

CONTINENTAL MGT., INC
JION AVE #111
SIDE CA 92058

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	58,677.37	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		65,176.37
RESERVE ASSETS		
PWB-RES MMKT	<u>193,317.80</u>	
TOTAL RESERVE ASSETS		193,317.80
OTHER ASSETS		
ACCOUNTS RECEIVABLE	3,099.32	
LOAN PROCEEDS TO RESERVES	<u>536,293.57</u>	
TOTAL OTHER ASSETS		<u>539,392.89</u>
TOTAL ASSETS		<u><u>797,887.06</u></u>

LIABILITIES

PREPAID ASSESSMENT	1,273.02	
LOAN	<u>567,616.57</u>	
TOTAL LIABILITIES		568,889.59

RESERVES

RESERVE ROOFING/DECKS	76,146.00	
RESERVE ROOFING/DECKS	(4,594.00)	
RESERVE PAINTING	81,606.00	
RESERVE PAINTING-PD OUT	(3,848.00)	
RESERVE LANDSCAPE/TREES	70,274.39	
RES LANDSCAPE/TREES-PD OUT	(57,094.00)	
RESERVE LIGHTING	17,273.00	
RESERVE CONTINGENCY	28,849.49	
RESERVE PAVING	40,686.00	
LOAN PROCEEDS TO RES-PD OUT	2,484.88	
MECHANICAL/PLUMBING	27,313.25	
MECHANICAL/PLUMBING-PD OUT	(25,407.00)	
RESERVE INTEREST	108.29	
RESERVE POOL	19,488.00	
RESERVE POOL-PD OUT	(11,688.00)	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	8,695.00	
RESERVE MISCELLANEOUS-PD OUT	(6,096.00)	
RESERVE FENCE/WOOD REPAIR	<u>19,534.91</u>	
TOTAL RESERVES		193,317.80

CAPITAL

VPV VISTA PARK VILLAS CA
Balance Sheet
11/30/2015

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CONTINENTAL MGT., INC
SSION AVE #111
NSIDE CA 92058

PRIOR YEAR PROFIT(LOSS)	111,921.66	
CURRENT EARNINGS (LOSS)	<u>(76,241.99)</u>	
TOTAL CAPITAL		<u>35,679.67</u>
TOTAL LIABILITIES/RESERVES/CAP		<u><u>797,887.06</u></u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
11/30/2015

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CONTINENTAL MGT., INC
SION AVE #111
SIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	34,040	34,040	0	271,950	272,320	(370)
LATE FEE INCOME	37	0	37	295	0	295
VIOLATION FEES	0	0	0	(259)	0	(259)
INTEREST	0	0	0	103	0	103
MISCELLANEOUS INCOME	0	0	0	3,389	0	3,389
TOTAL INCOME	34,077	34,040	37	275,477	272,320	3,157
EXPENSES						
UTILITIES						
ELECTRIC	699	600	(99)	3,728	4,800	1,072
WATER/SEWER	1,793	6,300	4,507	40,525	50,400	9,875
TRASH SERVICE	1,830	1,855	25	14,423	14,840	417
TOTAL UTILITIES	4,322	8,755	4,433	58,677	70,040	11,363
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,335	(78)	27,138	26,680	(458)
LANDSCAPE EXTRAS	0	250	250	1,209	2,000	791
IRRIGATION	154	880	726	6,582	7,040	458
COMMON AREA MAINTENANCE	0	750	750	4,573	6,000	1,427
COMMON AREA SUPPLIES	0	650	650	3,679	5,200	1,521
GENERAL/MISCELLANEOUS MAINTENANCE	500	500	0	3,900	4,000	100
LIGHTING MAINTENANCE	0	25	25	36	200	164
PEST CONTROL CONTRACT	236	236	0	1,888	1,888	0
DUMPSTER PICKUPS	0	150	150	0	1,200	1,200
PLUMBING REPAIRS	0	200	200	3,021	1,600	(1,421)
DRAINS-CLEAN/CLEAR	0	125	125	675	1,000	325
POOL MAINTENANCE	225	225	0	2,025	1,800	(225)
POOL EXTRAS	309	215	(94)	1,836	1,720	(116)
GATE MAINTENANCE & REPAIRS	185	50	(135)	185	400	215
FIRE EXTING/HYDRANT	0	41	41	720	328	(392)
TOTAL GENERAL MAINTENANCE	5,021	7,632	2,611	57,466	61,056	3,590
ADMINISTRATIVE						
MANAGEMENT	1,900	1,900	0	15,200	15,200	0
INSURANCE	0	1,870	1,870	13,150	14,960	1,810
TAXES	0	10	10	10	80	70
LICENSE FEES & PERMITS	0	43	43	72	344	272
MISC ADMIN	0	143	143	360	1,144	784
LEGAL FEES/COLLECTION	12	500	488	1,808	4,000	2,192
AUDIT & TAX PREP	0	100	100	1,000	800	(200)
LOAN INTEREST	2,585	2,670	85	20,938	21,360	422
LOAN PRINCIPAL	4,091	4,006	(85)	32,466	32,048	(418)
BAD DEBT EXPENSE	0	400	400	0	3,200	3,200
TOTAL ADMINISTRATIVE	8,587	11,642	3,055	85,003	93,136	8,133
TOTAL OPERATING EXPENSES	17,931	28,029	10,098	201,146	224,232	23,086
NET OPERATING INCOME	16,146	6,011	10,135	74,331	48,088	26,243
RESERVE ADDITIONS						
RESERVE FUNDING	1,500	1,500	0	12,000	12,000	0
RESERVE ROOFING / DECKS	21,000	1,000	(20,000)	34,000	8,000	(26,000)
RESERVE PAINTING	600	600	0	4,800	4,800	0
RESERVE LANDSCAPE/TREES	280	280	0	2,240	2,240	0
RESERVE FENCE/WOOD REPAIR	150	150	0	1,200	1,200	0
RESERVE LIGHTING	81	81	0	648	648	0
RESERVE CONTINGENCY	1,000	1,000	0	8,000	8,000	0
RESERVE PAVING	1,000	-71,000	0	58,000	8,000	(50,000)
RES MECHANICAL/PLUMBING						

