

5/11/2015
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VPV VISTA PARK VILLAS CA
Balance Sheet
04/30/2015

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

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	50,605.80	
LOAN ADVANCE ACCOUNT	<u>27,723.00</u>	
TOTAL OPERATING CASH		78,328.80
RESERVE ASSETS		
PWB-RES MMKT	<u>134,257.08</u>	
TOTAL RESERVE ASSETS		134,257.08
OTHER ASSETS		
ACCOUNTS RECEIVABLE	7,871.78	
LOAN PROCEEDS TO RESERVES	<u>562,083.99</u>	
TOTAL OTHER ASSETS		<u>569,955.77</u>
TOTAL ASSETS		<u><u>782,541.65</u></u>

LIABILITIES		
PREPAID DUES	2,146.60	
LOAN	<u>593,406.99</u>	
TOTAL LIABILITIES		595,553.59

RESERVES	65,646.00	
RESERVE ROOFING/DECKS	38,606.00	
RESERVE PAINTING	(3,030.00)	
RESERVE PAINTING-PD OUT	9,470.39	
RESERVE LANDSCAPE/TREES	16,223.00	
RESERVE LIGHTING	28,282.49	
RESERVE CONTINGENCY	33,686.00	
RESERVE PAVING	10,313.25	
MECHANICAL/PLUMBING	(11,807.00)	
MECHANICAL/PLUMBING-PD OUT	11.45	
RESERVE INTEREST	(75,626.41)	
RESERVE POOL	(11,688.00)	
RESERVE POOL-PD OUT	6,595.00	
RESERVE MISCELLANEOUS	<u>27,574.91</u>	
RESERVE FENCE/WOOD REPAIR		134,257.08
TOTAL RESERVES		

CAPITAL	111,921.66	
PRIOR YEAR PROFIT (LOSS)	<u>(59,190.68)</u>	
CURRENT EARNINGS (LOSS)		<u>52,730.98</u>
TOTAL CAPITAL		

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VPV VISTA PARK VILLAS CA
Balance Sheet
04/30/2015

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

TOTAL LIABILITIES/RESERVES/CAP

782,541.65

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VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
04/30/2015

2/O TRANSCONTINENTAL MGT., INC
1355 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	76	0	76	76	0	76
TOTAL INCOME	34,116	34,040	76	34,116	34,040	76
EXPENSES						
UTILITIES						
ELECTRIC	493	600	107	493	600	107
WATER	7,466	6,300	(1,166)	7,466	6,300	(1,166)
TRASH SERVICE	1,825	1,855	30	1,825	1,855	30
TOTAL UTILITIES	9,784	8,755	(1,029)	9,784	8,755	(1,029)
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,335	85	3,250	3,335	85
LANDSCAPE EXTRAS	0	250	250	0	250	250
IRRIGATION	98	880	782	98	880	782
COMMON AREA MAINTENANCE	1,483	750	(733)	1,483	750	(733)
COMMON AREA SUPPLIES	1,133	650	(483)	1,133	650	(483)
GENERAL/MISCELLANEOUS MAINTENANCE	450	500	50	450	500	50
LIGHTING MAINTENANCE	0	25	25	0	25	25
PEST CONTROL CONTRACT	236	236	0	236	236	0
DUMPSTER PICKUPS	0	150	150	0	150	150
PLUMBING REPAIRS	0	200	200	0	200	200
DRAINS-CLEAN/CLEAR	0	166	166	0	166	166
POOL MAINTENANCE	225	225	0	225	225	0
POOL EXTRAS	0	215	215	0	215	215
GATE MAINTENANCE & REPAIRS	0	50	50	0	50	50
TOTAL GENERAL MAINTENANCE	6,875	7,632	757	6,875	7,632	757
ADMINISTRATIVE						
MANAGEMENT	1,900	1,900	0	1,900	1,900	0
INSURANCE	1,869	1,870	1	1,869	1,870	1
TAXES	0	10	10	0	10	10
LICENSE FEES & PERMITS	0	43	43	0	43	43
MISC ADMIN	0	143	143	0	143	143
LEGAL FEES/COLLECTION	193	500	307	193	500	307
AUDIT & TAX PREP	0	100	100	0	100	100
LOAN PRINCIPLE & INTEREST	6,675	6,676	1	6,675	6,676	1
BAD DEBT EXPENSE	0	400	400	0	400	400
TOTAL ADMINISTRATIVE	10,638	11,642	1,004	10,638	11,642	1,004
TOTAL OPERATING EXPENSES	27,296	28,029	733	27,296	28,029	733
NET OPERATING INCOME	6,820	6,011	809	6,820	6,011	809
RESERVE ADDITIONS						
RESERVE FUNDING	1,500	1,500	0	1,500	1,500	0
RESERVE ROOFING / DECKS	1,000	1,000	0	1,000	1,000	0
RESERVE PAINTING	600	600	0	600	600	0
RESERVE LANDSCAPE/TREES	280	280	0	280	280	0
RESERVE FENCE/WOOD REPAIR	150	150	0	150	150	0
RESERVE LIGHTING	81	81	0	81	81	0
RESERVE CONTINGENCY	1,000	1,000	0	1,000	1,000	0
RESERVE PAVING	41,000	1,000	(40,000)	41,000	1,000	(40,000)
RES MECHANICAL/PLUMBING	100	100	0	100	100	0
RESERVE POOL	20,300	300	(20,000)	20,300	300	(20,000)
RESERVE MISCELLANEOUS						
TOTAL RESERVE ADDITIONS	66,011	6,011	(60,000)	66,011	6,011	(60,000)

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04/30/2015

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
CASH FLOW	<u>(59,191)</u>	<u>0</u>	<u>(59,191)</u>	<u>(59,191)</u>	<u>0</u>	<u>(59,191)</u>

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VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
04/30/2015

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

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