

VPV VISTA PARK VILLAS CA
Balance Sheet
02/29/2016

Page: 1

CONTINENTAL MGT., INC
N AVE #111
E CA 92058

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	63,772.70	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		70,271.70
RESERVE ASSETS		
PWB-RES MMKT	<u>163,267.09</u>	
TOTAL RESERVE ASSETS		163,267.09
OTHER ASSETS		
ACCOUNTS RECEIVABLE	4,738.63	
LOAN PROCEEDS TO RESERVES	<u>523,745.87</u>	
TOTAL OTHER ASSETS		<u>528,484.50</u>
TOTAL ASSETS		<u>762,023.29</u>

LIABILITIES

PREPAID ASSESSMENT	1,733.02	
LOAN	<u>555,068.87</u>	
TOTAL LIABILITIES		556,801.89
RESERVES		
RESERVE ROOFING/DECKS	80,646.00	
RESERVE ROOFING/DECKS	(4,594.00)	
RESERVE PAINTING	84,606.00	
RESERVE PAINTING-PD OUT	(38,019.00)	
RESERVE LANDSCAPE/TREES	72,074.39	
RES LANDSCAPE/TREES-PD OUT	(57,094.00)	
RESERVE LIGHTING	17,723.00	
RESERVE CONTINGENCY	29,092.49	
RESERVE PAVING	43,686.00	
LOAN PROCEEDS TO RES-PD OUT	2,484.88	
MECHANICAL/PLUMBING	30,313.25	
MECHANICAL/PLUMBING-PD OUT	(39,367.00)	
RESERVE INTEREST	155.58	
RESERVE POOL	19,788.00	
RESERVE POOL-PD OUT	(11,688.00)	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	9,595.00	
RESERVE MISCELLANEOUS-PD OUT	(6,096.00)	
RESERVE FENCE/WOOD REPAIR	<u>20,374.91</u>	
TOTAL RESERVES		163,267.09

CAPITAL



VPV VISTA PARK VILLAS CA
Balance Sheet
02/29/2016

Page: 2

CONTINENTAL MGT., INC
N AVE #111
DE CA 92058

PRIOR YEAR PROFIT(LOSS)	111,921.66	
CURRENT EARNINGS (LOSS)	<u>(69,967.35)</u>	
TOTAL CAPITAL		<u>41,954.31</u>
TOTAL LIABILITIES/RESERVES/CAP		<u>762,023.29</u>

