

**Vista Park Villas Condominium Association**  
**Balance Sheet**  
**1/31/2018**

<b>Assets</b>	
<u>Cash Account</u>	
1000 - Pacific Western Bank Operating - Prior Mgt	\$22,357.59
1005 - Pacific Premier Operating	\$35,390.89
<u>Cash Account Total</u>	<u>\$57,748.48</u>
<u>Reserve Contributions</u>	
1100 - Pacific Western Bank Reserves - Prior Mgt	\$142,208.71
1105 - Pacific Premier Reserves	\$18,429.00
1169 - PWB Loan Proceeds to Reserves	\$440,498.32
<u>Reserve Contributions Total</u>	<u>\$601,136.03</u>
<u>Accounts Receivable</u>	
1200 - Accounts Receivable	\$4,878.79
<u>Accounts Receivable Total</u>	<u>\$4,878.79</u>
<u>Other</u>	
1400 - Prepaid Insurance	\$992.25
<u>Other Total</u>	<u>\$992.25</u>
<u>Assets Total</u>	<u>\$664,755.55</u>
<b>Liabilities and Equity</b>	
<u>Accounts Payable</u>	
2005 - Other Payables	\$3,412.50
<u>Accounts Payable Total</u>	<u>\$3,412.50</u>
<u>Other</u>	
2100 - Advance Payments	\$3,209.00
<u>Other Total</u>	<u>\$3,209.00</u>
<u>Long Term Liability</u>	
2500 - PWB Loan Principal	\$458,083.61
<u>Long Term Liability Total</u>	<u>\$458,083.61</u>
<u>Reserve Liability</u>	
3005 - Reserve Interest	\$156.66
3020 - Contingency Reserves	\$31,241.20
3030 - Painting Reserves	(\$27,048.00)
3045 - Roofing & Decks Reserves	\$101,085.88
3050 - Landscape & Trees Reserves	\$19,438.39
3055 - Pool & Spa Reserves	\$10,400.00
3060 - Lighting Reserves	\$21,173.00
3065 - Paving Reserves	\$76,085.00
3070 - Plumbing & Mechanical Reserves	(\$25,071.65)
3075 - Fences & Wood Repairs Reserves	\$26,698.91
3085 - Miscellaneous Reserves	\$6,342.73
3095 - Pool Meeting Room Reserves	(\$79,864.41)
<u>Reserve Liability Total</u>	<u>\$160,637.71</u>
<u>Retained Earnings</u>	<u>\$19,399.65</u>
<u>Net Income</u>	<u>\$20,013.08</u>
<u>Liabilities &amp; Equity Total</u>	<u>\$664,755.55</u>

**Vista Park Villas Condominium Association**  
**Income Statement**  
**1/1/2018 - 1/31/2018**

	1/1/2018 - 1/31/2018	Year To Date
<b>Income</b>		
<u>Income</u>		
4000 - Dues	\$35,880.00	\$358,800.00
4005 - Late Fee Income	\$0.00	\$1,014.00
4009 - Interest-Reserve Account	\$2.90	\$2.90
4010 - Late Payment Interest	\$0.00	\$59.00
4015 - Violation Fees	\$0.00	\$2,100.00
4025 - Reimbursed Legal Fees	\$0.00	\$1,295.00
4030 - Key Income	\$0.00	\$75.00
4035 - Miscellaneous Income	\$0.00	\$370.00
4040 - Special Assessments - PWB Loan	\$0.00	\$0.00
<u>Total Income</u>	<u>\$35,882.90</u>	<u>\$363,715.90</u>
 <i>Total Income</i>	 \$35,882.90	 \$363,715.90
 <b>Expense</b>		
<u>General &amp; Administrative</u>		
5000 - Misc G & A Expense	\$0.00	\$197.00
5005 - Audits & Tax Returns	\$0.00	\$1,000.00
5010 - Insurance	\$2,042.00	\$19,161.00
5015 - Legal Fees	(\$10.00)	\$2,545.00
5020 - Permits & Fees	\$319.00	\$584.00
5025 - Management Fee	\$1,550.00	\$16,750.00
5030 - Postage/ Printing/Storage	\$40.02	\$126.69
5035 - Taxes	\$0.00	\$10.00
5040 - Bad Debt	\$0.00	\$4.00
<u>Total General &amp; Administrative</u>	<u>\$3,941.02</u>	<u>\$40,377.69</u>
 <u>Landscaping</u>		
6005 - Irrigation Repairs	\$570.80	\$4,777.68
6010 - Landscape Service & Maintenance	\$3,412.50	\$34,125.50
6015 - Landscape Extras & Supplies	\$0.00	\$1,126.00
<u>Total Landscaping</u>	<u>\$3,983.30</u>	<u>\$40,029.18</u>
 <u>Loan</u>		
8500 - PWB Loan Interest	\$2,112.18	\$21,467.58
<u>Total Loan</u>	<u>\$2,112.18</u>	<u>\$21,467.58</u>
 <u>Repair &amp; Maintenance</u>		
5055 - Janitorial Contract & Supplies	\$500.00	\$5,000.00
5065 - Security	\$0.00	\$0.00
5080 - Roof & Gutters Maintenance	\$0.00	\$45.00
7000 - Pest Control	\$708.00	\$10,217.00
7005 - Common Area Maintenance	\$0.00	\$2,200.00
7010 - Common Area Supplies	\$23.34	\$1,691.34
7020 - Pool Maintenance	\$120.00	\$2,390.00
7025 - Pool Extras	\$215.00	\$1,826.00
7030 - CCTV Annual Maintenance	\$462.00	\$462.00
7035 - Fire Extinguishers & Hydrants	\$349.50	\$349.50
7040 - Drains - Clean & Clear	\$0.00	\$1,350.00