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
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CONTINENTAL MGT., INC
SION AVE #111
SIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE - LOAN PROCEEDS TO RESERVES	0	0	0	2,485	0	(2,485)
RESERVE POOL	100	100	0	4,800	800	(4,000)
RESERVE MISCELLANEOUS	300	300	0	22,400	2,400	(20,000)
TOTAL RESERVE ADDITIONS	26,011	6,011	(20,000)	150,573	48,088	(102,485)
CASH FLOW	(9,865)	0	(9,865)	(76,242)	0	(76,242)

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
11/30/2015

VPV VISTA PARK VILLAS CA
 Month Spreadsheet Operating Statement
 11/30/2015

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD
ASSOCIATION DUES	34,040.00	34,040.00	34,040.00	33,670.00	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	0.00	0.00	0.00	271,950.00 88.72%
LATE FEE INCOME	78.44	37.00	37.00	33.16	74.00	0.00	0.00	37.00	0.00	0.00	0.00	0.00	311.66 0.11%
VIOLATION FEES	0.00	0.00	0.00	(259.29)	0.00	0.00	0.00	1,829.78	0.00	0.00	0.00	0.00	(259.29) -0.09%
INTEREST	0.00	15.58	181.82	(198.20)	33.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.74 0.04%
MISCELLANEOUS INCOME	0.00	0.00	0.00	(15.00)	3,405.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,388.79 1.23%
TOTAL INCOME	34,118.44	34,092.58	34,259.82	33,290.86	37,551.53	34,040.00	34,040.00	34,077.00	34,040.00	0.00	0.00	0.00	275,478.85 100.00%
EXPENSES													
ELECTRIC	483.30	171.96	762.82	462.86	539.39	581.89	0.00	699.49	0.00	0.00	0.00	0.00	3,728.21 1.35%
WATER/SEWER	7,485.88	1,797.31	9,119.86	1,267.78	9,119.86	1,356.89	0.00	1,792.54	0.00	0.00	0.00	0.00	40,525.52 14.71%
TRASH SERVICE	1,754.78	1,754.78	1,754.78	1,754.78	1,754.78	1,754.79	1,794.79	1,829.78	0.00	0.00	0.00	0.00	14,423.32 5.24%
LANDSCAPE EXTRAS	3,261.00	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	3,066.00	3,412.50	0.00	0.00	0.00	0.00	27,131.50 9.85%
IRRIGATION	87.84	85.86	0.00	826.50	0.00	173.43	0.00	0.00	0.00	0.00	0.00	0.00	1,209.43 0.44%
COMMON AREA SUPPLIES	1,482.89	1,056.00	446.82	826.50	1,321.30	1,050.15	1,873.18	1,634.95	0.00	0.00	0.00	0.00	6,592.61 2.39%
GENERAL/MISCELLANEOUS MAINTENANCE	1,133.20	306.66	500.00	393.71	1,316.50	550.00	0.00	500.00	0.00	0.00	0.00	0.00	4,446.07 1.63%
LIGHTING MAINTENANCE	450.00	450.00	33.82	500.00	236.00	61.46	0.00	500.00	0.00	0.00	0.00	0.00	3,800.80 1.34%
PEST CONTROL/CONTRACT	0.00	236.00	236.00	236.00	236.00	236.00	236.00	0.00	0.00	0.00	0.00	0.00	3,800.80 1.34%
PAINTS/CLEAN/EAR	0.00	0.00	0.00	598.99	95.00	2,336.00	0.00	2,336.00	0.00	0.00	0.00	0.00	1,868.00 0.69%
POOL/MAINTENANCE	226.00	450.00	225.00	225.00	459.30	535.54	0.00	225.00	0.00	0.00	0.00	0.00	3,020.89 1.10%
