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VPV VISTA PARK VILLAS CA
Balance Sheet
10/31/2016

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

ASSETS		
OPERATING ASSETS		
PACIFIC WESTERN-OPS	53,479.05	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		59,978.05
RESERVE ASSETS		
PWB-RES MMKT	<u>146,024.19</u>	
TOTAL RESERVE ASSETS		146,024.19
OTHER ASSETS		
ACCOUNTS RECEIVABLE	4,106.28	
LOAN PROCEEDS TO RESERVES	<u>489,565.27</u>	
TOTAL OTHER ASSETS		<u>493,671.55</u>
TOTAL ASSETS		<u>699,673.79</u>
LIABILITIES		
PREPAID ASSESSMENT	2,670.02	
LOAN	<u>520,888.27</u>	
TOTAL LIABILITIES		523,558.29
RESERVES		
RESERVE ROOFING/DECKS	90,536.88	
RESERVE ROOFING/DECKS	(4,800.00)	
RESERVE PAINTING	57,037.00	
RESERVE PAINTING-PD OUT	(60,750.00)	
RESERVE LANDSCAPE/TREES	19,780.39	
RES LANDSCAPE/TREES-PD OUT	(4,817.00)	
POOL MTG ROOM	3,500.00	
RESERVE LIGHTING	18,923.00	
RESERVE CONTINGENCY	29,796.49	
RESERVE PAVING	51,686.00	
RESERVE PAVING-PD OUT	(1,100.00)	
MECHANICAL/PLUMBING	14,471.25	
MECHANICAL/PLUMBING-PD OUT	(7,500.00)	
RESERVE INTEREST	250.50	
RESERVE POOL	8,900.00	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	4,762.00	
RESERVE MISCELLANEOUS-PD OUT	(3,436.82)	
RESERVE FENCE/WOOD REPAIR	23,459.91	
RES FENCE/WOOD REP-PD OUT	<u>(4,261.00)</u>	
TOTAL RESERVES		146,024.19

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

CAPITAL

PRIOR YEAR PROFIT(LOSS)

50,085.63

CURRENT EARNINGS (LOSS)

(19,994.32)

TOTAL CAPITAL

30,091.31

TOTAL LIABILITIES/RESERVES/CAP

699,673.79

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
10/31/2016

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	33,670	34,040	(370)	237,910	238,280	(370)
KEY INCOME	0	0	0	150	0	150
LATE FEE INCOME	0	0	0	306	0	306
VIOLATION FEES	0	0	0	(250)	0	(250)
INTEREST	0	0	0	(109)	0	(109)
MISCELLANEOUS INCOME	0	0	0	(30)	0	(30)
TOTAL INCOME	33,670	34,040	(370)	237,977	238,280	(303)
EXPENSES						
UTILITIES						
ELECTRIC	571	550	(21)	3,936	3,850	(86)
WATER/SEWER	10,193	5,800	(4,393)	40,112	40,600	488
TRASH SERVICE	1,795	1,825	30	12,624	12,775	151
TOTAL UTILITIES	12,559	8,175	(4,384)	56,671	57,225	554
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	23,888	23,905	18
LANDSCAPE EXTRAS	506	200	(306)	2,883	1,400	(1,483)
IRRIGATION	1,267	800	(467)	4,579	5,600	1,021
COMMON AREA MAINTENANCE	420	650	230	2,424	4,550	2,126
COMMON AREA SUPPLIES	86	600	514	703	4,200	3,497
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	3,500	0	(3,500)
PEST CONTROL CONTRACT	236	245	9	1,652	1,715	63
JANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	3,500	3,500
PLUMBING REPAIRS	6,800	200	(6,600)	7,186	1,400	(5,786)
DRAINS-CLEAN/CLEAR	0	125	125	675	875	200
POOL MAINTENANCE	260	235	(25)	1,750	1,645	(105)
POOL EXTRAS	273	200	(73)	1,498	1,400	(98)
GATE MAINTENANCE & REPAIRS	0	40	40	644	280	(364)
FIRE EXTING/HYDRANT	0	125	125	728	875	147
TOTAL GENERAL MAINTENANCE	13,760	7,335	(6,425)	52,109	51,345	(764)
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	13,650	13,650	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	910	910
INSURANCE	1,996	1,950	(46)	13,600	13,650	50
TAXES	0	1	1	10	7	(3)
LICENSE FEES & PERMITS	0	30	30	0	210	210
MISC ADMIN	0	0	0	1,204	0	(1,204)
LEGAL FEES/COLLECTION	12	250	238	2,851	1,750	(1,101)
AUDIT & TAX PREP	0	100	100	1,000	700	(300)
LOAN INTEREST	2,298	6,680	4,382	16,794	46,760	29,966
LOAN PRINCIPAL	4,377	0	(4,377)	29,934	0	(29,934)
BAD DEBT EXPENSE	0	275	275	0	1,925	1,925
TOTAL ADMINISTRATIVE	10,634	11,366	732	79,043	79,562	519
TOTAL OPERATING EXPENSES	36,953	26,876	(10,077)	187,823	188,132	309
NET OPERATING INCOME	(3,283)	7,164	(10,447)	50,154	50,148	6
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	10,500	10,500	0
RESERVE PAINTING	1,350	1,350	0	9,450	9,450	0
RESERVE LANDSCAPE/TREES	600	600	0	4,200	4,200	0
POOL MTG ROOM	500	500	0	3,500	3,500	0
RESERVE FENCE/WOOD REPAIR	500	500	0	3,500	3,500	0
RESERVE LIGHTING	150	150	0	1,050	1,050	0
RESERVE CONTINGENCY	89	89	0	623	623	0

