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VPV VISTA PARK VILLAS CONDOMINIUM ASSOCIATION
Balance Sheet
01/31/2014

.TINENTAL MGT., INC
.N AVE #111
.SIDE CA 92058

ASSETS			
OPERATING ASSETS			
PACIFIC WESTERN-OPS	93,974.35		
TOTAL OPERATING CASH		93,974.35	
RESERVE ASSETS			
PWB-RES MMKT	154,851.23		
TOTAL RESERVE ASSETS		154,851.23	
TOTAL ASSETS			248,825.58
LIABILITIES			
LOAN	58,600.00		
TOTAL LIABILITIES		58,600.00	
RESERVES			
RESERVE ROOFING/DECKS	82,475.00		
RESERVE ROOFING/DECKS	(57,933.00)		
RESERVE PAINTING	74,068.00		
RESERVE PAINTING-PD OUT	(20,400.00)		
RESERVE LANDSCAPE/TREES	10,088.39		
RES LANDSCAPE/TREES-PD OUT	(4,221.00)		
RESERVE LIGHTING	14,073.00		
RESERVE CONTINGENCY	25,785.84		
RESERVE PAVING	24,452.00		
RESERVE INTEREST	197.41		
RESERVE POOL	(80,560.41)		
RESERVE FENCE/WOOD REPAIR	31,826.00		
TOTAL RESERVES		99,851.23	
CAPITAL			
PRIOR YEAR PROFIT(LOSS)	88,643.64		
CURRENT EARNINGS (LOSS)	1,730.71		
TOTAL CAPITAL		90,374.35	
TOTAL LIABILITIES/RESERVES/CAP			248,825.58

VPV VISTA PARK VILLAS CONDOMINIUM ASSOCIATION
OPERATIONS & BUDGET VARIANCE REPORT
01/31/2014

ΓINENTAL MGT., INC
.ON AVE #111
_ANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	35,717	26,496	9,221	291,812	264,960	26,852
KEY INCOME	0	0	0	300	0	300
LATE FEE INCOME	69	0	69	1,220	0	1,220
VIOLATION FEES	0	0	0	300	0	300
INTEREST	0	0	0	565	0	565
MISCELLANEOUS INCOME	0	0	0	148	0	148
TOTAL INCOME	35,787	26,496	9,291	294,344	264,960	29,384
EXPENSES						
UTILITIES						
ELECTRIC	696	500	(196)	6,036	5,000	(1,036)
WATER	758	4,500	3,742	52,128	45,000	(7,128)
TRASH SERVICE	1,742	1,700	(42)	17,294	17,000	(294)
TOTAL UTILITIES	3,196	6,700	3,504	75,458	67,000	(8,458)
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,200	(50)	32,500	32,000	(500)
LANDSCAPE EXTRAS	0	100	100	2,160	1,000	(1,160)
IRRIGATION	0	200	200	8,178	2,000	(6,178)
COMMON AREA MAINTENANCE	0	850	850	6,625	8,500	1,875
COMMON AREA SUPPLIES	0	100	100	3,398	1,000	(2,398)
LIGHTING MAINTENANCE	2,460	75	(2,385)	2,460	750	(1,710)
PEST CONTROL CONTRACT	176	171	(5)	1,760	1,710	(50)
DUMPSTER PICKUPS	150	150	0	1,500	1,500	0
JANITORIAL EXTRAS/SUPPLIES	0	20	20	0	200	200
PLUMBING REPAIRS	0	1,608	1,608	17,837	16,080	(1,757)
TERMITE CONTROL	0	377	377	33,049	3,770	(29,279)
POOL MAINTENANCE	225	225	0	2,250	2,250	0
POOL EXTRAS	182	115	(67)	1,991	1,150	(841)
FENCING	0	500	500	3,432	5,000	1,568
TOTAL GENERAL MAINTENANCE	6,443	7,691	1,248	117,140	76,910	(40,230)
ADMINISTRATIVE						
MANAGEMENT	1,445	1,445	0	14,450	14,450	0
INSURANCE	1,714	1,650	(64)	17,159	16,500	(659)
TAXES	0	1	1	10	10	0
LICENSE FEES & PERMITS	3,880	25	(3,855)	4,648	250	(4,398)
POSTAGE & PRINTING	259	350	91	4,085	3,500	(585)
MISC ADMIN	201	350	149	3,877	3,500	(377)
LEGAL FEES/COLLECTION	510	1,400	890	2,327	14,000	11,673
AUDIT & TAX PREP	0	90	90	1,000	900	(100)
RESERVE STUDY/PROF SERV	1,050	40	(1,010)	1,700	400	(1,300)
LOAN INTEREST	32	0	(32)	52	0	(52)
BAD DEBT EXPENSE	(28)	1,500	1,528	(1,842)	15,000	16,842
TOTAL ADMINISTRATIVE	9,064	6,851	(2,213)	47,466	68,510	21,044
TOTAL OPERATING EXPENSES	18,702	21,242	2,540	240,063	212,420	(27,643)
NET OPERATING INCOME	**17,084**	**5,254**	**11,830**	**54,281**	**52,540**	**1,741**
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,117	1,117	0	11,170	11,170	0
RESERVE PAINTING	800	800	0	8,000	8,000	0
RESERVE LANDSCAPE/TREES	534	534	0	5,340	5,340	0
RESERVE FENCE/WOOD REPAIR	533	533	0	5,330	5,330	0
RESERVE LIGHTING	400	400	0	4,000	4,000	0