VPV VISTA PARK VILLAGE
OPERATIONS & BUDGET VARIANCE REPORT
02/29/2016

CONTINENTAL MGT., INC
1111 AVE #111
CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	34,040	34,040	0	374,440	374,440	0
LATE FEE INCOME	115	0	115	483	0	483
VIOLATION FEES	259	0	259	0	0	0
INTEREST	109	0	109	212	0	212
MISCELLANEOUS INCOME	40	0	40	3,429	0	3,429
TOTAL INCOME	34,563	34,040	523	378,564	374,440	4,124
EXPENSES						
UTILITIES						
ELECTRIC	825	600	(225)	6,032	6,600	568
WATER/SEWER	7,802	6,300	(1,502)	57,784	69,300	11,516
TRASH SERVICE	1,830	1,855	25	19,843	20,405	562
TOTAL UTILITIES	10,457	8,755	(1,702)	83,658	96,305	12,647
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,335	(78)	37,375	36,685	(690)
LANDSCAPE EXTRAS	0	250	250	1,340	2,750	1,410
IRRIGATION	0	880	880	7,746	9,680	1,934
COMMON AREA MAINTENANCE	1,130	750	(380)	6,140	8,250	2,110
COMMON AREA SUPPLIES	719	650	(69)	4,699	7,150	2,451
GENERAL/MISCELLANEOUS MAINTENANCE	500	500	0	5,400	5,500	100
LIGHTING MAINTENANCE	0	25	25	36	275	239
PEST CONTROL CONTRACT	236	236	0	2,596	2,596	0
DUMPSTER PICKUPS	0	150	150	0	1,650	1,650
PLUMBING REPAIRS	1,883	200	(1,683)	5,315	2,200	(3,115)
DRAINS-CLEAN/CLEAR	0	125	125	675	1,375	700
POOL MAINTENANCE	190	225	35	2,665	2,475	(190)
POOL EXTRAS	224	215	(9)	2,743	2,365	(378)
GATE MAINTENANCE & REPAIRS	0	50	50	185	550	365
FIRE EXTING/HYDRANT	0	41	41	720	451	(269)
TOTAL GENERAL MAINTENANCE	8,295	7,632	(663)	77,635	83,952	6,317
ADMINISTRATIVE						
MANAGEMENT	1,900	1,900	0	20,900	20,900	0
INSURANCE	1,934	1,870	(64)	21,444	20,570	(874)
TAXES	0	10	10	10	110	100
LICENSE FEES & PERMITS	0	43	43	352	473	121
MISC ADMIN	160	143	(17)	680	1,573	893
LEGAL FEES/COLLECTION	(1,153)	500	1,653	817	5,500	4,683
AUDIT & TAX PREP	0	100	100	1,000	1,100	100
LOAN INTEREST	2,448	2,670	222	28,416	29,370	954
LOAN PRINCIPAL	4,227	4,006	(221)	45,014	44,066	(948)
BAD DEBT EXPENSE	0	400	400	0	4,400	4,400
TOTAL ADMINISTRATIVE	9,516	11,642	2,126	118,633	128,062	9,429
TOTAL OPERATING EXPENSES	28,268	28,029	(239)	279,926	308,319	28,393
NET OPERATING INCOME	6,296	6,011	285	98,639	66,121	32,518
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	16,500	16,500	0
RESERVE PAINTING	1,000	1,000	0	37,000	11,000	(26,000)
RESERVE LANDSCAPE/TREES	600	600	0	6,600	6,600	0
RESERVE FENCE/WOOD REPAIR	280	280	0	3,080	3,080	0
RESERVE LIGHTING	150	150	0	1,650	1,650	0
RESERVE CONTINGENCY	81	81	0	891	891	0
RESERVE PAVING	1,000	1,000	0	11,000	11,000	0
RES MECHANICAL/PLUMBING	1,000	-75,000	0	61,000	11,000	(50,000)

VPV VISTA PARK VILLAS CA
 OPERATIONS & BUDGET VARIANCE REPORT
 02/29/2016

Page: 2

FINANCIAL MGT., INC
 AVE #111
 CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE - LOAN PROCEEDS TO RESERVES	0	0	0	2,485	0	(2,485)
RESERVE POOL	100	100	0	5,100	1,100	(4,000)
RESERVE MISCELLANEOUS	300	300	0	23,300	3,300	(20,000)
TOTAL RESERVE ADDITIONS	<u>6,011</u>	<u>6,011</u>	<u>0</u>	<u>168,606</u>	<u>66,121</u>	<u>(102,485)</u>
CASH FLOW	<u>285</u>	<u>0</u>	<u>285</u>	<u>(69,967)</u>	<u>0</u>	<u>(69,967)</u>