POOLS/EXTRAS	0.00	170.40	0.00	0.00	0.00	535.54	139.00	0.00	0.00	0.00	0.00	0.00	675.00 0.25%
GATE/MAINTENANCE & REPAIR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	2,025.00 0.74%
FIRE EXTINGUISH/DRYANT	0.00	0.00	0.00	348.88	1,358.54	1,900.00	0.00	185.00	0.00	0.00	0.00	0.00	4,792.42 1.75%
MANAGEMENT	1,900.00	1,900.00	1,900.00	1,900.29	1,900.00	1,900.00	1,900.00	1,800.00	0.00	0.00	0.00	0.00	15,200.00 5.52%
INSURANCE	1,869.29	1,869.29	1,869.29	1,869.29	1,869.29	1,869.29	1,869.29	1,869.29	0.00	0.00	0.00	0.00	15,200.00 5.52%
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	10.00 0.00%
LICENSE FEES & PERMITS	0.00	71.88	0.00	120.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.88 0.03%
MISC ADMIN	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 0.00%
LEGAL FEES/COLLECTION	182.90	24.00	0.00	1,243.00	155.45	48.00	42.00	0.00	0.00	0.00	0.00	0.00	1,000.00 0.36%
AUDIT & TAX PREP	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00 0.36%
LOAN INTEREST	0.00	5,530.89	0.00	2,572.73	0.00	2,622.29	2,519.40	0.00	0.00	0.00	0.00	0.00	20,837.59 7.60%
LOAN PRINCIPAL	6,675.43	1,334.54	3,987.66	4,102.70	2,638.94	2,622.29	2,519.40	2,519.40	2,519.40	0.00	0.00	0.00	32,465.55 11.78%
RESERVE ROOFING / DECKS	1,500.00	1,500.00	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	12,000.00 4.36%
RESERVE PAINTING	1,500.00	1,500.00	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	12,000.00 4.36%
RESERVE TREES	1,500.00	1,500.00	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	12,000.00 4.36%
RESERVE FENCING	1,500.00	1,500.00	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	12,000.00 4.36%
RESERVE FENCING/COMMOND REPAIR	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	0.00	0.00	0.00	2,240.00 0.81%
RESERVE LIGHTING	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	1,200.00 0.44%
RESERVE CONTINGENCY	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	0.00	0.00	0.00	648.00 0.24%
RESERVE PAVING	1,000.00	1,000.00	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	8,000.00 2.90%
RES MECHANICAL/PLUMBING	41,000.00	1,000.00	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	56,000.00 21.05%
RESERVE TOOL	0.00	2,484.88	0.00	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,484.88 0.90%
RESERVE MISCELLANEOUS	20,300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	0.00	22,400.00 8.13%
TOTAL EXPENSES	93,307.12	25,987.27	35,962.57	49,820.67	37,344.15	29,746.11	34,607.33	43,941.82	34,607.33	0.00	0.00	0.00	351,718.64 127.68%
TOTAL PROFIT (LOSS)	(59,190.68)	7,104.31	(1,963.95)	(16,529.89)	207.38	4,291.89	(567.33)	(9,064.82)	(567.33)	0.00	0.00	0.00	(75,241.98)

