

VPV VISTA PARK VILLAS CA
Balance Sheet
07/31/2016

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

ASSETS

OPERATING ASSETS	61,871.13	
PACIFIC WESTERN-OPS	<u>6,499.00</u>	
LOAN ADVANCE ACCOUNT		68,370.13
TOTAL OPERATING CASH		
RESERVE ASSETS	131,484.00	
PWB-RES MMKT		131,484.00
TOTAL RESERVE ASSETS		
OTHER ASSETS	4,799.72	
ACCOUNTS RECEIVABLE	<u>502,486.26</u>	
LOAN PROCEEDS TO RESERVES		507,285.98
TOTAL OTHER ASSETS		
TOTAL ASSETS		<u>707,140.11</u>

LIABILITIES

PREPAID ASSESSMENT	3,537.02	
LOAN	<u>533,809.26</u>	
TOTAL LIABILITIES		537,346.28

RESERVES

RESERVE ROOFING/DECKS	86,036.88	
RESERVE ROOFING/DECKS	(4,800.00)	
RESERVE PAINTING	52,987.00	
RESERVE PAINTING-PD OUT	(60,750.00)	
RESERVE LANDSCAPE/TREES	17,980.39	
RES LANDSCAPE/TREES-PD OUT	(1,476.00)	
POOL MTG ROOM	2,000.00	
RESERVE LIGHTING	18,473.00	
RESERVE CONTINGENCY	29,529.49	
RESERVE PAVING	48,686.00	
MECHANICAL/PLUMBING	11,246.25	
MECHANICAL/PLUMBING-PD OUT	(7,500.00)	
RESERVE INTEREST	233.26	
RESERVE POOL	8,600.00	
POOL MEETING ROOM RESERVE	(90,414.41)	
RESERVE MISCELLANEOUS	3,862.00	
RESERVE MISCELLANEOUS-PD OUT	(2,258.77)	
RESERVE FENCE/WOOD REPAIR	21,959.91	
RES FENCE/WOOD REP-PD OUT	<u>(2,911.00)</u>	
TOTAL RESERVES		131,484.00

CAPITAL

TRANSCONTINENTAL MGT., INC
MISSION AVE #111
SEASIDE CA 92058

PRIOR YEAR PROFIT(LOSS)	50,085.63
CURRENT EARNINGS (LOSS)	<u>(11,775.80)</u>
TOTAL CAPITAL	<u>38,309.83</u>
TOTAL LIABILITIES/RESERVES/CAP	<u><u>707,140.11</u></u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
07/31/2016

TRANSCONTINENTAL MGT., INC
MISSION AVE #111
CLEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	34,040	34,040	0	136,160	136,160	0
LATE FEE INCOME	0	0	0	84	0	84
VIOLATION FEES	150	0	150	(150)	0	(150)
INTEREST	0	0	0	(109)	0	(109)
MISCELLANEOUS INCOME	0	0	0	(30)	0	(30)
TOTAL INCOME	34,190	34,040	150	135,955	136,160	(205)
EXPENSES						
UTILITIES	514	550	36	2,229	2,200	(29)
ELECTRIC	1,046	5,800	4,754	18,748	23,200	4,452
WATER/SEWER	1,855	1,825	(30)	7,239	7,300	61
TRASH SERVICE						
TOTAL UTILITIES	3,415	8,175	4,760	28,216	32,700	4,484
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,413	3,415	3	13,650	13,660	10
LANDSCAPE EXTRAS	0	200	200	1,378	800	(578)
IRRIGATION	632	800	168	2,417	3,200	783
COMMON AREA MAINTENANCE	0	650	650	1,365	2,600	1,235
COMMON AREA SUPPLIES	0	600	600	505	2,400	1,895
GENERAL/MISCELLANEOUS MAINTENANCE	500	0	(500)	2,000	0	(2,000)
PEST CONTROL CONTRACT	236	245	9	944	980	36
LANITORIAL/CONTRACT & SUPPLIES	0	500	500	0	2,000	2,000
PLUMBING REPAIRS	237	200	(37)	343	800	457
DRAINS-CLEAN/CLEAR	0	125	125	0	500	500
POOL MAINTENANCE	260	235	(25)	970	940	(30)
POOL EXTRAS	428	200	(228)	678	800	122
GATE MAINTENANCE & REPAIRS	0	40	40	0	160	160
FIRE EXTING/HYDRANT	0	125	125	0	500	500
TOTAL GENERAL MAINTENANCE	5,705	7,335	1,630	24,249	29,340	5,091
ADMINISTRATIVE						
MANAGEMENT	1,950	1,950	0	7,800	7,800	0
MISCELLANEOUS MANAGEMENT EXTRAS	0	130	130	0	520	520
INSURANCE	1,934	1,950	16	7,736	7,800	64
TAXES	0	1	1	10	4	(6)
LICENSE FEES & PERMITS	0	30	30	0	120	120
MISC ADMIN	255	0	(255)	471	0	(471)
LEGAL FEES/COLLECTION	20	250	230	2,892	1,000	(1,892)
AUDIT & TAX PREP	0	100	100	1,000	400	(600)
LOAN INTEREST	2,354	6,680	4,326	9,689	26,720	17,031
LOAN PRINCIPAL	4,321	0	(4,321)	17,013	0	(17,013)
BAD DEBT EXPENSE	0	275	275	0	1,100	1,100
TOTAL ADMINISTRATIVE	10,834	11,366	532	46,610	45,464	(1,146)
TOTAL OPERATING EXPENSES	19,955	26,876	6,921	99,075	107,504	8,429
NET OPERATING INCOME	14,235	7,164	7,071	36,880	28,656	8,224
RESERVE ADDITIONS						
RESERVE FUNDING	1,500	1,500	0	6,000	6,000	0
RESERVE ROOFING / DECKS	1,350	1,350	0	5,400	5,400	0
RESERVE PAINTING	600	600	0	2,400	2,400	0
RESERVE LANDSCAPE/TREES	500	500	0	2,000	2,000	0
POOL MTG ROOM	500	500	0	2,000	2,000	0
RESERVE FENCE/WOOD REPAIR	500	500	0	600	600	0
RESERVE LIGHTING	150	150	0	356	356	0
RESERVE CONTINGENCY	89	89	0	0	0	0
RESERVE PAVING	1,000	1,000	0	4,000	4,000	0
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VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
07/31/2016

