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VPV VISTA PARK VILLAS CA
Balance Sheet
05/31/2016

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

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	53,158.19	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		59,657.19
RESERVE ASSETS		
PWB-RES MMKT	<u>164,079.80</u>	
TOTAL RESERVE ASSETS		164,079.80
OTHER ASSETS		
ACCOUNTS RECEIVABLE	6,772.03	
LOAN PROCEEDS TO RESERVES	<u>511,030.91</u>	
TOTAL OTHER ASSETS		<u>517,802.94</u>
TOTAL ASSETS		<u><u>741,539.93</u></u>

LIABILITIES		
PREPAID ASSESSMENT	2,180.02	
LOAN	<u>542,353.91</u>	
TOTAL LIABILITIES		544,533.93

RESERVES		
RESERVE ROOFING/DECKS	83,036.88	
RESERVE PAINTING	50,287.00	
RESERVE PAINTING-PD OUT	(28,360.00)	
RESERVE LANDSCAPE/TREES	16,780.39	
RES LANDSCAPE/TREES-PD OUT	(1,476.00)	
POOL MTG ROOM	1,000.00	
RESERVE LIGHTING	18,173.00	
RESERVE CONTINGENCY	29,351.49	
RESERVE PAVING	46,686.00	
MECHANICAL/PLUMBING	9,096.25	
RESERVE INTEREST	208.29	
RESERVE POOL	8,400.00	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	3,262.00	
RESERVE FENCE/WOOD REPAIR	20,959.91	
RES FENCE/WOOD REP-PD OUT	<u>(2,911.00)</u>	
TOTAL RESERVES		164,079.80

CAPITAL		
PRIOR YEAR PROFIT(LOSS)	50,085.63	
CURRENT EARNINGS (LOSS)	<u>(17,159.43)</u>	

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

TOTAL CAPITAL

32,926.20

TOTAL LIABILITIES/RESERVES/CAP

741,539.93

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OPERATIONS & BUDGET VARIANCE REPORT
05/31/2016

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	34,040	34,040	0	68,080	68,080	0
LATE FEE INCOME	74	0	74	327	0	327
TOTAL INCOME	34,114	34,040	74	68,407	68,080	327
EXPENSES						
UTILITIES						
ELECTRIC	502	550	48	1,074	1,100	26
WATER/SEWER	639	5,800	5,161	9,457	11,800	2,143
TRASH SERVICE	1,795	1,825	30	3,590	3,650	60
TOTAL UTILITIES	2,936	8,175	5,239	14,120	16,350	2,230
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	6,825	6,830	5
LANDSCAPE EXTRAS	260	200	(60)	1,378	400	(978)
IRRIGATION	377	800	423	1,598	1,600	2
COMMON AREA MAINTENANCE	420	650	230	1,365	1,300	(65)
COMMON AREA SUPPLIES	64	600	536	505	1,200	695
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	1,000	0	(1,000)
PEST CONTROL CONTRACT	236	245	9	472	490	18
JANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	1,000	1,000
PLUMBING REPAIRS	(168)	200	368	0	400	400
DRAINS-CLEAN/CLEAR	0	125	125	0	250	250
POOL MAINTENANCE	260	235	(25)	450	470	20
POOL EXTRAS	160	200	40	250	400	150
GATE MAINTENANCE & REPAIRS	0	40	40	0	80	80
FIRE EXTING/HYDRANT	0	125	125	0	250	250
TOTAL GENERAL MAINTENANCE	5,521	7,335	1,814	13,843	14,670	827
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	3,900	3,900	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	260	260
INSURANCE	1,534	1,950	16	3,868	3,900	32
TAXES	10	1	(9)	10	2	(8)
LICENSE FEES & PERMITS	0	30	30	0	60	60
MISC ADMIN	35	0	(35)	201	0	(201)
LEGAL FEES/COLLECTION	140	250	110	947	500	(447)
AUDIT & TAX PREP	1,000	100	(900)	1,000	200	(800)
LOAN INTEREST	2,393	6,680	4,287	4,883	13,360	8,477
LOAN PRINCIPAL	4,283	0	(4,283)	8,468	0	(8,468)
BAD DEBT EXPENSE	0	275	275	0	550	550
TOTAL ADMINISTRATIVE	11,744	11,368	(378)	23,276	22,732	(544)
TOTAL OPERATING EXPENSES	20,202	26,876	6,674	51,239	53,752	2,513
NET OPERATING INCOME	13,912	7,164	6,748	17,169	14,328	2,841
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	3,000	3,000	0
RESERVE PAINTING	1,350	1,350	0	2,700	2,700	0
RESERVE LANDSCAPE/TREES	600	600	0	1,200	1,200	0
POOL MTG ROOM	500	500	0	1,000	1,000	0
RESERVE FENCE/WOOD REPAIR	500	500	0	1,000	1,000	0
RESERVE LIGHTING	150	150	0	300	300	0
RESERVE CONTINGENCY	89	89	0	178	178	0
RESERVE PAVING	1,000	1,000	0	2,000	2,000	0
RES MECHANICAL/PLUMBING	16,075	1,075	(15,000)	17,150	2,150	(15,000)
RESERVE POOL	100	100	0	200	200	0
RESERVE MISCELLANEOUS	5,300	-21,300	(5,000)	5,600	600	(5,000)