VPV VISTA PARK VILLAS CONDOMINIUM ASSOCIATION
OPERATIONS & BUDGET VARIANCE REPORT
01/31/2014

TINENTAL MGT., INC
ON AVE #111
SIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE CONTINGENCY	137	137	0	1,370	1,370	0
RESERVE PAVING	1,117	1,117	0	11,170	11,170	0
RESERVE POOL	617	617	0	6,170	6,170	0
TOTAL RESERVE ADDITIONS	5,255	5,255	0	52,550	52,550	0
CASH FLOW	11,829	(1)	11,830	1,731	(10)	1,741

VPV VISTA PARK VILLAS CONDOMINIUM ASSOCIATION
MTD & YTD STATEMENT OF INCOME & EXPENSE
01/31/2014

.INENTAL MGT., INC
..N AVE #111
..SIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	35,717.40	26,496	134.80	291,811.67	264,960	110.13
4110	KEY INCOME	0.00	0	0.00	300.00	0	0.00
4160	LATE FEE INCOME	69.12	0	0.00	1,220.36	0	0.00
4161	VIOLATION FEES	0.00	0	0.00	300.00	0	0.00
4190	INTEREST	0.00	0	0.00	564.63	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	147.52	0	0.00
	TOTAL INCOME	35,786.52	26,496	135.06	294,344.18	264,960	111.09
	EXPENSES						
6011	ELECTRIC	695.92	500	139.18	6,035.94	5,000	120.72
6030	WATER	757.60	4,500	16.84	52,128.06	45,000	115.84
6050	TRASH SERVICE	1,742.25	1,700	102.49	17,294.30	17,000	101.73
6110	LANDSCAPE MAINT CONTRACT	3,250.00	3,200	101.56	32,500.00	32,000	101.56
6111	LANDSCAPE EXTRAS	0.00	100	0.00	2,159.76	1,000	215.98
6112	IRRIGATION	0.00	200	0.00	8,178.43	2,000	408.92
6120	COMMON AREA MAINTENANCE	0.00	850	0.00	6,624.68	8,500	77.94
6121	COMMON AREA SUPPLIES	0.00	100	0.00	3,397.73	1,000	339.77
6124	LIGHTING MAINTENANCE	2,459.84	75	3,279.79	2,459.84	750	327.98
6125	PEST CONTROL CONTRACT	176.00	171	102.92	1,760.00	1,710	102.92
6127	DUMPSTER PICKUPS	150.00	150	100.00	1,500.00	1,500	100.00
6140.1	JANITORIAL EXTRAS/SUPPLIES	0.00	20	0.00	0.00	200	0.00
6143	PLUMBING REPAIRS	0.00	1,608	0.00	17,836.83	16,080	110.93
6149	TERMITE CONTROL	0.00	377	0.00	33,049.00	3,770	876.63
6150	POOL MAINTENANCE	225.00	225	100.00	2,250.00	2,250	100.00
6151	POOL EXTRAS	181.90	115	158.17	1,991.25	1,150	173.15
6175	FENCING	0.00	500	0.00	3,432.00	5,000	68.64
6200	MANAGEMENT	1,445.00	1,445	100.00	14,450.00	14,450	100.00
6220	INSURANCE	1,713.87	1,650	103.87	17,159.49	16,500	104.00
6230	TAXES	0.00	1	0.00	10.00	10	100.00
6236	LICENSE FEES & PERMITS	3,880.00	25	15,520.00	4,647.89	250	1,859.16
6241	POSTAGE & PRINTING	259.43	350	74.12	4,084.61	3,500	116.70
6245	MISC ADMIN	200.75	350	57.36	3,876.54	3,500	110.76
6250	LEGAL FEES/COLLECTION	510.00	1,400	36.43	2,326.78	14,000	16.62
6260	AUDIT & TAX PREP	0.00	90	0.00	1,000.00	900	111.11
6261	RESERVE STUDY/PROF SERV	1,050.00	40	2,625.00	1,700.00	400	425.00
6401	LOAN INTEREST	32.22	0	0.00	52.01	0	0.00
6500	BAD DEBT EXPENSE	(27.71)	1,500	(1.85)	(1,841.67)	15,000	(12.28)
6904	RESERVE ROOFING / DECKS	1,117.00	1,117	100.00	11,170.00	11,170	100.00
6905	RESERVE PAINTING	800.00	800	100.00	8,000.00	8,000	100.00
6906	RESERVE LANDSCAPE/TREES	534.00	534	100.00	5,340.00	5,340	100.00
6908	RESERVE FENCE/WOOD REPAIR	533.00	533	100.00	5,330.00	5,330	100.00
6909	RESERVE LIGHTING	400.00	400	100.00	4,000.00	4,000	100.00
6910	RESERVE CONTINGENCY	137.00	137	100.00	1,370.00	1,370	100.00
6915	RESERVE PAVING	1,117.00	1,117	100.00	11,170.00	11,170	100.00
6954	RESERVE POOL	617.00	617	100.00	6,170.00	6,170	100.00
	TOTAL EXPENSES	23,957.07	26,497	90.41	292,613.47	264,970	110.43
	TOTAL PROFIT (LOSS)	**11,829.45**	**(1)**	**(1,182,945.00)**	**1,730.71**	**(10)**	**(17,307.10)**