12 Month Spreadsh^r Operating Statement
02/. 016

Operating Statement
02/.016

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD
ASSOCIATION DUES	34,040.00	34,040.00	34,410.00	33,670.00	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	0.00	374,440.00
LABOR FEE INCOME	78.44	37.00	37.00	33.16	74.00	0.00	0.00	37.00	0.00	0.00	114.68	0.00	483.44
VIATION FEES	0.00	0.00	0.00	(229.26)	0.00	0.00	0.00	0.00	0.00	0.00	282.26	0.00	0.00
INTEREST	0.00	16.68	191.82	(138.20)	3.00	0.00	0.00	0.00	0.00	0.00	109.19	0.00	211.93
MISCELLANEOUS INCOME	0.00	0.00	0.00	(10.00)	3,403.78	0.00	0.00	0.00	0.00	0.00	40.00	0.00	3,423.78
TOTAL INCOME	34,118.44	34,092.68	34,598.82	33,290.66	37,551.63	34,040.00	34,040.00	34,077.00	34,040.00	34,114.00	34,563.31	0.00	378,664.18
EXPENSES													
ELECTRIC	483.30	171.98	702.82	427.86	636.38	681.69	0.00	699.40	1,004.23	474.05	825.23	0.00	6,031.62
WATER	7,404.88	7,404.88	8,115.86	1,327.11	8,124.47	1,380.61	0.00	1,792.54	8,812.33	6,944.36	16,205.15	0.00	57,705.54
TRASH SERVICE	1,624.78	1,784.78	1,784.78	1,784.78	1,784.78	1,784.78	1,784.78	1,829.78	1,829.78	1,829.78	1,829.78	0.00	18,642.68
LANDSCAPE MAINT CONTRACT	3,260.00	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	0.00	37,312.50
LANDSCAPE EXTRAS	0.00	0.00	0.00	720.00	0.00	308.00	0.00	0.00	0.00	30.25	0.00	0.00	774.58
IRRIGATION	97.64	86.96	1,174.70	625.00	1,321.30	1,193.73	0.00	1,193.73	1,193.73	1,302.50	0.00	0.00	7,475.68
COMMON AREA MAINT	1,485.00	3,350.00	3,350.00	1,321.30	1,321.30	1,321.30	0.00	0.00	2,110.00	0.00	0.00	0.00	11,937.30
GENERAL MAINT	3,350.00	3,350.00	448.82	383.71	1,316.50	61.48	0.00	0.00	81.67	2,227.50	715.88	0.00	13,020.18
GENERAL/MISCELLANEOUS MA	460.00	460.00	500.00	600.00	500.00	600.00	500.00	500.00	500.00	238.67	1,244.71	0.00	4,689.16
LIGHTING MAINTENANCE	0.00	0.00	35.82	238.00	238.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	5,400.00
PEST CONTROL CONTRACT	238.00	238.00	238.00	238.00	238.00	238.00	238.00	238.00	238.00	238.00	238.00	0.00	2,380.00
PLUMBING REPAIRS	0.00	0.00	0.00	686.98	85.00	85.00	0.00	0.00	0.00	23.00	0.00	0.00	1,030.96
PAINTING/CLEANING	0.00	0.00	0.00	225.00	225.00	225.00	0.00	225.00	225.00	225.00	225.00	0.00	2,250.00
POOL MAINTENANCE	225.00	460.00	225.00	225.00	460.00	460.00	0.00	0.00	0.00	410.19	1,883.34	0.00	2,980.62
POOL EXTRAS	0.00	170.40	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,314.82
GATE MAINTENANCE & REPAIR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRST FLOOR MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAINTENANCE	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	0.00	18,900.00
PAINTING	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	1,889.28	0.00	20,890.00
INSULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LICENSE FEES & PERMITS	0.00	71.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.88
MISC ADMIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LEGAL FEES/COLLECTION	192.90	24.00	0.00	120.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	351.66
AUDIT & TAX PREP	0.00	0.00	1,000.00	0.00	155.45	48.00	42.00	12.00	162.00	0.00	180.00	0.00	1,662.00
LOAN INTEREST	0.00	6,322.50	0.00	2,871.50	2,871.50	2,871.50	2,871.50	2,871.50	2,483.32	2,847.14	0.00	0.00	20,000.00
REVENUE ROOFING / DECKS	8,674.00	3,857.58	4,102.70	4,033.48	4,033.48	4,033.48	4,156.03	4,090.84	4,156.03	4,128.29	4,446.13	0.00	28,416.18
REVENUE PAINTING	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	16,500.00
REVENUE LANDSCAPE/TREES	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	21,000.00	1,000.00	1,000.00	1,000.00	0.00	24,000.00
REVENUE FENCE/WOOD REPAIR	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	0.00	3,040.00
REVENUE LIGHTING	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	0.00	1,760.00
REVENUE CONTINGENCY	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	0.00	671.00
REVENUE MAINTENANCE	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	11,000.00
REVENUE MECHANICAL/PLUMBING	41,000.00	1,000.00	1,000.00	11,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	48,000.00
REVENUE -LOAN PROCEEDS	0.00	2,484.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,484.88
REVENUE POOL	100.00	100.00	100.00	4,100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	5,100.00
REVENUE MISCELLANEOUS	20,300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	23,300.00
TOTAL EXPENSES	93,307.12	29,807.27	35,892.67	48,820.67	37,944.15	29,748.11	34,807.33	43,941.62	35,486.98	27,087.00	34,278.73	0.00	448,531.51
TOTAL PROFIT (LOSS)	(\$6,190.68)	7,106.31	(1,332.86)	(16,623.89)	207.38	4,291.89	(\$87.33)	(9,854.62)	(1,438.98)	7,047.00	284.62	0.00	(18,489.00)