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INNSCONTINENTAL MGT., INC
MISSION AVE #111
SEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RES MECHANICAL/PLUMBING	1,075	1,075	0	19,300	4,300	(15,000)
RESERVE POOL	100	100	0	400	400	0
RESERVE MISCELLANEOUS	300	300	0	6,200	1,200	(5,000)
TOTAL RESERVE ADDITIONS	7,164	7,164	0	48,656	28,656	(20,000)
CASH FLOW	7,071	0	7,071	(11,776)	0	(11,776)

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
07/31/2016

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CONSCONTINENTAL MGT., INC
MISSION AVE #111
EANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100 ASSOCIATION DUES	34,040.00	34,040	100.00	136,160.00	136,160	100.00
4160 LATE FEE INCOME	0.00	0	0.00	84.28	0	0.00
4161 VIOLATION FEES	150.00	0	0.00	(150.00)	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	34,190.00	34,040	100.44	135,955.09	136,160	99.85
EXPENSES						
6011 ELECTRIC	514.03	550	93.46	2,228.73	2,200	101.31
6030 WATER/SEWER	1,046.36	5,800	18.04	18,748.34	23,200	80.81
6050 TRASH SERVICE	1,854.79	1,825	101.63	7,239.16	7,300	98.17
6110 LANDSCAPE MAINT CONTRACT	3,412.50	3,415	99.93	13,650.00	13,660	99.93
6111 LANDSCAPE EXTRAS	0.00	200	0.00	1,377.70	800	172.21
6112 IRRIGATION	631.66	800	78.96	2,416.61	3,200	75.52
6120 COMMON AREA MAINTENANCE	0.00	650	0.00	1,365.00	2,500	52.60
6121 COMMON AREA SUPPLIES	0.00	600	0.00	504.70	2,400	21.03
6122 GENERAL MISCELLANEOUS MAINTENANCE	500.00	0	0.00	2,000.00	0	0.00
6125 PEST CONTROL CONTRACT	236.00	245	96.33	944.00	980	96.33
6140 JANITORIAL/CONTRACT & SUPPLIES	0.00	500	0.00	0.00	2,000	0.00
6143 PLUMBING REPAIRS	236.96	200	118.48	342.76	800	42.85
6143.1 DRAINS-CLEAN/CLEAR	0.00	125	0.00	0.00	500	0.00
6150 POOL MAINTENANCE	260.00	235	110.64	970.00	840	103.19
6151 POOL EXTRAS	428.00	200	214.00	678.00	800	84.75
6160 GATE MAINTENANCE & REPAIRS	0.00	40	0.00	0.00	160	0.00
6171 FIRE EXTING/HYDRANT	0.00	125	0.00	0.00	500	0.00
6200 MANAGEMENT	1,950.00	1,950	100.00	7,800.00	7,800	100.00
6201 MISCELLANEOUS MANAGEMENT EXTRAS	0.00	130	0.00	0.00	520	0.00
6220 INSURANCE	1,933.91	1,950	99.17	7,735.64	7,800	99.17
6230 TAXES	0.00	1	0.00	10.00	4	250.00
6236 LICENSE FEES & PERMITS	0.00	30	0.00	0.00	120	0.00
6245 MISC ADMIN	255.00	0	0.00	470.53	0	0.00
6250 LEGAL FEES/COLLECTION	20.00	250	8.00	2,892.00	1,000	289.20
6260 AUDIT & TAX PREP	0.00	100	0.00	1,000.00	400	250.00
6401 LOAN INTEREST	2,354.32	6,680	35.24	9,689.12	26,720	36.26
6401.1 LOAN PRINCIPAL	4,321.11	0	0.00	17,012.60	0	0.00
6500 BAD DEBT EXPENSE	0.00	275	0.00	0.00	1,100	0.00
6904 RESERVE ROOFING / DECKS	1,500.00	1,500	100.00	6,000.00	6,000	100.00
6905 RESERVE PAINTING	1,350.00	1,350	100.00	5,400.00	5,400	100.00
6906 RESERVE LANDSCAPE/TREES	600.00	600	100.00	2,400.00	2,400	100.00
6907 POOL MTG ROOM	500.00	500	100.00	2,000.00	2,000	100.00
6908 RESERVE FENCE/WOOD REPAIR	500.00	500	100.00	2,000.00	2,000	100.00
6909 RESERVE LIGHTING	150.00	150	100.00	600.00	600	100.00
6910 RESERVE CONTINGENCY	89.00	89	100.00	356.00	356	100.00
6915 RESERVE PAVING	1,000.00	1,000	100.00	4,000.00	4,000	100.00
6929 RES MECHANICAL/PLUMBING	1,075.00	1,075	100.00	19,300.00	4,300	448.84
6954 RESERVE POOL	100.00	100	100.00	400.00	400	100.00
6992 RESERVE MISCELLANEOUS	300.00	300	100.00	6,200.00	1,200	516.67
TOTAL EXPENSES	27,118.64	34,040	79.67	147,730.89	136,160	108.50
TOTAL PROFIT (LOSS)	7,071.36	0	0.00	(11,775.80)	0	0.00