**Vista Park Villas Condominium Association**  
**Income Statement**  
**1/1/2018 - 1/31/2018**

	1/1/2018 - 1/31/2018	Year To Date
7045 - Plumbing Repairs	\$0.00	\$394.00
<u>Total Repair &amp; Maintenance</u>	<u>\$2,377.84</u>	<u>\$25,924.84</u>
<u>Reserve Contributions</u>		
9000 - Transfer Res Allocation	\$8,079.00	\$135,790.00
9005 - Interest Res Allocation	\$2.90	\$2.90
<u>Total Reserve Contributions</u>	<u>\$8,081.90</u>	<u>\$135,792.90</u>
<u>Utilities</u>		
8000 - Electric	\$634.17	\$5,761.84
8005 - Water & Sewer	\$1,874.72	\$54,566.12
8010 - Trash Removal	\$1,849.89	\$18,543.67
8015 - Internet	\$115.00	\$1,239.00
<u>Total Utilities</u>	<u>\$4,473.78</u>	<u>\$80,110.63</u>
<u>Total Expense</u>	<u>\$24,970.02</u>	<u>\$343,702.82</u>
 Operating Net Income	 <u>\$10,912.88</u>	 <u>\$20,013.08</u>
 Net Income	 <u>\$10,912.88</u>	 <u>\$20,013.08</u>

## Vista Park Villas Condominium Association

## Budget Comparison Report

1/1/2018 - 1/31/2018

	1/1/2018 - 1/31/2018			4/1/2017 - 1/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Dues	\$35,880.00	\$35,880.00	\$0.00	\$358,800.00	\$358,800.00	\$0.00	\$430,560.00
4005 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,014.00	\$0.00	\$1,014.00	\$0.00
4009 - Interest-Reserve Account	\$2.90	\$0.00	\$2.90	\$2.90	\$0.00	\$2.90	\$0.00
4010 - Late Payment Interest	\$0.00	\$0.00	\$0.00	\$59.00	\$0.00	\$59.00	\$0.00
4015 - Violation Fees	\$0.00	\$0.00	\$0.00	\$2,100.00	\$0.00	\$2,100.00	\$0.00
4025 - Reimbursed Legal Fees	\$0.00	\$0.00	\$0.00	\$1,295.00	\$0.00	\$1,295.00	\$0.00
4030 - Key Income	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
4035 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$370.00	\$0.00	\$370.00	\$0.00
<u>Total Income</u>	\$35,882.90	\$35,880.00	\$2.90	\$363,715.90	\$358,800.00	\$4,915.90	\$430,560.00
<b>Total Income</b>	\$35,882.90	\$35,880.00	\$2.90	\$363,715.90	\$358,800.00	\$4,915.90	\$430,560.00
<b>Expense</b>							
<u>General &amp; Administrative</u>							
5000 - Misc G & A Expense	\$0.00	\$130.00	\$130.00	\$197.00	\$1,300.00	\$1,103.00	\$1,560.00
5005 - Audits & Tax Returns	\$0.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00	\$0.00	\$1,200.00
5010 - Insurance	\$2,042.00	\$1,950.00	(\$92.00)	\$19,161.00	\$19,500.00	\$339.00	\$23,400.00
5015 - Legal Fees	(\$10.00)	\$1,000.00	\$1,010.00	\$2,545.00	\$10,000.00	\$7,455.00	\$12,000.00
5020 - Permits & Fees	\$319.00	\$30.00	(\$289.00)	\$584.00	\$300.00	(\$284.00)	\$360.00
5025 - Management Fee	\$1,550.00	\$1,950.00	\$400.00	\$16,750.00	\$19,500.00	\$2,750.00	\$23,400.00
5030 - Postage/ Printing/Storage	\$40.02	\$0.00	(\$40.02)	\$126.69	\$0.00	(\$126.69)	\$0.00
5035 - Taxes	\$0.00	\$1.00	\$1.00	\$10.00	\$10.00	\$0.00	\$12.00
5040 - Bad Debt	\$0.00	\$275.00	\$275.00	\$4.00	\$2,750.00	\$2,746.00	\$3,300.00
<u>Total General &amp; Administrative</u>	\$3,941.02	\$5,436.00	\$1,494.98	\$40,377.69	\$54,360.00	\$13,982.31	\$65,232.00
<u>Landscaping</u>							
6005 - Irrigation Repairs	\$570.80	\$800.00	\$229.20	\$4,777.68	\$8,000.00	\$3,222.32	\$9,600.00
6010 - Landscape Service & Maintenance	\$3,412.50	\$3,415.00	\$2.50	\$34,125.50	\$34,150.00	\$24.50	\$40,980.00
6015 - Landscape Extras & Supplies	\$0.00	\$200.00	\$200.00	\$1,126.00	\$2,000.00	\$874.00	\$2,400.00
<u>Total Landscaping</u>	\$3,983.30	\$4,415.00	\$431.70	\$40,029.18	\$44,150.00	\$4,120.82	\$52,980.00
<u>Loan</u>							
8500 - PWB Loan Interest	\$2,112.18	\$6,680.00	\$4,567.82	\$21,467.58	\$66,800.00	\$45,332.42	\$80,160.00
<u>Total Loan</u>	\$2,112.18	\$6,680.00	\$4,567.82	\$21,467.58	\$66,800.00	\$45,332.42	\$80,160.00
<u>Repair &amp; Maintenance</u>							
5055 - Janitorial Contract & Supplies	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$6,000.00
5080 - Roof & Gutters Maintenance	\$0.00	\$0.00	\$0.00	\$45.00	\$0.00	(\$45.00)	\$0.00
7000 - Pest Control	\$708.00	\$245.00	(\$463.00)	\$10,217.00	\$2,450.00	(\$7,767.00)	\$2,940.00
7005 - Common Area Maintenance	\$0.00	\$650.00	\$650.00	\$2,200.00	\$6,500.00	\$4,300.00	\$7,800.00
7010 - Common Area Supplies	\$23.34	\$600.00	\$576.66	\$1,691.34	\$6,000.00	\$4,308.66	\$7,200.00
7015 - Pool Gate	\$0.00	\$40.00	\$40.00	\$0.00	\$400.00	\$400.00	\$480.00
7020 - Pool Maintenance	\$120.00	\$235.00	\$115.00	\$2,390.00	\$2,350.00	(\$40.00)	\$2,820.00
7025 - Pool Extras	\$215.00	\$200.00	(\$15.00)	\$1,826.00	\$2,000.00	\$174.00	\$2,400.00
7030 - CCTV Annual Maintenance	\$462.00	\$40.00	(\$422.00)	\$462.00	\$400.00	(\$62.00)	\$480.00
7035 - Fire Extinguishers & Hydrants	\$349.50	\$125.00	(\$224.50)	\$349.50	\$1,250.00	\$900.50	\$1,500.00
7040 - Drains - Clean & Clear	\$0.00	\$125.00	\$125.00	\$1,350.00	\$1,250.00	(\$100.00)	\$1,500.00
7045 - Plumbing Repairs	\$0.00	\$200.00	\$200.00	\$394.00	\$2,000.00	\$1,606.00	\$2,400.00

