

VPV VISTA PARK VILLAS CA
Balance Sheet
01/31/2016

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CONTINENTAL MGT., INC
AVE #111
CA 92058

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	64,250.49	
LOAN ADVANCE ACCOUNT	<u>6,499.00</u>	
TOTAL OPERATING CASH		70,749.49
RESERVE ASSETS		
PWB-RES MMKT	<u>171,200.47</u>	
TOTAL RESERVE ASSETS		171,200.47
OTHER ASSETS		
ACCOUNTS RECEIVABLE	3,576.32	
LOAN PROCEEDS TO RESERVES	<u>527,973.17</u>	
TOTAL OTHER ASSETS		<u>531,549.49</u>
TOTAL ASSETS		<u>773,499.45</u>

LIABILITIES

PREPAID ASSESSMENT	1,703.02	
LOAN	<u>559,296.17</u>	
TOTAL LIABILITIES		560,999.19

RESERVES

RESERVE ROOFING/DECKS	79,146.00	
RESERVE ROOFING/DECKS	(4,594.00)	
RESERVE PAINTING	83,606.00	
RESERVE PAINTING-PD OUT	(38,019.00)	
RESERVE LANDSCAPE/TREES	71,474.39	
RES LANDSCAPE/TREES-PD OUT	(57,094.00)	
RESERVE LIGHTING	17,573.00	
RESERVE CONTINGENCY	29,011.49	
RESERVE PAVING	42,686.00	
LOAN PROCEEDS TO RES-PD OUT	2,484.88	
MECHANICAL/PLUMBING	29,313.25	
MECHANICAL/PLUMBING-PD OUT	(25,407.00)	
RESERVE INTEREST	139.96	
RESERVE POOL	19,688.00	
RESERVE POOL-PD OUT	(11,688.00)	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	9,295.00	
RESERVE MISCELLANEOUS-PD OUT	(6,096.00)	
RESERVE FENCE/WOOD REPAIR	<u>20,094.91</u>	
TOTAL RESERVES		171,200.47

CAPITAL

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Balance Sheet
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CONTINENTAL MGT., INC
N AVE #111
DE CA 92058

PRIOR YEAR PROFIT(LOSS)	111,921.66	
CURRENT EARNINGS (LOSS)	<u>(70,621.87)</u>	
TOTAL CAPITAL		<u>41,299.79</u>
TOTAL LIABILITIES/RESERVES/CAP		<u>773,499.45</u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
01/31/2016

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TRANSCONTINENTAL MGT., INC
3355 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	340,030	340,400	(370)
LATE FEE INCOME	74	0	74	369	0	369
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	34,114	34,040	74	343,631	340,400	3,231
EXPENSES						
UTILITIES						
ELECTRIC	474	600	126	5,206	6,000	794
WATER/SEWER	644	6,300	5,656	49,982	63,000	13,018
TRASH SERVICE	1,795	1,855	60	18,013	18,550	537
TOTAL UTILITIES	2,913	8,755	5,842	73,201	87,550	14,349
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,335	(78)	33,963	33,350	(613)
LANDSCAPE EXTRAS	130	250	120	1,340	2,500	1,160
IRRIGATION	30	880	850	7,746	8,800	1,054
COMMON AREA MAINTENANCE	228	750	523	5,010	7,500	2,490
COMMON AREA SUPPLIES	240	650	410	3,980	6,500	2,520
GENERAL/MISCELLANEOUS MAINTENANCE	500	500	0	4,900	5,000	100
LIGHTING MAINTENANCE	0	25	25	36	250	214
PEST CONTROL CONTRACT	236	236	0	2,360	2,360	0
DUMPSTER PICKUPS	0	150	150	0	1,500	1,500
PLUMBING REPAIRS	410	200	(210)	3,431	2,000	(1,431)
DRAINS-CLEAN/CLEAR	0	125	125	675	1,250	575
POOL MAINTENANCE	225	225	0	2,475	2,250	(225)
POOL EXTRAS	0	215	215	2,519	2,150	(369)
GATE MAINTENANCE & REPAIRS	0	50	50	185	500	315
FIRE EXTING/HYDRANT	0	41	41	720	410	(310)
TOTAL GENERAL MAINTENANCE	5,412	7,632	2,220	69,340	76,320	6,980
ADMINISTRATIVE						
MANAGEMENT	1,900	1,900	0	19,000	19,000	0
INSURANCE	3,876	1,870	(2,006)	19,510	18,700	(810)
TAXES	0	10	10	10	100	90
LICENSE FEES & PERMITS	280	43	(237)	352	430	78
MISC ADMIN	0	143	143	520	1,430	910
LEGAL FEES/COLLECTION	0	500	500	1,970	5,000	3,030
AUDIT & TAX PREP	0	100	100	1,000	1,000	0
LOAN INTEREST	2,547	2,670	123	25,968	26,700	732
LOAN PRINCIPAL	4,128	4,006	(122)	40,786	40,060	(726)
BAD DEBT EXPENSE	0	400	400	0	4,000	4,000
TOTAL ADMINISTRATIVE	12,731	11,642	(1,089)	109,117	116,420	7,303
TOTAL OPERATING EXPENSES	21,056	28,029	6,973	251,658	280,290	28,632
NET OPERATING INCOME	13,058	6,011	7,047	91,973	60,110	31,863
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	15,000	15,000	0
RESERVE PAINTING	1,000	1,000	0	36,000	10,000	(26,000)
RESERVE LANDSCAPE/TREES	600	600	0	6,000	6,000	0
RESERVE FENCE/WOOD REPAIR	280	280	0	2,800	2,800	0
RESERVE LIGHTING	150	150	0	1,500	1,500	0
RESERVE CONTINGENCY	81	81	0	810	810	0
RESERVE PAVING	1,000	1,000	0	10,000	10,000	0
RES MECHANICAL/PLUMBING	1,000	1,000	0	60,000	10,000	(50,000)

