VPV VISTA PARK VILLAS CA
Balance Sheet
09/30/2016

NENTAL MGT., INC
VE #111
A 92058

ASSETS			
OPERATING ASSETS			
PACIFIC WESTERN-OPS	66,456.47		
LOAN ADVANCE ACCOUNT	6,499.00		
TOTAL OPERATING CASH		72,955.47	
RESERVE ASSETS			
PWB-RES MMKT	140,667.46		
TOTAL RESERVE ASSETS		140,667.46	
OTHER ASSETS			
ACCOUNTS RECEIVABLE	4,166.28		
LOAN PROCEEDS TO RESERVES	493,942.66		
TOTAL OTHER ASSETS		498,108.94	
TOTAL ASSETS			711,731.87
LIABILITIES			
PREPAID ASSESSMENT	5,260.02		
LOAN	525,265.66		
TOTAL LIABILITIES		530,525.68	
RESERVES			
RESERVE ROOFING/DECKS	89,036.88		
RESERVE ROOFING/DECKS	(4,800.00)		
RESERVE PAINTING	55,687.00		
RESERVE PAINTING-PD OUT	(60,750.00)		
RESERVE LANDSCAPE/TREES	19,180.39		
RES LANDSCAPE/TREES-PD OUT	(4,817.00)		
POOL MTG ROOM	3,000.00		
RESERVE LIGHTING	18,773.00		
RESERVE CONTINGENCY	29,707.49		
RESERVE PAVING	50,686.00		
RESERVE PAVING-PD OUT	(1,100.00)		
MECHANICAL/PLUMBING	13,396.25		
MECHANICAL/PLUMBING-PD OUT	(7,500.00)		
RESERVE INTEREST	244.72		
RESERVE POOL	8,800.00		
POOL MEETING ROOM RESERVE	(90,414.41)		
RESERVE MISCELLANEOUS	4,462.00		
RESERVE MISCELLANEOUS-PD OUT	(2,973.77)		
RESERVE FENCE/WOOD REPAIR	22,959.91		
RES FENCE/WOOD REP-PD OUT	(2,911.00)		
TOTAL RESERVES		140,667.46	

VPV VISTA PARK VILLAS CA
Balance Sheet
09/30/2016

fINENTAL MGT., INC
AVE #111
CA 92058

CAPITAL			
PRIOR YEAR PROFIT(LOSS)	50,085.63		
CURRENT EARNINGS (LOSS)	(9,546.90)		
TOTAL CAPITAL		40,538.73	
TOTAL LIABILITIES/RESERVES/CAP			711,731.87