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VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
10/31/2016

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE PAVING	1,000	1,000	0	7,000	7,000	0
RES MECHANICAL/PLUMBING	1,075	1,075	0	22,525	7,525	(15,000)
RESERVE POOL	100	100	0	700	700	0
RESERVE MISCELLANEOUS	300	300	0	7,100	2,100	(5,000)
TOTAL RESERVE ADDITIONS	7,164	7,164	0	70,148	50,148	(20,000)
CASH FLOW	(10,447)	0	(10,447)	(19,994)	0	(19,994)

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VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
10/31/2016

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

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	33,670.00	34,040	98.91	237,910.00	238,280	99.84
4110	KEY INCOME	0.00	0	0.00	150.00	0	0.00
4160	LATE FEE INCOME	0.00	0	0.00	306.28	0	0.00
4161	VIOLATION FEES	0.00	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	33,670.00	34,040	98.91	237,977.09	238,280	99.87
	EXPENSES						
6011	ELECTRIC	571.13	550	103.84	3,935.77	3,850	102.23
6030	WATER/SEWER	10,193.46	5,800	175.75	40,112.14	40,600	98.80
6050	TRASH SERVICE	1,794.79	1,825	98.34	12,623.53	12,775	98.81
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.93	23,887.50	23,905	99.93
6111	LANDSCAPE EXTRAS	506.10	200	253.05	2,882.70	1,400	205.91
6112	IRRIGATION	1,266.63	800	158.33	4,579.23	5,600	81.77
6120	COMMON AREA MAINTENANCE	420.00	650	64.62	2,424.06	4,550	53.28
6121	COMMON AREA SUPPLIES	86.14	600	14.36	702.92	4,200	16.74
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	0	0.00	3,500.00	0	0.00
6125	PEST CONTROL CONTRACT	236.00	245	96.33	1,652.00	1,715	96.33
6140	JANITORIAL/CONTRACT & SUPPLIES	0.00	500	0.00	0.00	3,500	0.00
6143	PLUMBING REPAIRS	6,800.00	200	3,400.00	7,186.05	1,400	513.29
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	675.00	875	77.14
6150	POOL MAINTENANCE	260.00	235	110.64	1,750.00	1,645	106.38
6151	POOL EXTRAS	273.00	200	136.50	1,498.00	1,400	107.00
6160	GATE MAINTENANCE & REPAIRS	0.00	40	0.00	644.00	280	230.00
6171	FIRE EXTING/HYDRANT	0.00	125	0.00	727.56	875	83.15
6200	MANAGEMENT	1,950.00	1,950	100.00	13,650.00	13,650	100.00
6201	MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	910	0.00
6220	INSURANCE	1,996.24	1,950	102.37	13,599.70	13,650	99.63
6230	TAXES	0.00	1	0.00	10.00	7	142.86
6236	LICENSE FEES & PERMITS	0.00	30	0.00	0.00	210	0.00
6245	MISC ADMIN	0.00	0	0.00	1,204.24	0	0.00
6250	LEGAL FEES/COLLECTION	12.00	250	4.80	2,851.00	1,750	162.91
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	700	142.86
6401	LOAN INTEREST	2,298.04	6,680	34.40	16,794.42	46,760	35.92
6401.1	LOAN PRINCIPAL	4,377.39	0	0.00	29,933.59	0	0.00
6500	BAD DEBT EXPENSE	0.00	275	0.00	0.00	1,925	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	10,500.00	10,500	100.00
6905	RESERVE PAINTING	1,350.00	1,350	100.00	9,450.00	9,450	100.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	4,200.00	4,200	100.00
6907	POOL MTG ROOM	500.00	500	100.00	3,500.00	3,500	100.00
6908	RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	3,500.00	3,500	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	1,050.00	1,050	100.00
6910	RESERVE CONTINGENCY	89.00	89	100.00	623.00	623	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	7,000.00	7,000	100.00
6929	RES MECHANICAL/PLUMBING	1,075.00	1,075	100.00	22,525.00	7,525	299.34
6954	RESERVE POOL	100.00	100	100.00	700.00	700	100.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	7,100.00	2,100	338.10
	TOTAL EXPENSES	44,117.42	34,040	129.60	257,971.41	238,280	108.26
	TOTAL PROFIT (LOSS)	(10,447.42)	0	0.00	(19,994.32)	0	0.00

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VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
10/31/2016

