

Vista Park Villas Condominium Association

BALANCE SHEET

11/30/2016

Prepared By: MGR Property Management, 1425 W. Foothill Blvd. Suite 200, Upland CA 91786 888/920-0647

ASSETS

OPERATING FUNDS

Pacific Western Bank - Operating 72,312.80

TOTAL OPERATING FUNDS 72,312.80

RESERVE FUNDS

Pacific Western Bank - MMA 146,036.80

Loan Advance Account 6,499.00

Loan Proceeds To Reserves 489,565.27

TOTAL RESERVE FUNDS 642,101.07

OTHER ASSETS

Accounts Receivable 10,504.08

TOTAL OTHER ASSETS 10,504.08

Total Assets 724,917.95

LIABILITIES

Prepaid Assessments 4,117.82

Accounts Payable - Net Total 1,854.79

Loan 520,888.27

Total Liabilities 526,860.88

RETAINED EARNINGS

RESERVES

Reserve - Fence/Wood Repairs 19,198.91

Reserve - Landscape/Trees 14,963.39

Reserve - Lighting 18,923.00

Reserve - Paving 50,586.00

Reserve - Plumbing/Mechanical 6,971.25

Reserve - Painting (3,713.00)

Reserve - Pool 8,900.00

Reserve - Pool Meeting Room (86,914.41)

Reserve - Miscellaneous 1,325.18

Reserve - Roofing/Decks 85,736.88

Reserve - Contingency 29,796.49

Reserve - Interest 263.11

TOTAL RESERVES 146,036.80

CAPITAL

Prior Year Profit (Loss) 51,825.71

Net Income 194.56

TOTAL CAPITAL 52,020.27

TOTAL NET WORTH 198,057.07

TOTAL NET WORTH AND LIABILITIES 724,917.95

Vista Park Villas Condominium Association

Income and Expense Comparative Statement

From : 11/01/2016 to 11/30/2016

	November 2016			April to November		
	Actual	Budget	Var. \$	Actual	Budget	Var. \$
Income						
Assessment Fee	34,040	34,040		272,320	272,320	
Late Payment Interest				(109)		(109)
Late Fee Income				306		306
Violation Fee				(250)		(250)
Key Income				150		150
Miscellaneous Income				(30)		(30)
Total Income	34,040	34,040	0	272,387	272,320	67

EXPENSES AND RESERVES

OPERATING EXPENSES

UTILITIES

Electric	503	550	47	4,439	4,400	(39)
Water/Sewer	3,283	5,800	2,517	43,395	46,400	3,005
Trash	1,855	1,825	(30)	16,383	14,600	(1,783)
TOTAL UTILITIES	5,641	8,175	2,534	64,217	65,400	1,183

GENERAL MAINTENANCE

Landscape Maint Contract		3,415	3,415	23,888	27,320	3,432
Landscape Extras		200	200	2,883	1,600	(1,283)
Irrigation		800	800	4,579	6,400	1,821
Drains-Clean/Clear		125	125	675	1,000	325
Common Area Maintenance		650	650	2,424	5,200	2,776
Common Area Supplies		600	600	703	4,800	4,097
Pest Control		245	245	1,652	1,960	308
Janitorial/Contract & Supplies		500	500	3,500	4,000	500
Plumbing Repairs		200	200	7,186	1,600	(5,586)
Pool Maintenance		235	235	1,750	1,880	130
Pool Extras		200	200	1,498	1,600	102
Pool Gate		40	40	644	320	(324)
Fire Extinguisher/Hydrant		125	125	728	1,000	272
TOTAL GENERAL MAINTENANCE	0	7,335	7,335	52,110	58,680	6,570

ADMINISTRATIVE

Management Fee		1,950	1,950	13,650	15,600	1,950
Administration Misc		130	130	1,204	1,040	(164)
Insurance		1,950	1,950	13,600	15,600	2,000
Taxes		1	1	10	8	(2)
License/Permits/Fees		30	30		240	240
Legal Fees		250	250	2,851	2,000	(851)
Uncollectable - Bad Debt		275	275		2,200	2,200