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
02/29/2015

Page: 1

CONTINENTAL MGT., INC
10101 N AVE #111
SIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	34,040.00	34,040	100.00	374,440.00	374,440	100.00
4160	LATE FEE INCOME	114.84	0	0.00	483.44	0	0.00
4161	VIOLATION FEES	258.28	0	0.00	0.00	0	0.00
4190	INTEREST	109.19	0	0.00	211.93	0	0.00
4195	MISCELLANEOUS INCOME	40.00	0	0.00	3,428.79	0	0.00
	TOTAL INCOME	34,563.31	34,040	101.54	378,564.16	374,440	101.10
	EXPENSES						
6011	ELECTRIC	825.23	600	137.54	6,031.52	6,500	91.39
6030	WATER/SEWER	7,801.63	6,300	123.84	57,783.54	69,300	83.38
6050	TRASH SERVICE	1,829.79	1,855	98.64	19,842.69	20,405	97.24
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,335	102.32	37,375.00	36,685	101.88
6111	LANDSCAPE EXTRAS	0.00	250	0.00	1,339.87	2,750	48.72
6112	IRRIGATION	0.00	880	0.00	7,745.99	9,680	80.02
6120	COMMON AREA MAINTENANCE	1,130.00	750	150.67	6,140.19	8,250	74.43
6121	COMMON AREA SUPPLIES	718.96	650	110.61	4,699.16	7,150	65.72
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	500	100.00	5,400.00	5,500	98.18
6124	LIGHTING MAINTENANCE	0.00	25	0.00	35.92	275	13.06
6125	PEST CONTROL CONTRACT	236.00	236	100.00	2,596.00	2,596	100.00
6127	DUMPSTER PICKUPS	0.00	150	0.00	0.00	1,650	0.00
6143	PLUMBING REPAIRS	1,883.34	200	941.67	5,314.52	2,200	241.57
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	675.00	1,375	49.09
6150	POOL MAINTENANCE	190.00	225	84.44	2,665.00	2,475	107.68
6151	POOL EXTRAS	224.00	215	104.19	2,743.03	2,365	115.96
6160	GATE MAINTENANCE & REPAIRS	0.00	50	0.00	185.00	550	33.64
6171	FIRE EXTINGUISH/DRYDRANT	0.00	41	0.00	719.93	451	159.83
6200	MANAGEMENT	1,900.00	1,900	100.00	20,900.00	20,900	100.00
6220	INSURANCE	1,933.91	1,870	103.42	21,444.37	20,570	104.25
6230	TAXES	0.00	10	0.00	10.00	110	9.09
6236	LICENSE FEES & PERMITS	0.00	43	0.00	351.88	473	74.39
6245	MISC ADMIN	160.00	143	111.89	680.00	1,573	43.23
6250	LEGAL FEES/COLLECTION	(1,153.00)	500	(230.60)	817.29	5,500	14.86
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	1,100	90.91
6401	LOAN INTEREST	2,448.13	2,670	91.69	28,416.18	29,370	96.75
6401.1	LOAN PRINCIPAL	4,227.30	4,006	105.52	45,013.55	44,066	102.15
6500	BAD DEBT EXPENSE	0.00	400	0.00	0.00	4,400	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	16,500.00	16,500	100.00
6905	RESERVE PAINTING	1,000.00	1,000	100.00	37,000.00	11,000	336.36
6906	RESERVE LANDSCAPE/TREES	800.00	800	100.00	6,600.00	6,600	100.00
6908	RESERVE FENCE/WOOD REPAIR	280.00	280	100.00	3,080.00	3,080	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	1,650.00	1,650	100.00
6910	RESERVE CONTINGENCY	81.00	81	100.00	881.00	891	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	11,000.00	11,000	100.00
6929	RES MECHANICAL/PLUMBING	1,000.00	1,000	100.00	61,000.00	11,000	554.55
6952.1	RESERVE - LOAN PROCEEDS TO RESERVES	0.00	0	0.00	2,484.88	0	0.00
6954	RESERVE POOL	100.00	100	100.00	5,100.00	1,100	463.64
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	23,300.00	3,300	706.06
	TOTAL EXPENSES	34,278.79	34,040	100.70	448,531.51	374,440	119.79
	TOTAL PROFIT (LOSS)	284.52	0	0.00	(69,967.35)	0	-0.00