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
09/30/2016

AL MGT., INC
.11
.058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	34,040	34,040	0	204,240	204,240	0
KEY INCOME	0	0	0	150	0	150
LATE FEE INCOME	0	0	0	306	0	306
VIOLATION FEES	0	0	0	(250)	0	(250)
INTEREST	0	0	0	(109)	0	(109)
MISCELLANEOUS INCOME	0	0	0	(30)	0	(30)
TOTAL INCOME	34,040	34,040	0	204,307	204,240	67
EXPENSES						
UTILITIES						
ELECTRIC	495	550	55	3,365	3,300	(65)
WATER/SEWER	1,644	5,800	4,156	29,919	34,800	4,881
TRASH SERVICE	1,795	1,825	30	10,829	10,950	121
TOTAL UTILITIES	3,933	8,175	4,242	44,112	49,050	4,938
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	20,475	20,490	15
LANDSCAPE EXTRAS	83	200	118	2,377	1,200	(1,177)
IRRIGATION	422	800	378	3,313	4,800	1,487
COMMON AREA MAINTENANCE	0	650	650	2,004	3,900	1,896
COMMON AREA SUPPLIES	0	600	600	617	3,600	2,983
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	3,000	0	(3,000)
PEST CONTROL CONTRACT	236	245	9	1,416	1,470	54
JANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	3,000	3,000
PLUMBING REPAIRS	(142)	200	342	386	1,200	814
DRAINS-CLEAN/CLEAR	675	125	(550)	675	750	75
POOL MAINTENANCE	260	235	(25)	1,490	1,410	(80)
POOL EXTRAS	105	200	95	1,225	1,200	(25)
GATE MAINTENANCE & REPAIRS	0	40	40	644	240	(404)
FIRE EXTING/HYDRANT	578	125	(453)	728	750	22
TOTAL GENERAL MAINTENANCE	6,129	7,335	1,206	38,349	44,010	5,661
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	11,700	11,700	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	780	780
INSURANCE	1,934	1,950	16	11,603	11,700	97
TAXES	0	1	1	10	6	(4)
LICENSE FEES & PERMITS	0	30	30	0	180	180
MISC ADMIN	759	0	(759)	1,204	0	(1,204)
LEGAL FEES/COLLECTION	10	250	240	2,839	1,500	(1,339)
AUDIT & TAX PREP	0	100	100	1,000	600	(400)
LOAN INTEREST	2,394	6,680	4,286	14,496	40,080	25,584
LOAN PRINCIPAL	4,281	0	(4,281)	25,556	0	(25,556)
BAD DEBT EXPENSE	0	275	275	0	1,650	1,650
TOTAL ADMINISTRATIVE	11,328	11,366	38	68,409	68,196	(213)
TOTAL OPERATING EXPENSES	21,390	26,876	5,486	150,870	161,256	10,386
NET OPERATING INCOME	**12,650**	**7,164**	**5,486**	**53,437**	**42,984**	**10,453**
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,500	1,500	0	9,000	9,000	0
RESERVE PAINTING	1,350	1,350	0	8,100	8,100	0
RESERVE LANDSCAPE/TREES	600	600	0	3,600	3,600	0
POOL MTG ROOM	500	500	0	3,000	3,000	0
RESERVE FENCE/WOOD REPAIR	500	500	0	3,000	3,000	0
RESERVE LIGHTING	150	150	0	900	900	0
RESERVE CONTINGENCY	89	89 -5	0	534	534	0

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
09/30/2016

ENTAL MGT., INC
E #111
92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE PAVING	1,000	1,000	0	6,000	6,000	0
RES MECHANICAL/PLUMBING	1,075	1,075	0	21,450	6,450	(15,000)
RESERVE POOL	100	100	0	600	600	0
RESERVE MISCELLANEOUS	300	300	0	6,800	1,800	(5,000)
TOTAL RESERVE ADDITIONS	7,164	7,164	0	62,984	42,984	(20,000)
CASH FLOW	5,486	0	5,486	(9,547)	0	(9,547)