MGR PROPERTY MANAGEMENT, 1425 W. FOOTHILL BLVD. SUITE 200, UPLAND CA 91786 888/920-0647

	November 2016			April to November		
	Actual	Budget	Var. \$	Actual	Budget	Var. \$
Audit / Tax Prep		100	100	1,000	800	(200)
Loan - Interest	2,298		(2,298)	19,092		(19,092)
Loan - Principal	4,377	6,680	2,303	34,311	53,440	19,129
TOTAL ADMINISTRATIVE	6,675	11,366	4,691	85,718	90,928	5,210
TOTAL OPERATING EXPENSES	12,316	26,876	14,560	202,045	215,008	12,963
RESERVES						
ADDITIONS						
Reserve - Fence/Wood Repairs		500	500	3,500	4,000	500
Reserve - Landscape/Trees		600	600	4,200	4,800	600
Reserve - Lighting		150	150	1,050	1,200	150
Reserve - Paving		1,000	1,000	7,000	8,000	1,000
Reserve - Plumbing/Mechanical		1,075	1,075	22,525	8,600	(13,925)
Reserve - Painting		1,350	1,350	9,450	10,800	1,350
Reserve - Pool		100	100	700	800	100
Reserve - Pool Meeting Room		500	500	3,500	4,000	500
Reserve - Roofing/Decks		1,500	1,500	10,500	12,000	1,500
Reserve - Miscellaneous		300	300	7,100	2,400	(4,700)
Reserve - Contingency		89	89	623	712	89
TOTAL ADDITIONS	0	7,164	7,164	70,148	57,312	(12,836)
TOTAL RESERVES	0	7,164	7,164	70,148	57,312	(12,836)
Total EXPENSES AND RESERVES	12,316	34,040	21,724	272,193	272,320	127
NET INCOME	21,724	0	21,724	194	0	194

Vista Park Villas Condominium Association

Monthly Revenue and Expense Statement

	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Cumulative
Revenues													
Assessment Fee							238,280	34,040					272,320
Late Payment Interest							(109)						(109)
Late Fee							306						528
Violation Fee							(250)						(250)
Key							150						150
Miscellaneous Income							(30)						(30)
Total Revenues							238,347	34,040					306,649

Expenses													
Landscape Maint Contract							23,888						27,300
Irrigation							4,579						4,753
Landscape Extras							2,883						2,883
Pool Maintenance							1,750						2,200
Drain Maintenance							675						675
Pool Extras							1,498						2,033
Pool Gate							644						644
Janitorial							3,500						4,500
Pest Control							1,652						1,888
Lighting Maintenance-Extras													
Common Area Maintenance							2,424						2,424
Common Area Supplies							703						703
Video Surveillance													
Plumbing Repairs							7186						7,536
Extinguisher/Hydrant							728						728
Electricity							3,936	503					4,442
Water/Sewer							40,112	3,283					43,395
Trash							14,528	1,855					16,383
Internet													
Insurance - Master Policy							13,600						17,931
Management Fee							13,650						17,550
Legal Fees							2,851						3,028
Administration - Miscellaneous							1,204						1,204
Loan - Principal							29,934	4,377					34,311
Loan - Interest							16,794	2,298					19,092
Audit/Tax Prep							1,000						1,000
Reserve Study													
State Taxes							10						10

Monthly Revenue and Expense Statement

	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan.17	Feb 17	Mar17	Cumulative
Reserve - Paving							7,000						9,000
Reserve - Lighting							1,050						1,350
Reserve - Plumbing/Mechanical							22,525						24,675
Reserve - Painting							9,450						12,150
Reserve - Fence/Wood Repairs							3,500						4,500
Reserve - Pool							700						900
Reserve - Roofing/Decks							10,500						13,500
Reserve - Landscape/Trees							4,200						5,400
Reserve - Pool Meeting Room							3,500						4,500
Reserve-Miscellaneous							7,100						7,700
Reserve - Contingency							623						801
Total Expenses							259,877	12,316					272,193
Net Income							(21,530)	21,724					194