29,000	97.50
6050	TRASH SERVICE	1,794.79	1,825	98.34	9,033.95	9,125	99.00
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.93	17,062.50	17,075	99.93
6111	LANDSCAPE EXTRAS	916.40	200	458.20	2,294.10	1,000	229.41
6112	IRRIGATION	473.51	800	59.19	2,890.12	4,000	72.25
6120	COMMON AREA MAINTENANCE	639.06	650	98.32	2,004.06	3,250	61.66
6121	COMMON AREA SUPPLIES	112.08	600	18.68	616.78	3,000	20.56
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	0	0.00	2,500.00	0	0.00
6125	PEST CONTROL CONTRACT	236.00	245	96.33	1,180.00	1,225	96.33
6140	JANITORIAL/CONTRACT & SUPPLIES	0.00	500	0.00	0.00	2,500	0.00
6143	PLUMBING REPAIRS	185.25	200	92.63	528.01	1,000	52.80
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	0.00	625	0.00
6150	POOL MAINTENANCE	260.00	235	110.64	1,230.00	1,175	104.68
6151	POOL EXTRAS	442.00	200	221.00	1,120.00	1,000	112.00
6160	GATE MAINTENANCE & REPAIRS	644.00	40	1,610.00	644.00	200	322.00
6171	FIRE EXTING/HYDRANT	150.00	125	120.00	150.00	625	24.00
6200	MANAGEMENT	1,950.00	1,950	100.00	9,750.00	9,750	100.00
6201	MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	650	0.00
6220	INSURANCE	1,933.91	1,950	99.17	9,669.55	9,750	99.17
6230	TAXES	0.00	1	0.00	10.00	5	200.00
6236	LICENSE FEES & PERMITS	0.00	30	0.00	0.00	150	0.00
6245	MISC ADMIN	(25.00)	0	0.00	445.53	0	0.00
6250	LEGAL FEES/COLLECTION	(63.00)	250	(25.20)	2,829.00	1,250	226.32
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	500	200.00
6401	LOAN INTEREST	2,413.26	6,680	36.13	12,102.38	33,400	36.23
6401.1	LOAN PRINCIPAL	4,262.17	0	0.00	21,274.77	0	0.00
6500	BAD DEBT EXPENSE	0.00	275	0.00	0.00	1,375	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	7,500.00	7,500	100.00
6905	RESERVE PAINTING	1,350.00	1,350	100.00	6,750.00	6,750	100.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	3,000.00	3,000	100.00
6907	POOL MTG ROOM	500.00	500	100.00	2,500.00	2,500	100.00
6908	RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	2,500.00	2,500	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	750.00	750	100.00
6910	RESERVE CONTINGENCY	89.00	89	100.00	445.00	445	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	5,000.00	5,000	100.00
6929	RES MECHANICAL/PLUMBING	1,075.00	1,075	100.00	20,375.00	5,375	379.07
6954	RESERVE POOL	100.00	100	100.00	500.00	500	100.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	6,500.00	1,500	433.33
	TOTAL EXPENSES	37,568.73	34,040	110.37	185,299.62	170,200	108.87
	TOTAL PROFIT (LOSS)	(3,256.73)	0	0.00	(15,032.53)	0	0.00

VPV VISTA PARK VILLAGE CO.
12 Month Spreadsheet Operating Statement
08/31/2016

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD	
ASSOCIATION DUES	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170,200.00	99.96%
KEY INCOME	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.08%
LATE FEE INCOME	253.40	74.00	(243.12)	0.00	222.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	306.28	0.18%
VIOLATION FEES	0.00	0.00	(300.00)	150.00	(100.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(250.00)	-0.15%
INTEREST	0.00	0.00	(109.19)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(109.19)	-0.06%
MISCELLANEOUS INCOME	0.00	0.00	(30.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(30.00)	-0.02%
TOTAL INCOME	34,293.40	34,114.00	33,357.89	34,190.00	34,312.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170,267.09	100.00%
EXPENSES														
ELECTRIC	571.72	502.12	640.88	514.03	641.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,870.09	1.69%
WATER/SEWER	8,817.30	839.32	8,245.36	1,046.38	9,526.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,274.78	16.61%
TRASH SERVICE	1,794.79	1,794.79	1,794.79	1,854.79	1,794.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,033.95	5.31%
LANDSCAPE MAINT CONTRACT	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,062.50	10.02%
LANDSCAPE EXTRAS	1,117.70	280.00	0.00	0.00	916.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,294.10	1.35%
IRRIGATION	1,221.27	378.91	188.77	631.68	473.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,890.12	1.70%
COMMON AREA MAINTENANCE	945.00	420.00	0.00	0.00	639.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,004.06	1.18%
COMMON AREA SUPPLIES	440.91	63.79	0.00	0.00	112.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	618.78	0.36%
GENERAL/MISCELLANEOUS MA	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	1.47%
PEST CONTROL CONTRACT	236.00	236.00	236.00	236.00	236.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,180.00	0.69%
PLUMBING REPAIRS	167.80	(167.80)	105.80	236.96	185.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	528.01	0.31%
POOL MAINTENANCE	190.00	260.00	260.00	260.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,230.00	0.72%
POOL EXTRAS	90.00	160.00	0.00	428.00	442.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,120.00	0.66%
GATE MAINTENANCE & REPAIR	0.00	0.00	0.00	0.00	644.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.00	0.38%
FIRE EXTINGUISH/HYDRANT	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.09%
MANAGEMENT	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,750.00	5.73%
INSURANCE	1,933.91	1,933.91	1,933.91	1,933.91	1,933.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,669.55	5.68%
TAXES	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.01%
MISC ADMIN	165.53	35.00												