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VPV VISTA PARK VILLAS CONDOMINIUM ASSOCIATION
12 Month Spreadsheet Operating Statement
01/31/2014

C/O TRANSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCEANSIDE CA 92058

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD	
ASSOCIATION DUES	26,127.75	26,492.60	28,410.32	29,148.80	27,421.60	22,942.40	34,654.40	29,521.20	31,375.20	35,717.40	0.00	0.00	291,811.67	99.14%
KEY INCOME	0.00	75.00	0.00	75.00	0.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00	300.00	0.10%
LATE FEE INCOME	71.60	137.00	515.60	87.20	114.40	86.40	35.36	0.00	103.68	69.12	0.00	0.00	1,220.36	0.41%
VIOLATION FEES	0.00	0.00	0.00	100.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	300.00	0.10%
INTEREST	0.00	0.00	564.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	564.63	0.19%
MISCELLANEOUS INCOME	0.00	0.00	117.52	15.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	147.52	0.05%
TOTAL INCOME	26,199.35	26,704.60	29,608.07	29,426.00	27,636.00	23,103.80	34,764.76	29,636.20	31,478.88	35,786.52	0.00	0.00	294,344.16	100.00%
EXPENSES														
ELECTRIC	519.27	551.23	619.09	554.81	516.29	591.96	654.98	684.59	647.80	695.92	0.00	0.00	6,035.94	2.05%
WATER	7,566.60	844.58	8,299.70	1,592.38	9,573.66	2,493.70	9,841.66	1,722.30	9,435.88	757.60	0.00	0.00	52,128.06	17.71%
TRASH SERVICE	1,766.45	1,691.45	1,691.45	1,691.45	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	0.00	0.00	17,294.30	5.88%
LANDSCAPE MAINT CONTRACT	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	0.00	0.00	32,500.00	11.04%
LANDSCAPE EXTRAS	844.00	352.00	580.00	80.92	302.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,159.76	0.73%
IRRIGATION	528.44	937.08	1,755.15	935.59	429.92	573.49	214.25	946.70	1,857.81	0.00	0.00	0.00	8,178.43	2.78%
COMMON AREA MAINTENANCE	525.00	844.77	2,473.23	(17.97)	1,344.65	272.50	1,287.50	517.50	(622.50)	0.00	0.00	0.00	6,624.68	2.25%
COMMON AREA SUPPLIES	208.32	221.67	818.53	86.59	377.36	126.06	1,259.33	230.12	69.75	0.00	0.00	0.00	3,397.73	1.15%
LIGHTING MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,459.84	0.00	0.00	2,459.84	0.84%
PEST CONTROL CONTRACT	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	0.00	0.00	1,760.00	0.60%
DUMPSTER PICKUPS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,350.00	150.00	0.00	0.00	1,500.00	0.51%
PLUMBING REPAIRS	0.00	9,262.50	2,750.00	(30.62)	(30.62)	2,460.28	(0.62)	294.91	3,131.00	0.00	0.00	0.00	17,836.83	6.06%
TERMITE CONTROL	14,762.00	0.00	8,787.00	0.00	0.00	0.00	9,500.00	0.00	0.00	0.00	0.00	0.00	33,049.00	11.23%