VPV VISTA PARK VILLAS CA
 OPERATIONS & BUDGET VARIANCE REPORT
 01/31/2016

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ANSCONTINENTAL MGT., INC
 3355 MISSION AVE #111
 OCEANSIDE 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	5,000	1,000	(4,000)
RESERVE MISCELLANEOUS	300	300	0	23,000	3,000	(20,000)
TOTAL RESERVE ADDITIONS	6,011	6,011	0	162,595	60,110	(102,485)
CASH FLOW	7,047	0	7,047	(70,622)	0	(70,622)

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
01/31/2016

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UNSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCEANSIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	34,040.00	34,040	100.00	340,030.00	340,400	99.89
4180	LATE FEE INCOME	74.00	0	0.00	368.60	0	0.00
4181	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	34,114.00	34,040	100.22	343,630.85	340,400	100.95
	EXPENSES						
6011	ELECTRIC	474.05	600	79.01	5,206.29	6,000	86.77
6030	WATER/SEWER	644.36	6,300	10.23	49,981.91	63,000	79.34
6050	TRASH SERVICE	1,794.79	1,855	96.75	18,012.90	18,550	97.10
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,335	102.32	33,962.50	33,350	101.84
6111	LANDSCAPE EXTRAS	130.44	250	52.18	1,339.87	2,500	53.59
6112	IRRIGATION	30.25	880	3.44	7,745.99	8,800	88.02
6120	COMMON AREA MAINTENANCE	227.50	750	30.33	5,010.19	7,500	66.80
6121	COMMON AREA SUPPLIES	239.67	650	36.87	3,980.20	6,500	61.23
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	500	100.00	4,900.00	5,000	98.00
6124	LIGHTING MAINTENANCE	0.00	25	0.00	35.92	250	14.37
6125	PEST CONTROL CONTRACT	236.00	238	100.00	2,360.00	2,360	100.00
6127	DUMPSTER PICKUPS	0.00	150	0.00	0.00	1,500	0.00
6143	PLUMBING REPAIRS	410.19	200	205.10	3,431.18	2,000	171.55
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	675.00	1,250	54.00
6150	POOL MAINTENANCE	225.00	225	100.00	2,475.00	2,250	110.00
6151	POOL EXTRAS	0.00	215	0.00	2,519.03	2,150	117.16
6180	GATE MAINTENANCE & REPAIRS	0.00	50	0.00	185.00	500	37.00
6171	FIRE EXTING/HYDRANT	0.00	41	0.00	719.93	410	175.59
6200	MANAGEMENT	1,900.00	1,900	100.00	19,000.00	19,000	100.00
6220	INSURANCE	3,875.82	1,870	207.26	19,510.46	18,700	104.33
6230	TAXES	0.00	10	0.00	10.00	100	10.00
6236	LICENSE FEES & PERMITS	280.00	43	651.16	351.88	430	81.83
6245	MISC ADMIN	0.00	143	0.00	520.00	1,430	36.36
6250	LEGAL FEES/COLLECTION	0.00	500	0.00	1,970.29	5,000	39.41
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	1,000	100.00
6401	LOAN INTEREST	2,547.14	2,670	95.40	25,968.05	26,700	97.26
6401.1	LOAN PRINCIPAL	4,128.29	4,006	103.05	40,786.25	40,060	101.81
6500	BAD DEBT EXPENSE	0.00	400	0.00	0.00	4,000	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	15,000.00	15,000	100.00
6905	RESERVE PAINTING	1,000.00	1,000	100.00	36,000.00	10,000	360.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	6,000.00	6,000	100.00
6908	RESERVE FENCE/WOOD REPAIR	280.00	280	100.00	2,800.00	2,800	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	1,500.00	1,500	100.00
6910	RESERVE CONTINGENCY	81.00	81	100.00	810.00	810	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	10,000.00	10,000	100.00
6929	RES MECHANICAL/PLUMBING	1,000.00	1,000	100.00	60,000.00	10,000	600.00
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	5,000.00	1,000	500.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	23,000.00	3,000	766.67
	TOTAL EXPENSES	27,067.00	34,040	79.52	414,252.72	340,400	121.72
	TOTAL PROFIT (LOSS)	7,047.00	0	0.00	(70,621.87)	0	0.00