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
09/30/2016

TAL MGT., INC
#111
2058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	34,040.00	34,040	100.00	204,240.00	204,240	100.00
4110	KEY INCOME	0.00	0	0.00	150.00	0	0.00
4160	LATE FEE INCOME	0.00	0	0.00	306.28	0	0.00
4161	VIOLATION FEES	0.00	0	0.00	(250.00)	0	0.00
4190	INTEREST	0.00	0	0.00	(109.19)	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	(30.00)	0	0.00
	TOTAL INCOME	34,040.00	34,040	100.00	204,307.09	204,240	100.03
	EXPENSES						
6011	ELECTRIC	494.55	550	89.92	3,364.64	3,300	101.96
6030	WATER/SEWER	1,643.90	5,800	28.34	29,918.68	34,800	85.97
6050	TRASH SERVICE	1,794.79	1,825	98.34	10,828.74	10,950	98.89
6110	LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.93	20,475.00	20,490	99.93
6111	LANDSCAPE EXTRAS	82.50	200	41.25	2,376.60	1,200	198.05
6112	IRRIGATION	422.48	800	52.81	3,312.60	4,800	69.01
6120	COMMON AREA MAINTENANCE	0.00	650	0.00	2,004.06	3,900	51.39
6121	COMMON AREA SUPPLIES	0.00	600	0.00	616.78	3,600	17.13
6122	GENERAL/MISCELLANEOUS MAINTENANCE	500.00	0	0.00	3,000.00	0	0.00
6125	PEST CONTROL CONTRACT	236.00	245	96.33	1,416.00	1,470	96.33
6140	JANITORIAL/CONTRACT & SUPPLIES	0.00	500	0.00	0.00	3,000	0.00
6143	PLUMBING REPAIRS	(141.96)	200	(70.98)	386.05	1,200	32.17
6143.1	DRAINS-CLEAN/CLEAR	675.00	125	540.00	675.00	750	90.00
6150	POOL MAINTENANCE	260.00	235	110.64	1,490.00	1,410	105.67
6151	POOL EXTRAS	105.00	200	52.50	1,225.00	1,200	102.08
6160	GATE MAINTENANCE & REPAIRS	0.00	40	0.00	644.00	240	268.33
6171	FIRE EXTING/HYDRANT	577.56	125	462.05	727.56	750	97.01
6200	MANAGEMENT	1,950.00	1,950	100.00	11,700.00	11,700	100.00
6201	MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	780	0.00
6220	INSURANCE	1,933.91	1,950	99.17	11,603.46	11,700	99.17
6230	TAXES	0.00	1	0.00	10.00	6	166.67
6236	LICENSE FEES & PERMITS	0.00	30	0.00	0.00	180	0.00
6245	MISC ADMIN	758.71	0	0.00	1,204.24	0	0.00
6250	LEGAL FEES/COLLECTION	10.00	250	4.00	2,839.00	1,500	189.27
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	600	166.67
6401	LOAN INTEREST	2,394.00	6,680	35.84	14,496.38	40,080	36.17
6401.1	LOAN PRINCIPAL	4,281.43	0	0.00	25,556.20	0	0.00
6500	BAD DEBT EXPENSE	0.00	275	0.00	0.00	1,650	0.00
6904	RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	9,000.00	9,000	100.00
6905	RESERVE PAINTING	1,350.00	1,350	100.00	8,100.00	8,100	100.00
6906	RESERVE LANDSCAPE/TREES	600.00	600	100.00	3,600.00	3,600	100.00
6907	POOL MTG ROOM	500.00	500	100.00	3,000.00	3,000	100.00
6908	RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	3,000.00	3,000	100.00
6909	RESERVE LIGHTING	150.00	150	100.00	900.00	900	100.00
6910	RESERVE CONTINGENCY	89.00	89	100.00	534.00	534	100.00
6915	RESERVE PAVING	1,000.00	1,000	100.00	6,000.00	6,000	100.00
6929	RES MECHANICAL/PLUMBING	1,075.00	1,075	100.00	21,450.00	6,450	332.56
6954	RESERVE POOL	100.00	100	100.00	600.00	600	100.00
6992	RESERVE MISCELLANEOUS	300.00	300	100.00	6,800.00	1,800	377.78
	TOTAL EXPENSES	28,554.37	34,040	83.88	213,853.99	204,240	104.71
	TOTAL PROFIT (LOSS)	5,485.63	0	0.00	(9,546.90)	0	0.00

09/30/2016
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VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
09/30/2016