**Vista Park Villas Condominium Association**  
**Budget Comparison Report**  
**1/1/2018 - 1/31/2018**

	1/1/2018 - 1/31/2018			4/1/2017 - 1/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Repair &amp; Maintenance</u>	\$2,377.84	\$2,960.00	\$582.16	\$25,924.84	\$29,600.00	\$3,675.16	\$35,520.00
<u>Reserve Contributions</u>							
9000 - Transfer Res Allocation	\$8,079.00	\$8,079.00	\$0.00	\$135,790.00	\$80,790.00	(\$55,000.00)	\$96,948.00
9005 - Interest Res Allocation	\$2.90	\$0.00	(\$2.90)	\$2.90	\$0.00	(\$2.90)	\$0.00
<u>Total Reserve Contributions</u>	\$8,081.90	\$8,079.00	(\$2.90)	\$135,792.90	\$80,790.00	(\$55,002.90)	\$96,948.00
<u>Utilities</u>							
8000 - Electric	\$634.17	\$550.00	(\$84.17)	\$5,761.84	\$5,500.00	(\$261.84)	\$6,600.00
8005 - Water & Sewer	\$1,874.72	\$5,800.00	\$3,925.28	\$54,566.12	\$58,000.00	\$3,433.88	\$69,600.00
8010 - Trash Removal	\$1,849.89	\$1,825.00	(\$24.89)	\$18,543.67	\$18,250.00	(\$293.67)	\$21,900.00
8015 - Internet	\$115.00	\$135.00	\$20.00	\$1,239.00	\$1,350.00	\$111.00	\$1,620.00
<u>Total Utilities</u>	\$4,473.78	\$8,310.00	\$3,836.22	\$80,110.63	\$83,100.00	\$2,989.37	\$99,720.00
<u>Total Expense</u>	\$24,970.02	\$35,880.00	\$10,909.98	\$343,702.82	\$358,800.00	\$15,097.18	\$430,560.00
<u>Operating Net Income</u>	\$10,912.88	\$0.00	\$10,912.88	\$20,013.08	\$0.00	\$20,013.08	\$0.00
<u>Net Income</u>	\$10,912.88	\$0.00	\$10,912.88	\$20,013.08	\$0.00	\$20,013.08	\$0.00