POOL MAINTENANCE	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	0.00	0.00	2,250.00	0.76%
POOL EXTRAS	20.98	169.52	491.30	0.00	849.55	139.00	0.00	139.00	0.00	181.90	0.00	0.00	1,991.25	0.68%
FENCING	577.00	0.00	1,731.00	0.00	0.00	0.00	0.00	1,124.00	0.00	0.00	0.00	0.00	3,432.00	1.17%
MANAGEMENT	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	0.00	0.00	14,450.00	4.91%
INSURANCE	1,615.21	1,615.21	1,615.21	1,615.21	1,615.21	1,703.96	2,237.87	1,713.87	1,713.87	1,713.87	0.00	0.00	17,159.49	5.83%
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	0.00%
LICENSE FEES & PERMITS	0.00	0.00	0.00	0.00	0.00	267.89	500.00	0.00	0.00	3,880.00	0.00	0.00	4,647.89	1.58%
POSTAGE & PRINTING	739.21	357.18	686.26	326.29	276.41	553.90	361.50	380.13	144.30	259.43	0.00	0.00	4,084.61	1.39%
MISC ADMIN	355.02	276.65	529.60	541.05	438.45	425.06	384.20	218.40	507.36	200.75	0.00	0.00	3,876.54	1.32%
LEGAL FEES/COLLECTION	1,414.92	(118.04)	(1,465.60)	246.80	370.00	115.00	270.00	358.70	625.00	510.00	0.00	0.00	2,326.78	0.79%
AUDIT & TAX PREP	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.34%
RESERVE STUDY/PROF SERV	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	0.00	1,700.00	0.58%
LOAN INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.79	32.22	0.00	0.00	52.01	0.02%
BAD DEBT EXPENSE	(287.44)	(287.44)	(27.43)	(289.51)	(29.51)	(329.50)	(27.70)	(507.72)	(27.71)	(27.71)	0.00	0.00	(1,841.67)	0.63%
RESERVE ROOFING / DECKS	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	0.00	0.00	11,170.00	3.79%
RESERVE PAINTING	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	0.00	0.00	8,000.00	2.72%
RESERVE LANDSCAPE/TREES	534.00	534.00	534.00	534.00	534.00	534.00	534.00	534.00	534.00	534.00	0.00	0.00	5,340.00	1.81%
RESERVE FENCE/WOOD REPAIR	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	0.00	0.00	5,330.00	1.81%
RESERVE LIGHTING	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00	4,000.00	1.36%
RESERVE CONTINGENCY	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	0.00	0.00	1,370.00	0.47%
RESERVE PAVING	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	0.00	0.00	11,170.00	3.79%
RESERVE POOL	617.00	617.00	617.00	617.00	617.00	617.00	617.00	617.00	617.00	617.00	0.00	0.00	6,170.00	2.10%
TOTAL EXPENSES	42,155.98	28,079.36	41,685.49	17,683.99	28,127.46	21,486.55	38,576.22	19,915.75	30,945.60	23,957.07	0.00	0.00	292,613.47	99.41%
TOTAL PROFIT (LOSS)	**(15,956.63)**	**(1,374.76)**	**(12,077.42)**	**11,742.01**	**(491.46)**	**1,617.25**	**(3,811.46)**	**9,720.45**	**533.28**	**11,829.45**	**0.00**	**0.00**	**1,730.71**	**0.59%**