

TRANSCONTINENTAL MGT., INC
MISSION AVE #111
OCEANSIDE CA 92058

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	82,143.94	
LOAN ADVANCE ACCOUNT	<u>33,478.26</u>	
TOTAL OPERATING CASH		115,622.20
RESERVE ASSETS		
PWB-RES MMKT	<u>191,213.95</u>	
TOTAL RESERVE ASSETS		191,213.95
OTHER ASSETS		
ACCOUNTS RECEIVABLE	<u>3,935.36</u>	
TOTAL OTHER ASSETS		<u>3,935.36</u>
TOTAL ASSETS		<u>310,771.51</u>

LIABILITIES

PREPAID DUES	2,967.40	
LOAN	<u>508,817.38</u>	
TOTAL LIABILITIES		511,784.78

RESERVES

RESERVE ROOFING/DECKS	(261,970.08)	
RESERVE ROOFING/DECKS	(127,077.92)	
RESERVE PAINTING	95,448.00	
RESERVE PAINTING-PD OUT	(9,802.00)	
RESERVE LANDSCAPE/TREES	8,335.39	
RESERVE LIGHTING	15,273.00	
RESERVE CONTINGENCY	26,655.84	
RESERVE PAVING	28,686.00	
MECHANICAL/PLUMBING	600.00	
RESERVE INTEREST	279.26	
RESERVE POOL	(78,126.41)	
DECK MAINTENANCE-PD OUT	(2,830.00)	
RESERVE MISCELLANEOUS	1,400.00	
RESERVE MISCELLANEOUS-PD OUT	(8,476.00)	
RESERVE FENCE/WOOD REPAIR	34,492.00	
RES FENCE/WOOD REP-PD OUT	<u>(3,412.25)</u>	
TOTAL RESERVES		(280,525.17)

CAPITAL

PRIOR YEAR PROFIT(LOSS)	97,586.19	
CURRENT EARNINGS (LOSS)	<u>(18,074.29)</u>	

VPV VISTA PARK VILLAS CA
Balance Sheet
07/31/2014

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TRANSCONTINENTAL MGT., INC
55 MISSION AVE #111
OCEANSIDE CA 92058

TOTAL CAPITAL	<u>79,511.90</u>	
TOTAL LIABILITIES/RESERVES/CAP		<u>310,771.51</u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
07/31/2014

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TRANSCONTINENTAL MGT., INC
35 MISSION AVE #111
OCEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	31,795	31,795	0	126,824	127,180	(356)
LATE FEE INCOME	69	0	69	276	0	276
VIOLATION FEES	(150)	0	(150)	0	0	0
MISCELLANEOUS INCOME	(15)	0	(15)	0	0	0
TOTAL INCOME	31,699	31,795	(96)	127,100	127,180	(80)
EXPENSES						
UTILITIES						
ELECTRIC	437	625	188	2,096	2,500	404
WATER	1,904	6,000	4,096	20,414	24,000	3,586
TRASH SERVICE	1,742	1,850	108	6,969	7,400	431
TOTAL UTILITIES	4,084	8,475	4,391	29,480	33,900	4,420
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,315	65	13,000	13,260	260
LANDSCAPE EXTRAS	0	250	250	330	1,000	670
IRRIGATION	1,771	750	(1,021)	4,389	3,000	(1,389)
COMMON AREA MAINTENANCE	337	750	413	1,680	3,000	1,321
COMMON AREA SUPPLIES	226	250	24	1,550	1,000	(550)
LIGHTING MAINTENANCE	0	25	25	0	100	100
PEST CONTROL CONTRACT	236	180	(56)	884	720	(164)
DUMPSTER PICKUPS	150	150	0	600	600	0
PLUMBING REPAIRS	4,319	1,800	(2,519)	4,938	7,200	2,262
POOL MAINTENANCE	225	225	0	900	900	0
POOL EXTRAS	309	175	(134)	587	700	113
TOTAL GENERAL MAINTENANCE	10,823	7,870	(2,953)	28,858	31,480	2,622
ADMINISTRATIVE						
MANAGEMENT	1,450	1,450	0	5,800	5,800	0
INSURANCE	1,714	1,760	46	6,855	7,040	185
TAXES	0	1	1	10	4	(6)
LICENSE FEES & PERMITS	0	85	85	0	340	340
POSTAGE & PRINTING	322	400	78	1,737	1,600	(137)
MISC ADMIN	485	375	(110)	1,670	1,500	(170)
LEGAL FEES/COLLECTION	11	400	389	420	1,600	1,180
AUDIT & TAX PREP	0	100	100	1,000	400	(600)
LOAN SERV/ INT	1,996	6,680	4,684	6,284	26,720	20,436
BAD DEBT EXPENSE	0	400	400	(2,136)	1,600	3,736
TOTAL ADMINISTRATIVE	5,978	11,651	5,673	21,641	46,604	24,963
TOTAL OPERATING EXPENSES	20,885	27,996	7,111	79,978	111,984	32,006
NET OPERATING INCOME	10,815	3,799	7,016	47,122	15,196	31,926
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	850	850	0	3,400	3,400	0
RESERVE PAINTING	650	650	0	2,600	2,600	0
RESERVE LANDSCAPE/TREES	350	350	0	1,400	1,400	0
RESERVE FENCE/WOOD REPAIR	400	400	0	1,600	1,600	0
RESERVE LIGHTING	100	100	0	400	400	0
RESERVE CONTINGENCY	149	149	0	596	596	0
RESERVE PAVING	500	500	0	2,000	2,000	0
RES MECHANICAL/PLUMBING	150	150	0	600	600	0
RESERVE POOL	300	-8-300	0	1,200	1,200	0