C/O TRANSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCEANSIDE CA 92058

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD	
ASSOCIATION DUES	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	34,040.00	0.00	0.00	0.00	0.00	0.00	0.00	204,240.00	99.97%
KEY INCOME	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.07%
LATE FEE INCOME	253.40	74.00	(243.12)	0.00	222.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	306.28	0.15%
VIOLATION FEES	0.00	0.00	(300.00)	150.00	(100.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(250.00)	-0.12%
INTEREST	0.00	0.00	(109.19)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(109.19)	-0.05%
MISCELLANEOUS INCOME	0.00	0.00	(30.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(30.00)	-0.01%
TOTAL INCOME	34,293.40	34,114.00	33,357.69	34,190.00	34,312.00	34,040.00	0.00	0.00	0.00	0.00	0.00	0.00	204,307.09	100.00%
EXPENSES														
ELECTRIC	571.72	502.12	640.86	514.03	641.36	494.55	0.00	0.00	0.00	0.00	0.00	0.00	3,364.64	1.65%
WATER/SEWER	8,817.30	639.32	8,245.36	1,046.36	9,526.44	1,643.90	0.00	0.00	0.00	0.00	0.00	0.00	29,918.68	14.64%
TRASH SERVICE	1,794.79	1,794.79	1,794.79	1,854.79	1,794.79	1,794.79	0.00	0.00	0.00	0.00	0.00	0.00	10,828.74	5.30%
LANDSCAPE MAINT CONTRACT	3,412.60	3,412.50	3,412.50	3,412.50	3,412.50	3,412.50	0.00	0.00	0.00	0.00	0.00	0.00	20,475.00	10.02%
LANDSCAPE EXTRAS	1,117.70	260.00	0.00	0.00	916.40	82.50	0.00	0.00	0.00	0.00	0.00	0.00	2,376.60	1.16%
IRRIGATION	1,221.27	376.91	166.77	631.66	473.51	422.48	0.00	0.00	0.00	0.00	0.00	0.00	3,312.60	1.62%
COMMON AREA MAINTENANCE	945.00	420.00	0.00	0.00	639.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,004.06	0.98%
COMMON AREA SUPPLIES	440.91	63.79	0.00	0.00	112.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	616.78	0.30%
GENERAL/MISCELLANEOUS MA	600.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	1.47%
PEST CONTROL CONTRACT	236.00	236.00	236.00	236.00	236.00	236.00	0.00	0.00	0.00	0.00	0.00	0.00	1,416.00	0.69%
PLUMBING REPAIRS	167.60	(167.60)	105.60	236.96	185.25	(141.96)	0.00	0.00	0.00	0.00	0.00	0.00	386.05	0.19%
DRAINS-CLEAN/CLEAR	0.00	0.00	0.00	0.00	0.00	675.00	0.00	0.00	0.00	0.00	0.00	0.00	675.00	0.33%
POOL MAINTENANCE	190.00	260.00	260.00	260.00	260.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00	1,490.00	0.73%
POOL EXTRAS	90.00	160.00	0.00	428.00	442.00	105.00	0.00	0.00	0.00	0.00	0.00	0.00	1,225.00	0.60%
GATE MAINTENANCE & REPAIR	0.00	0.00	0.00	0.00	644.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.00	0.32%
FIRE EXTING/HYDRANT	0.00	0.00	0.00	0.00	150.00	577.56	0.00	0.00	0.00	0.00	0.00	0.00	727.56	0.36%
MANAGEMENT	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	0.00	0.00	0.00	0.00	0.00	0.00	11,700.00	5.73%
INSURANCE	1,933.91	1,933.91	1,933.91	1,933.91	1,933.91	1,933.91	0.00	0.00	0.00	0.00	0.00	0.00	11,603.46	5.68%
TAXES	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00%
MISC ADMIN	165.53	35.00	15.00	255.00	(25.00)	758.71	0.00	0.00	0.00	0.00	0.00	0.00	1,204.24	0.59%
LEGAL FEES/COLLECTION	807.00	140.00	1,925.00	20.00	(63.00)	10.00	0.00	0.00	0.00	0.00	0.00	0.00	2,839.00	1.39%
AUDIT & TAX PREP	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	0.49%
LOAN INTEREST	2,490.17	2,392.74	2,451.89	2,354.32	2,413.26	2,394.00	0.00	0.00	0.00	0.00	0.00	0.00	14,496.38	7.10%
LOAN PRINCIPAL	4,185.26	4,282.89	4,223.54	4,321.11	4,262.17	4,281.43	0.00	0.00	0.00	0.00	0.00	0.00	25,556.20	12.51%
RESERVE ROOFING / DECKS	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00	4.41%
RESERVE PAINTING	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	8,100.00	3.96%
RESERVE LANDSCAPE/TREES	600.00	600.00	600.00	600.00	600.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	3,600.00	1.76%
POOL MTG ROOM	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	1.47%
RESERVE FENCE/WOOD REPAIR	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	1.47%
RESERVE LIGHTING	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.44%
RESERVE CONTINGENCY	89.00	89.00	89.00	89.00	89.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	534.00	0.26%
RESERVE PAVING	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	2.94%
RES MECHANICAL/PLUMBING	1,075.00	16,075.00	1,075.00	1,075.00	1,075.00	1,075.00	0.00	0.00	0.00	0.00	0.00	0.00	21,450.00	10.50%
RESERVE POOL	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.29%
RESERVE MISCELLANEOUS	300.00	5,300.00	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	6,600.00	3.33%
TOTAL EXPENSES	38,200.86	47,365.97	35,045.42	27,118.64	37,568.73	28,554.37	0.00	0.00	0.00	0.00	0.00	0.00	213,853.99	104.67%
TOTAL PROFIT (LOSS)	(3,907.46)	(13,251.97)	(1,687.73)	7,071.36	(3,256.73)	5,485.63	0.00	0.00	0.00	0.00	0.00	0.00	(9,546.90)	-4.67%