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	34,040.00	34,040.00	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	237,910.00
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
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	308.28
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)
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)
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)
TOTAL INCOME	34,293.40	34,114.00	33,357.89	34,190.00	34,312.00	34,040.00	33,670.00	0.00	0.00	0.00	0.00	0.00	237,977.09
EXPENSES													100.00%
ELECTRIC	571.72	502.12	640.86	514.03	641.36	494.55	571.13	0.00	0.00	0.00	0.00	0.00	3,935.77
WATERSEWER	8,817.30	639.32	8,245.35	1,046.36	9,526.44	1,643.90	10,193.46	0.00	0.00	0.00	0.00	0.00	40,112.14
TRASH SERVICE	1,794.79	1,794.79	1,854.79	1,794.79	1,794.79	1,794.79	1,794.79	0.00	0.00	0.00	0.00	0.00	12,623.53
LANDSCAPE MAINT CONTRACT	3,412.50	3,412.50	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	23,887.50
LANDSCAPE EXTRAS	1,117.70	280.00	0.00	0.00	916.40	82.50	506.10	0.00	0.00	0.00	0.00	0.00	2,882.70
IRRIGATION	1,221.27	376.91	186.77	631.66	473.51	422.48	1,286.63	0.00	0.00	0.00	0.00	0.00	4,579.23
COMMON AREA MAINTENANCE	945.00	420.00	0.00	0.00	639.06	0.00	420.00	0.00	0.00	0.00	0.00	0.00	2,424.06
COMMON AREA SUPPLIES	440.91	63.79	0.00	0.00	112.08	0.00	86.14	0.00	0.00	0.00	0.00	0.00	702.92
GENERAL MISCELLANEOUS MA	500.00	500.00	236.00	236.00	236.00	236.00	236.00	0.00	0.00	0.00	0.00	0.00	3,500.00
PEST CONTROL CONTRACT	236.00	236.00	236.00	236.00	185.25	(141.96)	6,800.00	0.00	0.00	0.00	0.00	0.00	1,652.00
PLUMBING REPAIRS	167.80	(167.80)	105.80	236.96	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	718.95
DRAINS-CLEAN/CLEAR	0.00	0.00	0.00	0.00	280.00	280.00	273.00	0.00	0.00	0.00	0.00	0.00	875.00
POOL MAINTENANCE	190.00	160.00	260.00	428.00	442.00	105.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
POOL EXTRAS	90.00	0.00	0.00	0.00	644.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.00
GATE MAINTENANCE & REPAIR	0.00	0.00	0.00	0.00	150.00	577.56	0.00	0.00	0.00	0.00	0.00	0.00	727.56
FIRE EXTINGUISHANT	0.00	0.00	0.00	0.00	1,950.00	1,950.00	1,950.00	0.00	0.00	0.00	0.00	0.00	13,550.00
MANAGEMENT	1,950.00	1,950.00	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	13,550.00
INSURANCE	1,933.91	1,933.91	1,933.91	1,933.91	1,933.91	1,933.91	1,996.24	0.00	0.00	0.00	0.00	0.00	13,589.70
TAXES	0.00	10.00	0.00	0.00	(25.00)	10.00	12.00	0.00	0.00	0.00	0.00	0.00	10.00
MISC ADMIN	165.53	35.00	15.00	255.00	(65.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,204.24
LEGAL FEES/COLLECTION	807.00	140.00	1,925.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,861.00
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
LOAN INTEREST	2,490.17	2,392.74	2,461.89	2,354.32	2,413.26	2,394.00	2,296.04	0.00	0.00	0.00	0.00	0.00	16,794.42
LOAN PRINCIPAL	4,185.26	4,282.69	4,223.54	4,321.11	4,262.17	4,281.43	4,377.39	0.00	0.00	0.00	0.00	0.00	29,993.59
RESERVE ROOFING / DECKS	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	9,450.00
RESERVE PAINTING	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	0.00	0.00	0.00	0.00	0.00	4,200.00
RESERVE LANDSCAPE/TREES	600.00	600.00	600.00	600.00	600.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	3,500.00
POOL MTG ROOM	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	3,500.00
RESERVE FENCE/WOOD REPAIR	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	3,500.00
RESERVE LIGHTING	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	1,050.00
RESERVE CONTINGENCY	89.00	89.00	89.00	89.00	89.00	89.00	89.00	0.00	0.00	0.00	0.00	0.00	623.00
RESERVE PAINTING	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	7,000.00
RES MECHANICAL/PLUMBING	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	1,075.00	0.00	0.00	0.00	0.00	0.00	22,525.00
RESERVE POOL	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	700.00
RESERVE MISCELLANEOUS	300.00	5,300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	7,100.00
TOTAL EXPENSES	38,220.86	47,365.67	35,045.42	27,118.64	37,568.73	28,554.37	44,117.42	0.00	0.00	0.00	0.00	0.00	257,971.41
TOTAL PROFIT (LOSS)	(3,907.46)	(13,251.67)	(1,687.53)	7,071.36	(3,256.73)	6,485.63	(10,447.42)	0.00	0.00	0.00	0.00	0.00	(19,994.32)