to reserves
debt
20,436
26,656
153,400
52,600
11,490
20,436
11,490

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
07/31/2014

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TRANSCONTINENTAL MGT., INC
355 MISSION AVE #111
OCEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE MISCELLANEOUS	<u>350</u>	<u>350</u>	<u>0</u>	<u>1,400</u>	<u>1,400</u>	<u>0</u>
TOTAL RESERVE ADDITIONS	<u>3,799</u>	<u>3,799</u>	<u>0</u>	<u>65,196</u>	<u>15,196</u>	<u>(50,000)</u>
CASH FLOW	<u>7,016</u>	<u>0</u>	<u>7,016</u>	<u>(18,074)</u>	<u>0</u>	<u>(18,074)</u>

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
07/31/2014

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TRANSCONTINENTAL MGT., INC
35 MISSION AVE #111
OCEANSIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	31,795.20	31,795	100.00	126,823.60	127,180	99.72
4160	LATE FEE INCOME	69.12	0	0.00	276.48	0	0.00
4161	VIOLATION FEES	(150.00)	0	0.00	0.00	0	0.00
4195	MISCELLANEOUS INCOME	(15.00)	0	0.00	0.00	0	0.00
	TOTAL INCOME	<u>31,699.32</u>	<u>31,795</u>	<u>99.70</u>	<u>127,100.08</u>	<u>127,180</u>	<u>99.94</u>
	EXPENSES						
6011	ELECTRIC	437.43	625	69.99	2,096.46	2,500	83.86
6030	WATER	1,903.92	6,000	31.73	20,414.20	24,000	85.06
6050	TRASH SERVICE	1,742.25	1,850	94.18	6,969.00	7,400	94.18
6110	LANDSCAPE MAINT CONTRACT	3,250.00	3,315	98.04	13,000.00	13,260	98.04
6111	LANDSCAPE EXTRAS	0.00	250	0.00	330.00	1,000	33.00
6112	IRRIGATION	1,770.98	750	236.13	4,389.20	3,000	146.31
6120	COMMON AREA MAINTENANCE	337.00	750	44.93	1,679.50	3,000	55.98
6121	COMMON AREA SUPPLIES	225.71	250	90.28	1,549.95	1,000	155.00
6124	LIGHTING MAINTENANCE	0.00	25	0.00	0.00	100	0.00
6125	PEST CONTROL CONTRACT	236.00	180	131.11	884.00	720	122.78
6127	DUMPSTER PICKUPS	150.00	150	100.00	600.00	600	100.00
6143	PLUMBING REPAIRS	4,318.81	1,800	239.93	4,937.69	2,200	68.58
6150	POOL MAINTENANCE	225.00	225	100.00	900.00	900	100.00
6151	POOL EXTRAS	309.20	175	176.69	587.20	700	83.89
6200	MANAGEMENT	1,450.00	1,450	100.00	5,800.00	5,800	100.00
6220	INSURANCE	1,713.87	1,760	97.38	6,855.48	7,040	97.38
6230	TAXES	0.00	1	0.00	10.00	4	250.00
6236	LICENSE FEES & PERMITS	0.00	85	0.00	0.00	340	0.00
6241	POSTAGE & PRINTING	322.48	400	80.62	1,737.46	1,600	108.59
6245	MISC ADMIN	484.73	375	129.26	1,670.27	1,500	111.35
6250	LEGAL FEES/COLLECTION	11.00	400	2.75	420.00	1,600	26.25
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	400	250.00
6401	LOAN SERV/ INT	1,996.39	6,680	29.89	6,284.39	26,720	23.52
6500	BAD DEBT EXPENSE	0.00	400	0.00	(2,136.43)	1,600	(133.53)
6904	RESERVE ROOFING / DECKS	850.00	850	100.00	3,400.00	3,400	100.00
6905	RESERVE PAINTING	650.00	650	100.00	52,600.00	2,600	2,023.08
6906	RESERVE LANDSCAPE/TREES	350.00	350	100.00	1,400.00	1,400	100.00
6908	RESERVE FENCE/WOOD REPAIR	400.00	400	100.00	1,600.00	1,600	100.00
6909	RESERVE LIGHTING	100.00	100	100.00	400.00	400	100.00
6910	RESERVE CONTINGENCY	149.00	149	100.00	596.00	596	100.00
6915	RESERVE PAVING	500.00	500	100.00	2,000.00	2,000	100.00
6929	RES MECHANICAL/PLUMBING	150.00	150	100.00	600.00	600	100.00
6954	RESERVE POOL	300.00	300	100.00	1,200.00	1,200	100.00
6992	RESERVE MISCELLANEOUS	350.00	350	100.00	1,400.00	1,400	100.00
	TOTAL EXPENSES	<u>24,683.77</u>	<u>31,795</u>	<u>77.63</u>	<u>145,174.37</u>	<u>127,180</u>	<u>114.15</u>
	TOTAL PROFIT (LOSS)	<u>7,015.55</u>	<u>0</u>	<u>0.00</u>	<u>(18,074.29)</u>	<u>0</u>	<u>0.00</u>

