

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

ASSETS

OPERATING ASSETS
PACIFIC WESTERN-OPS
LOAN ADVANCE ACCOUNT

66,598.16
6,499.00

TOTAL OPERATING CASH

73,097.16

RESERVE ASSETS
PWB-RES MMKT

139,153.66

TOTAL RESERVE ASSETS

139,153.66

OTHER ASSETS
ACCOUNTS RECEIVABLE
LOAN PROCEEDS TO RESERVES

6,147.03
515,313.60

TOTAL OTHER ASSETS

521,460.63

TOTAL ASSETS

733,711.45

LIABILITIES
PREPAID ASSESSMENT
LOAN

1,743.02
546,636.60

TOTAL LIABILITIES

548,379.62

RESERVES
RESERVE ROOFING/DECKS
RESERVE PAINTING
RESERVE PAINTING-PD OUT
RESERVE LANDSCAPE/TREES
RES LANDSCAPE/TREES-PD OUT
POOL MTG ROOM
RESERVE LIGHTING
RESERVE CONTINGENCY
RESERVE PAVING
MECHANICAL/PLUMBING
RESERVE INTEREST
RESERVE POOL
POOL MEETING ROOM RESERVE
RESERVE MISCELLANEOUS
RESERVE FENCE/WOOD REPAIR
RES FENCE/WOOD REP-PD OUT

81,536.88
48,937.00
(28,360.00)
16,180.39
(1,476.00)
500.00
18,023.00
29,262.49
45,686.00
(6,978.75)
185.15
8,300.00
(90,414.41)
(2,038.00)
20,459.91
(650.00)

TOTAL RESERVES

139,153.66

CAPITAL
PRIOR YEAR PROFIT(LOSS)
CURRENT EARNINGS (LOSS)

50,085.63
(3,907.46)

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

TOTAL CAPITAL	<u>46,178.17</u>	
TOTAL LIABILITIES/RESERVES/CAP		<u><u>733,711.45</u></u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
04/30/2016

Page: 1

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	34,040	34,040	0
LATE FEE INCOME	<u>253</u>	<u>0</u>	<u>253</u>	<u>253</u>	<u>0</u>	<u>253</u>
TOTAL INCOME	34,293	34,040	253	34,293	34,040	253
EXPENSES						
UTILITIES						
ELECTRIC	572	550	(22)	572	550	(22)
WATER/SEWER	8,817	5,800	(3,017)	8,817	5,800	(3,017)
TRASH SERVICE	<u>1,795</u>	<u>1,825</u>	<u>30</u>	<u>1,795</u>	<u>1,825</u>	<u>30</u>
TOTAL UTILITIES	11,184	8,175	(3,009)	11,184	8,175	(3,009)
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	3,413	3,415	3
LANDSCAPE EXTRAS	1,118	200	(918)	1,118	200	(918)
IRRIGATION	1,221	800	(421)	1,221	800	(421)
COMMON AREA MAINTENANCE	945	650	(295)	945	650	(295)
COMMON AREA SUPPLIES	441	600	159	441	600	159
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	500	0	(500)
PEST CONTROL CONTRACT	236	245	9	236	245	9
JANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	500	500
PLUMBING REPAIRS	168	200	32	168	200	32
DRAINS-CLEAN/CLEAR	0	125	125	0	125	125
POOL MAINTENANCE	190	235	45	190	235	45
POOL EXTRAS	90	200	110	90	200	110
GATE MAINTENANCE & REPAIRS	0	40	40	0	40	40
FIRE EXTING/HYDRANT	<u>0</u>	<u>125</u>	<u>125</u>	<u>0</u>	<u>125</u>	<u>125</u>
TOTAL GENERAL MAINTENANCE	8,321	7,335	(986)	8,321	7,335	(986)
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	1,950	1,950	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	130	130
INSURANCE	1,934	1,950	16	1,934	1,950	16
TAXES	0	1	1	0	1	1
LICENSE FEES & PERMITS	0	30	30	0	30	30
MISC ADMIN	166	0	(166)	166	0	(166)
LEGAL FEES/COLLECTION	807	250	(557)	807	250	(557)
AUDIT & TAX PREP	0	100	100	0	100	100
LOAN INTEREST	2,490	6,680	4,190	2,490	6,680	4,190
LOAN PRINCIPAL	4,185	0	(4,185)	4,185	0	(4,185)
BAD DEBT EXPENSE	<u>0</u>	<u>275</u>	<u>275</u>	<u>0</u>	<u>275</u>	<u>275</u>
TOTAL ADMINISTRATIVE	11,532	11,366	(166)	11,532	11,366	(166)
TOTAL OPERATING EXPENSES	31,037	26,876	(4,161)	31,037	26,876	(4,161)
NET OPERATING INCOME	<u>3,257</u>	<u>7,164</u>	<u>(3,907)</u>	<u>3,257</u>	<u>7,164</u>	<u>(3,907)</u>
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	1,500	1,500	0
RESERVE PAINTING	1,350	1,350	0	1,350	1,350	0
RESERVE LANDSCAPE/TREES	600	600	0	600	600	0
POOL MTG ROOM	500	500	0	500	500	0
RESERVE FENCE/WOOD REPAIR	500	500	0	500	500	0
RESERVE LIGHTING	150	150	0	150	150	0
RESERVE CONTINGENCY	89	89	0	89	89	0
RESERVE PAVING	1,000	1,000	0	1,000	1,000	0
RES MECHANICAL/PLUMBING	1,075	1,075	0	1,075	1,075	0
RESERVE POOL	100	100	0	100	100	0
RESERVE MISCELLANEOUS	300	-6300	0	300	300	0

