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VPV VISTA PARK VILLAS CA
Balance Sheet
06/30/2016

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

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	55,117.77	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		61,616.77
RESERVE ASSETS		
PWB-RES MMKT	<u>163,757.77</u>	
TOTAL RESERVE ASSETS		163,757.77
OTHER ASSETS		
ACCOUNTS RECEIVABLE	6,907.03	
LOAN PROCEEDS TO RESERVES	<u>506,807.37</u>	
TOTAL OTHER ASSETS		<u>513,714.40</u>
TOTAL ASSETS		<u><u>739,088.94</u></u>

LIABILITIES

PREPAID ASSESSMENT	5,962.33	
LOAN	<u>538,130.37</u>	
TOTAL LIABILITIES		544,092.70

RESERVES

RESERVE ROOFING/DECKS	84,536.88	
RESERVE PAINTING	51,637.00	
RESERVE PAINTING-PD OUT	(28,360.00)	
RESERVE LANDSCAPE/TREES	17,380.39	
RES LANDSCAPE/TREES-PD OUT	(1,476.00)	
POOL MTG ROOM	1,500.00	
RESERVE LIGHTING	18,323.00	
RESERVE CONTINGENCY	29,440.49	
RESERVE PAVING	47,686.00	
MECHANICAL/PLUMBING	10,171.25	
MECHANICAL/PLUMBING-PD OUT	(7,500.00)	
RESERVE INTEREST	222.26	
RESERVE POOL	8,500.00	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	3,562.00	
RESERVE FENCE/WOOD REPAIR	21,459.91	
RES FENCE/WOOD REP-PD OUT	<u>(2,911.00)</u>	
TOTAL RESERVES		163,757.77

CAPITAL

PRIOR YEAR PROFIT(LOSS)	50,085.63	
CURRENT EARNINGS (LOSS)	<u>(18,647.16)</u>	

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Balance Sheet
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D TRANSCONTINENTAL MGT., INC
155 MISSION AVE #111
JEANSIDE CA 92058

TOTAL CAPITAL

31,238.47

TOTAL LIABILITIES/RESERVES/CAP

739,088.94

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VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
06/30/2016

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370 TRANSCONTINENTAL MGT., INC
1355 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	102,120	102,120	0
LATE FEE INCOME	(243)	0	(243)	84	0	84
VIOLATION FEES	(300)	0	(300)	(300)	0	(300)
INTEREST	(109)	0	(109)	(109)	0	(109)
MISCELLANEOUS INCOME	(30)	0	(30)	(30)	0	(30)
TOTAL INCOME	33,358	34,040	(682)	101,785	102,120	(335)
EXPENSES						
UTILITIES						
ELECTRIC	641	550	(91)	1,715	1,650	(65)
WATER/SEWER	8,245	5,800	(2,445)	17,702	17,400	(302)
TRASH SERVICE	1,795	1,825	30	5,384	5,475	91
TOTAL UTILITIES	10,681	8,175	(2,506)	24,801	24,525	(276)
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	10,238	10,245	8
LANDSCAPE EXTRAS	0	200	200	1,378	600	(778)
IRRIGATION	187	800	613	1,785	2,400	615
COMMON AREA MAINTENANCE	0	650	650	1,365	1,950	585
COMMON AREA SUPPLIES	0	600	600	505	1,800	1,295
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	1,500	0	(1,500)
PEST CONTROL CONTRACT	236	245	9	708	735	27
JANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	1,500	1,500
PLUMBING REPAIRS	106	200	94	106	600	494
DRAINS-CLEAN/CLEAR	0	125	125	0	375	375
POOL MAINTENANCE	280	235	(25)	710	705	(5)
POOL EXTRAS	0	200	200	250	600	350
GATE MAINTENANCE & REPAIRS	0	40	40	0	120	120
FIRE EXTINGUISH/DRANT	0	125	125	0	375	375
TOTAL GENERAL MAINTENANCE	4,701	7,335	2,634	18,544	22,005	3,461
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	5,850	5,850	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	390	390
INSURANCE	1,934	1,950	16	5,802	5,850	48
TAXES	0	1	1	10	3	(7)
LICENSE FEES & PERMITS	0	30	30	0	90	90
MISC ADMIN	15	0	(15)	216	0	(216)
LEGAL FEES/COLLECTION	1,925	250	(1,675)	2,872	750	(2,122)
AUDIT & TAX PREP	0	100	100	1,000	300	(700)
LOAN INTEREST	2,452	6,680	4,228	7,335	20,040	12,705
LOAN PRINCIPAL	4,224	0	(4,224)	12,691	0	(12,691)
BAD DEBT EXPENSE	0	275	275	0	825	825
TOTAL ADMINISTRATIVE	12,499	11,366	(1,133)	35,776	34,098	(1,678)
TOTAL OPERATING EXPENSES	27,881	26,876	(1,005)	79,120	80,628	1,508
NET OPERATING INCOME	5,476	7,164	(1,688)	22,665	21,492	1,153
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	4,500	4,500	0
RESERVE PAINTING	1,350	1,350	0	4,050	4,050	0
RESERVE LANDSCAPE/TREES	600	600	0	1,800	1,800	0
POOL MTG ROOM	500	500	0	1,500	1,500	0
RESERVE FENCE/WOOD REPAIR	500	500	0	1,500	1,500	0
RESERVE LIGHTING	150	150	0	450	450	0
RESERVE CONTINGENCY	89	89	0	267	267	0
RESERVE PAVING	1,000	1,000	0	3,000	3,000	0