drop off cost

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
07/31/2014

VPV VISTA PARK VILLAS CA

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD
ASSOCIATION DUES	31,438.00	31,795.20	31,795.20	31,795.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,623.60
LATE FEE INCOME	68.12	103.68	68.12	68.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.48
VIOLATION FEES	0.00	0.00	150.00	(150.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS INCOME	0.00	0.00	15.00	(15.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	31,507.12	31,898.76	32,053.88	31,693.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,100.08
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EXPENSES													
ELECTRIC	620.38	544.18	494.47	437.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,066.46
WATER	8,961.21	1,191.68	8,937.39	1,903.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,414.20
WASTE	1,742.25	1,742.25	1,742.25	1,903.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,969.00
TRASH SERVICE	3,280.00	3,280.00	3,280.00	3,280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,000.00
LANDSCAPE MAINT CONTRACT	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
LANDSCAPE EXTRAS	1,377.47	733.38	507.37	1,770.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,389.20
IRRIGATION	695.00	350.00	350.00	1,770.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,979.80
COMMON AREA MAINTENANCE	176.00	236.00	236.00	225.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	878.71
COMMON AREA SUPPLIES	0.00	0.00	0.00	236.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.00
PEST CONTROL CONTRACT	0.00	0.00	0.00	236.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236.00
PLUMBING REPAIRS	425.00	0.00	193.88	4,318.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
PAINTING REPAIRS	225.00	225.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	665.00
POOL EXTRAS	1,450.00	1,450.00	1,450.00	1,309.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,655.48
MANAGEMENT	1,713.87	1,713.87	1,713.87	1,713.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,800.00
INSURANCE	0.00	10.00	687.00	322.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,029.48
TAXES	355.38	372.32	372.32	484.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,284.43
POSTAGE & PRINTING	335.00	372.32	372.32	484.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,284.43
MISC ADMIN	335.00	372.32	372.32	484.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,284.43
LEGAL FEE/COLLECTION	2,184.72	1,000.00	2,000.00	11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,200.00
LAUNDRY	(2,184.72)	(2,184.72)	2,184.72	1,996.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,284.39
BAD DEBT EXPENSE	850.00	850.00	850.00	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00
RESERVE ROOFING / DECKS	50,000.00	50,000.00	50,000.00	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00
RESERVE PAINTING	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
RESERVE LANDSCAPE/TREES	400.00	400.00	400.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00
RESERVE FENCE/WOOD REPAIR	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
RESERVE LIGHTING	148.00	148.00	148.00	148.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.00
RESERVE CONTINGENCY	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
RESERVE PAINTING	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
RESERVE FENCE/PLUMBING	150.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
RESERVE POOL	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
RESERVE MISCELLANEOUS	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
TOTAL EXPENSES	77,204.22	15,539.73	27,746.65	24,693.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145,174.37
TOTAL PROFIT (LOSS)	(46,687.10)	16,290.03	4,317.23	7,015.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(18,074.29)
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