VPV VISTA PARK VILLAS CA
 OPERATIONS & BUDGET VARIANCE REPORT
 04/30/2016

Page: 2

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
TOTAL RESERVE ADDITIONS	<u>7,164</u>	<u>7,164</u>	<u>0</u>	<u>7,164</u>	<u>7,164</u>	<u>0</u>
CASH FLOW	<u>(3,907)</u>	<u>0</u>	<u>(3,907)</u>	<u>(3,907)</u>	<u>0</u>	<u>(3,907)</u>

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
04/30/2016

Page: 1

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	34,040.00	34,040	100.00
4160	LATE FEE INCOME	253.40	0	0.00	253.40	0	0.00
	TOTAL INCOME	<u>34,293.40</u>	<u>34,040</u>	<u>100.74</u>	<u>34,293.40</u>	<u>34,040</u>	<u>100.74</u>
	EXPENSES						
6011	ELECTRIC	571.72	550	103.95	571.72	550	103.95
6030	WATER/SEWER	8,817.30	5,800	152.02	8,817.30	5,800	152.02
6050	TRASH SERVICE	1,794.79	1,825	98.34	1,794.79	1,825	98.34
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.93	3,412.50	3,415	99.93
6111	LANDSCAPE EXTRAS	1,117.70	200	558.85	1,117.70	200	558.85
6112	IRRIGATION	1,221.27	800	152.66	1,221.27	800	152.66
6120	COMMON AREA MAINTENANCE	945.00	650	145.38	945.00	650	145.38
6121	COMMON AREA SUPPLIES	440.91	600	73.49	440.91	600	73.49
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	0	0.00	500.00	0	0.00
6125	PEST CONTROL CONTRACT	236.00	245	96.33	236.00	245	96.33
6140	JANITORIAL/CONTRACT & SUPPLIES	0.00	500	0.00	0.00	500	0.00
6143	PLUMBING REPAIRS	167.80	200	83.90	167.80	200	83.90
6143.1	DRAINS-CLEAN/CLEAR	0.00	125	0.00	0.00	125	0.00
6150	POOL MAINTENANCE	190.00	235	80.85	190.00	235	80.85
6151	POOL EXTRAS	90.00	200	45.00	90.00	200	45.00
6160	GATE MAINTENANCE & REPAIRS	0.00	40	0.00	0.00	40	0.00
6171	FIRE EXTING/HYDRANT	0.00	125	0.00	0.00	125	0.00
6200	MANAGEMENT	1,950.00	1,950	100.00	1,950.00	1,950	100.00
6201	MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	130	0.00
6220	INSURANCE	1,933.91	1,950	99.17	1,933.91	1,950	99.17
6230	TAXES	0.00	1	0.00	0.00	1	0.00
6236	LICENSE FEES & PERMITS	0.00	30	0.00	0.00	30	0.00
6245	MISC ADMIN	165.53	0	0.00	165.53	0	0.00
6250	LEGAL FEES/COLLECTION	807.00	250	322.80	807.00	250	322.80
6260	AUDIT & TAX PREP	0.00	100	0.00	0.00	100	0.00
6401	LOAN INTEREST	2,490.17	6,680	37.28	2,490.17	6,680	37.28
6401.1	LOAN PRINCIPAL	4,185.26	0	0.00	4,185.26	0	0.00
6500	BAD DEBT EXPENSE	0.00	275	0.00	0.00	275	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	1,500.00	1,500	100.00
6905	RESERVE PAINTING	1,350.00	1,350	100.00	1,350.00	1,350	100.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	600.00	600	100.00
6907	POOL MTG ROOM	500.00	500	100.00	500.00	500	100.00
6908	RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	500.00	500	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	150.00	150	100.00
6910	RESERVE CONTINGENCY	89.00	89	100.00	89.00	89	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	1,000.00	1,000	100.00
6929	RES MECHANICAL/PLUMBING	1,075.00	1,075	100.00	1,075.00	1,075	100.00
6954	RESERVE POOL	100.00	100	100.00	100.00	100	100.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	300.00	300	100.00
	TOTAL EXPENSES	<u>38,200.86</u>	<u>34,040</u>	<u>112.22</u>	<u>38,200.86</u>	<u>34,040</u>	<u>112.22</u>
	TOTAL PROFIT (LOSS)	<u>(3,907.46)</u>	<u>0</u>	<u>0.00</u>	<u>(3,907.46)</u>	<u>0</u>	<u>0.00</u>

VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
04/30/2016