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C/O TRANSCONTINENTAL MGT., INC
3365 MISSION AVE #111
OCEANSIDE CA 92058

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
01/31/2016

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Y
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	34,040.00	34,040.00	34,040.00	340,030.00
LATE FEE INCOME	78.44	37.00	37.00	33.16	74.00	0.00	0.00	0.00	0.00	74.00	0.00	0.00	368.50
VIOLATION FEES	0.00	0.00	0.00	(259.28)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(259.28)
INTEREST	0.00	15.88	191.62	(138.20)	33.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102.74
MISCELLANEOUS INCOME	0.00	0.00	0.00	(15.00)	3,403.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,388.79
TOTAL INCOME	34,118.44	34,092.88	34,268.62	33,290.66	37,551.53	34,040.00	34,040.00	34,077.00	34,040.00	34,114.00	0.00	0.00	343,630.65
EXPENSES													
ELECTRIC	469.30	171.96	762.62	462.86	539.38	591.69	0.00	699.40	1,004.03	474.05	0.00	0.00	5,209.29
WATER/SEWER	7,466.66	737.21	8,124.47	1,327.11	9,124.47	1,369.61	9,558.44	1,792.54	8,612.23	644.36	0.00	0.00	48,881.61
TRASH SERVICE	1,824.79	1,784.79	1,784.79	1,784.79	1,784.79	1,784.79	1,784.79	1,784.79	1,784.79	1,784.79	0.00	0.00	18,012.50
LANDSCAPE MAINT CONTRACT	3,250.00	3,412.50	3,412.50	730.00	0.00	173.43	3,065.00	3,412.50	3,412.50	3,412.50	0.00	0.00	33,962.50
LANDSCAPE EXTRAS	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
IRRIGATION	67.64	86.98	1,174.70	825.50	1,331.30	1,050.15	1,873.18	153.56	1,133.73	130.44	0.00	0.00	7,746.59
PAINT MAINTENANCE	1,462.89	105.00	472.50	446.92	1,137.50	81.48	0.00	0.00	210.00	227.50	0.00	0.00	3,880.20
COMMON AREA MAINTENANCE	1,133.20	306.85	500.00	393.71	1,316.50	500.00	500.00	500.00	500.00	500.00	0.00	0.00	4,800.00
GENERAL MISCELLANEOUS MA	0.00	450.00	0.00	235.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.52
LIGHTING MAINTENANCE	236.00	236.00	0.00	596.98	0.00	236.00	236.00	236.00	236.00	236.00	0.00	0.00	2,360.00
PEST CONTROL CONTRACT	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
PLUMBING REPAIRS	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
DRAINING-CLEAN/CLAR	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
POOL MAINTENANCE	225.00	450.00	225.00	225.00	456.50	535.54	139.00	185.00	0.00	0.00	0.00	0.00	3,431.16
POOL EXTRAS	0.00	170.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
POOL CLEANING & REPAIR	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
COINTEGRATION	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
FIRE EXTINGUISHER	1,900.00	1,900.00	1,900.00	348.98	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	0.00	0.00	18,000.00
MANAGEMENT	1,989.29	1,989.29	1,989.29	1,989.29	1,989.29	1,989.29	1,989.29	1,989.29	1,989.29	1,989.29	0.00	0.00	19,000.00
INSURANCE	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
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
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
LIQUOR COLLECTION	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
AUDIT & TAX PREP	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
LOAN INTEREST	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
LOAN PRINCIPAL	6,676.43	1,344.34	3,887.66	4,102.70	4,035.46	4,053.14	4,156.03	4,080.84	4,192.11	4,128.29	0.00	0.00	40,786.25
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	1,500.00	0.00	0.00	15,000.00
RESERVE PAINTING	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	1,000.00	0.00	0.00	10,000.00
RESERVE LANDSCAPE/TREES	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	0.00	0.00	6,000.00
RESERVE FENCEWOOD REPAIR	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	0.00	0.00	2,800.00
RESERVE LIGHTING	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	1,500.00
RESERVE CONTINGENCY	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	81.00	0.00	0.00	810.00
RES MECHANICAL/PLUMBING	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	1,000.00	0.00	0.00	10,000.00
RESERVE - LOAN PROCEEDS T	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
RESERVE POOL	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	1,000.00
RESERVE MISCELLANEOUS	20,300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	23,000.00
TOTAL EXPENSES	93,307.12	26,987.27	35,962.57	49,820.67	37,344.15	29,746.11	34,607.33	43,941.62	35,466.88	27,087.00	0.00	0.00	414,295.72
TOTAL PROFIT (LOSS)	(68,188.68)	7,106.31	(1,693.95)	(16,533.99)	207.38	4,291.89	(687.33)	(8,864.62)	(1,426.88)	7,047.00	0.00	0.00	(70,665.07)