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VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
06/30/2016

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RES MECHANICAL/PLUMBING	1,075	1,075	0	18,225	3,225	(15,000)
RESERVE POOL	100	100	0	300	300	0
RESERVE MISCELLANEOUS	300	300	0	5,900	900	(5,000)
TOTAL RESERVE ADDITIONS	7,164	7,164	0	41,492	21,492	(20,000)
CASH FLOW	(1,888)	0	(1,888)	(18,847)	0	(18,847)

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VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
06/30/2016

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TO TRANSCONTINENTAL MGT., INC
155 MISSION AVE #111
OAKLAND CA 94612

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	34,040.00	34,040	100.00	102,120.00	102,120	100.00
4190	LATE FEE INCOME	(243.12)	0	0.00	84.28	0	0.00
4191	VIOLATION FEES	(300.00)	0	0.00	(300.00)	0	0.00
4190	INTEREST	(109.19)	0	0.00	(109.19)	0	0.00
4195	MISCELLANEOUS INCOME	(30.00)	0	0.00	(30.00)	0	0.00
	TOTAL INCOME	33,357.69	34,040	98.00	101,765.09	102,120	99.65
	EXPENSES						
6011	ELECTRIC	640.86	550	116.52	1,714.70	1,650	103.92
6030	WATER/SEWER	8,245.35	5,800	142.16	17,701.58	17,400	101.74
6050	TRASH SERVICE	1,794.79	1,825	98.34	5,294.37	5,475	96.34
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.53	10,237.50	10,245	99.93
6111	LANDSCAPE EXTRAS	0.00	200	0.00	1,377.70	600	229.62
6112	IRRIGATION	166.77	800	23.35	1,784.95	2,400	74.37
6120	COMMON AREA MAINTENANCE	0.00	650	0.00	1,365.00	1,550	70.00
6121	COMMON AREA SUPPLIES	0.00	600	0.00	504.70	1,800	28.04
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	0	0.00	1,500.00	0	0.00
6125	PEST CONTROL CONTRACT	236.00	245	96.33	708.00	735	96.33
6140	JANITORIAL CONTRACT & SUPPLIES	0.00	500	0.00	0.00	1,500	0.00
6143	PLUMBING REPAIRS	105.80	200	52.90	105.80	600	17.63
6143.1	DRAINING/CLEAN/CLAR	0.00	125	0.00	0.00	375	0.00
6150	POOL MAINTENANCE	260.00	235	110.64	710.00	705	100.71
6151	POOL EXTRAS	0.00	200	0.00	250.00	600	41.67
6160	GATE MAINTENANCE & REPAIRS	0.00	40	0.00	0.00	120	0.00
6171	FIRE EXTINGUISH/DRANT	0.00	125	0.00	0.00	375	0.00
6200	MANAGEMENT	1,950.00	1,950	100.00	5,850.00	5,850	100.00
6201	MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	390	0.00
6220	INSURANCE	1,833.51	1,850	99.17	5,801.73	5,850	99.17
6230	TAXES	0.00	1	0.00	10.00	3	333.33
6236	LICENSE FEES & PERMITS	0.00	30	0.00	0.00	90	0.00
6245	MISC ADMIN	15.00	0	0.00	215.53	0	0.00
6250	LEGAL FEES/COLLECTION	1,925.00	250	770.00	2,872.00	750	382.93
6280	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	300	333.33
6401	LOAN INTEREST	2,451.88	6,880	38.73	7,334.80	20,040	36.60
6401.1	LOAN PRINCIPAL	4,223.54	0	0.00	12,691.69	0	0.00
6500	BAD DEBT EXPENSE	0.00	275	0.00	0.00	825	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	4,500.00	4,500	100.00
6905	RESERVE PAINTING	1,350.00	1,350	100.00	4,050.00	4,050	100.00
6906	RESERVE LANDSCAPE/TREES	500.00	500	100.00	1,500.00	1,500	100.00
6907	POOL MTG ROOM	500.00	500	100.00	1,500.00	1,500	100.00
6908	RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	1,500.00	1,500	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	450.00	450	100.00
6910	RESERVE CONTINGENCY	89.00	89	100.00	267.00	267	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	3,000.00	3,000	100.00
6929	RES MECHANICAL/PLUMBING	1,075.00	1,075	100.00	3,225.00	3,225	100.00
6954	RESERVE POOL	100.00	100	100.00	300.00	300	100.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	900.00	900	100.00
	TOTAL EXPENSES	35,045.42	34,040	102.95	120,612.25	102,120	118.11
	TOTAL PROFIT (LOSS)	(1,687.73)	0	0.00	(18,847.16)	0	0.00