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
11/30/2015

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CONTINENTAL MGT., INC
ION AVE #111
SIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	34,040.00	34,040	100.00	271,950.00	272,320	99.86
4160	LATE FEE INCOME	37.00	0	0.00	294.60	0	0.00
4161	VIOLATION FEES	0.00	0	0.00	(259.28)	0	0.00
4190	INTEREST	0.00	0	0.00	102.74	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	3,388.79	0	0.00
	TOTAL INCOME	34,077.00	34,040	100.11	275,476.85	272,320	101.16
	EXPENSES						
6011	ELECTRIC	699.40	600	116.57	3,728.21	4,800	77.67
6030	WATER/SEWER	1,792.54	6,300	28.45	40,525.32	50,400	80.41
6050	TRASH SERVICE	1,829.79	1,855	98.64	14,423.32	14,840	97.19
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,335	102.32	27,137.50	26,680	101.71
6111	LANDSCAPE EXTRAS	0.00	250	0.00	1,209.43	2,000	60.47
6112	IRRIGATION	153.56	880	17.45	6,562.01	7,040	93.49
6120	COMMON AREA MAINTENANCE	0.00	750	0.00	4,572.69	6,000	76.21
6121	COMMON AREA SUPPLIES	0.00	650	0.00	3,678.66	5,200	70.74
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	500	100.00	3,900.00	4,000	97.50
6124	LIGHTING MAINTENANCE	0.00	25	0.00	35.92	200	17.96
6125	PEST CONTROL CONTRACT	236.00	236	100.00	1,888.00	1,888	100.00
6127	DUMPSTER PICKUPS	0.00	150	0.00	0.00	1,200	0.00
6143	PLUMBING REPAIRS	0.00	200	0.00	3,020.99	1,600	188.81
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	675.00	1,000	67.50
6150	POOL MAINTENANCE	225.00	225	100.00	2,025.00	1,800	112.50
6151	POOL EXTRAS	309.40	215	143.91	1,835.64	1,720	106.72
6160	GATE MAINTENANCE & REPAIRS	185.00	50	370.00	185.00	400	46.25
6171	FIRE EXTING/HYDRANT	0.00	41	0.00	719.93	328	219.49
6200	MANAGEMENT	1,900.00	1,900	100.00	15,200.00	15,200	100.00
6220	INSURANCE	0.00	1,870	0.00	13,149.73	14,960	87.90
6230	TAXES	0.00	10	0.00	10.00	80	12.50
6236	LICENSE FEES & PERMITS	0.00	43	0.00	71.88	344	20.90
6245	MISC ADMIN	0.00	143	0.00	360.00	1,144	31.47
6250	LEGAL FEES/COLLECTION	12.00	500	2.40	1,808.29	4,000	45.21
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	800	125.00
6401	LOAN INTEREST	2,584.59	2,670	96.80	20,937.59	21,360	98.02
6401.1	LOAN PRINCIPAL	4,090.84	4,006	102.12	32,465.85	32,048	101.30
6500	BAD DEBT EXPENSE	0.00	400	0.00	0.00	3,200	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	12,000.00	12,000	100.00
6905	RESERVE PAINTING	21,000.00	1,000	2,100.00	34,000.00	8,000	425.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	4,800.00	4,800	100.00
6908	RESERVE FENCE/WOOD REPAIR	280.00	280	100.00	2,240.00	2,240	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	1,200.00	1,200	100.00
6910	RESERVE CONTINGENCY	81.00	81	100.00	648.00	648	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	8,000.00	8,000	100.00
6929	RES MECHANICAL/PLUMBING	1,000.00	1,000	100.00	58,000.00	8,000	725.00
6952.1	RESERVE - LOAN PROCEEDS TO RESERVES	0.00	0	0.00	2,484.88	0	0.00
6954	RESERVE POOL	100.00	100	100.00	4,800.00	800	600.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	22,400.00	2,400	933.33
	TOTAL EXPENSES	43,941.52	34,040	129.09	351,718.84	272,320	129.16
	TOTAL PROFIT (LOSS)	(9,864.52)	0	0.00	(76,241.99)	0	0.00