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OPERATIONS & BUDGET VARIANCE REPORT
05/31/2016

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OJO TRANSCONTINENTAL MGT., INC
1355 MISSION AVE #111
OCEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
TOTAL RESERVE ADDITIONS	27,164	7,164	(20,000)	34,328	14,328	(20,000)
CASH FLOW	(13,252)	0	(13,252)	(17,159)	0	(17,159)

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VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
05/31/2016

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

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	34,040.00	34,040	100.00	68,080.00	68,080	100.00
4160	LATE FEE INCOME	74.00	0	0.00	327.40	0	0.00
	TOTAL INCOME	34,114.00	34,040	100.22	68,407.40	68,080	100.48
	EXPENSES						
6011	ELECTRIC	502.12	550	91.29	1,073.84	1,100	97.62
6030	WATER/SEWER	639.32	5,800	11.02	9,456.62	11,600	81.52
6050	TRASH SERVICE	1,794.79	1,825	98.34	3,589.58	3,650	98.34
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.93	6,825.00	6,830	99.93
6111	LANDSCAPE EXTRAS	260.00	200	130.00	1,377.70	400	344.43
6112	IRRIGATION	376.91	800	47.11	1,598.18	1,600	99.89
6120	COMMON AREA MAINTENANCE	420.00	650	64.62	1,365.00	1,300	105.00
6121	COMMON AREA SUPPLIES	63.79	600	10.63	504.70	1,200	42.06
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	0	0.00	1,000.00	0	0.00
6125	PEST CONTROL CONTRACT	236.00	245	96.33	472.00	490	96.33
6140	JANITORIAL/CONTRACT & SUPPLIES	0.00	500	0.00	0.00	1,000	0.00
6143	PLUMBING REPAIRS	(167.80)	200	(83.90)	0.00	400	0.00
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	0.00	250	0.00
6150	POOL MAINTENANCE	260.00	235	110.64	450.00	470	95.74
6151	POOL EXTRAS	160.00	200	80.00	250.00	400	62.50
6160	GATE MAINTENANCE & REPAIRS	0.00	40	0.00	0.00	80	0.00
6171	FIRE EXTING/HYDRANT	0.00	125	0.00	0.00	250	0.00
6200	MANAGEMENT	1,950.00	1,950	100.00	3,900.00	3,900	100.00
6201	MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	260	0.00
6220	INSURANCE	1,933.91	1,950	99.17	3,867.82	3,900	99.17
6230	TAXES	10.00	1	1,000.00	10.00	2	500.00
6236	LICENSE FEES & PERMITS	0.00	30	0.00	0.00	60	0.00
6245	MISC ADMIN	35.00	0	0.00	200.53	0	0.00
6250	LEGAL FEES/COLLECTION	140.00	250	56.00	947.00	500	189.40
6260	AUDIT & TAX PREP	1,000.00	100	1,000.00	1,000.00	200	500.00
6401	LOAN INTEREST	2,392.74	6,680	35.82	4,882.91	13,360	36.55
6401.1	LOAN PRINCIPAL	4,282.69	0	0.00	8,467.95	0	0.00
6500	BAD DEBT EXPENSE	0.00	275	0.00	0.00	550	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	3,000.00	3,000	100.00
6905	RESERVE PAINTING	1,350.00	1,350	100.00	2,700.00	2,700	100.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	1,200.00	1,200	100.00
6907	POOL MTG ROOM	500.00	500	100.00	1,000.00	1,000	100.00
6908	RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	1,000.00	1,000	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	300.00	300	100.00
6910	RESERVE CONTINGENCY	89.00	89	100.00	178.00	178	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	2,000.00	2,000	100.00
6929	RES MECHANICAL/PLUMBING	16,075.00	1,075	1,495.35	17,150.00	2,150	797.67
6954	RESERVE POOL	100.00	100	100.00	200.00	200	100.00
6992	RESERVE MISCELLANEOUS	5,300.00	300	1,766.67	5,600.00	600	933.33
	TOTAL EXPENSES	47,365.87	34,040	139.15	85,566.83	68,080	125.69
	TOTAL PROFIT (LOSS)	(13,251.97)	0	0.00	(17,159.43)	0	0.00

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
05/31/2016

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
05/31/2016

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