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
06/30/2016

Results

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD
EBROGATION DUES	34,040.00	34,040.00	34,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102,120.00
WTE FEE INCOME	233.43	74.00	634.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	842.25
POLATION FEE'S	0.00	0.00	630.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(304.00)
FEET-WEET	0.00	0.00	1123.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(165.18)
ESCELANCIOUS INCOME	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(233.00)
TOTAL INCOME	34,273.43	34,114.00	33,367.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101,744.69
DENPENSES													
ELECTING	611.72	602.12	640.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,714.79
WATER/SEWER	6,917.30	6,919.32	6,245.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,701.98
HAIR SERVICE	1,784.79	1,784.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,569.57
LANDSCAPE MAINT CONTRACT	3,412.60	3,412.60	3,412.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,237.99
LANDSCAPE EXTRA'S	296.00	296.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	592.00
IRIGATION	1,117.76	1,117.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,235.52
COMMON AREA MAINTENANCE	1,221.27	376.61	186.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,784.65
COMMON AREA SUPPLIES	948.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,368.00
COMMON AREA SUPPLIES	460.91	61.79	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.70
SEEDS/AN MISCELLANEOUS MA	669.00	600.00	233.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,502.00
PEST CONTROL CONTRACT	236.49	236.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	472.98
PLUMBING REPAIRS	167.80	167.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335.60
POOL VANTAGE MAINT	190.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00
POOL EXTRA'S	180.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
POOL MAINTENANCE	1,962.00	1,962.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,924.00
MANAGEMENT	1,903.91	1,903.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,807.82
PROPERTY TAXES	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	165.00	165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
LEGAL RECOLLECTION	897.00	140.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,052.00
LOST & TAX PRUP	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	2,492.17	2,392.74	2,451.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,336.80
RESERVE ROOFING / BUCKS	1,900.00	1,900.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600.00
RESERVE PAINTING	1,360.00	1,360.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,080.00
RESERVE LANDSCAPE/UTLITIES	600.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
RESERVE MFG ROOM	960.00	960.00	960.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,880.00
RESERVE FENCE/WOOD REPAIR	640.00	640.00	640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,920.00
RESERVE LIGHTING	160.00	160.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
RESERVE CONTINGENCY	89.00	89.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.00
RESERVE PAYING	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	0.00	3,000.00
RES MECHANICAL/PLUMBING	1,076.00	1,076.00	1,076.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,228.00
RESERVE POOL	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
RESERVE MISCELLANEOUS	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
TOTAL EXPENSES	33,200.06	47,306.97	38,046.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,912.26
NETAL PROFIT (LOSS)	(3,926.63)	(13,192.97)	(4,679.07)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(18,691.93)