07/31/2016
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VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
07/31/2016

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136,160.00	100.15%
LATE FEE INCOME	253.40	74.00	(243.12)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84.28	0.06%
VIOLATION FEES	0.00	0.00	(300.00)	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(150.00)	-0.11%
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)	-0.08%
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)	-0.02%
TOTAL INCOME	34,293.40	34,114.00	33,357.69	34,190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135,955.09	100.00%
EXPENSES														
ELECTRIC	571.72	602.12	840.86	514.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,228.73	1.64%
WATER/SEWER	8,817.30	839.32	8,245.36	1,046.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,748.34	13.79%
TRASH SERVICE	1,794.79	1,794.79	1,794.79	1,854.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,239.16	5.32%
LANDSCAPE MAINT CONTRACT	3,412.50	3,412.50	3,412.50	3,412.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,650.00	10.04%
LANDSCAPE EXTRAS	1,117.70	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,377.70	1.01%
IRRIGATION	1,221.27	376.91	186.77	631.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,416.61	1.78%
COMMON AREA MAINTENANCE	945.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,365.00	1.00%
COMMON AREA SUPPLIES	440.91	63.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	504.70	0.37%
GENERAL/MISCELLANEOUS MA	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	1.47%
PEST CONTROL CONTRACT	236.00	236.00	236.00	236.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	944.00	0.69%
PLUMBING REPAIRS	167.80	(167.80)	105.80	236.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	342.76	0.25%
POOL MAINTENANCE	190.00	260.00	260.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	970.00	0.71%
POOL EXTRAS	90.00	180.00	0.00	428.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	678.00	0.50%
MANAGEMENT	1,950.00	1,950.00	1,950.00	1,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,800.00	5.74%
INSURANCE	1,933.91	1,933.91	1,933.91	1,933.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,735.64	5.69%
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	0.01%
MISC ADMIN	166.63	35.00	15.00	255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.53	0.35%
LEGAL FEES/COLLECTION	807.00	140.00	1,925.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,892.00	2.13%
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	0.74%
LOAN INTEREST	2,490.17	2,392.74	2,451.89	2,354.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,689.12	7.13%
LOAN PRINCIPAL	4,185.28	4,282.69	4,223.54	4,321.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,012.60	12.51%
RESERVE ROOFING / DECKS	1,500.00	1,500.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	4.41%
RESERVE PAINTING	1,350.00	1,350.00	1,350.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,400.00	3.97%
RESERVE LANDSCAPE/TREES	800.00	800.00	800.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	1.77%
POOL MTG ROOM	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	1.47%
RESERVE FENCE/WOOD REPAIR	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.44%
RESERVE LIGHTING	150.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	356.00	0.26%
RESERVE CONTINGENCY	89.00	89.00	89.00	89.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.29%
RESERVE PAVING	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	2.94%
RES MECHANICAL/PLUMBING	1,075.00	18,075.00	1,075.00	1,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,300.00	14.20%
RESERVE POOL	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.29%
RESERVE MISCELLANEOUS	300.00	5,300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,200.00	4.56%
TOTAL EXPENSES	38,200.89	47,365.97	35,045.42	27,118.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147,730.89	108.56%
TOTAL PROFIT (LOSS)	(3,907.49)	(13,251.97)	(1,687.73)	7,071.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(11,775.80)	-8.66%