

**Vista Park Villas Condominium Association**  
**Balance Sheet**  
**3/31/2018**

<b>Assets</b>	
<u>Cash Account</u>	
1005 - Pacific Premier Operating	\$56,097.36
<u>Cash Account Total</u>	<u>\$56,097.36</u>
<u>Reserve Contributions</u>	
1105 - Pacific Premier Reserves	\$162,960.11
1159 - Due from Operating	\$6,079.00
1169 - PWB Loan Proceeds to Reserves	\$440,498.32
<u>Reserve Contributions Total</u>	<u>\$609,537.43</u>
<u>Accounts Receivable</u>	
1200 - Accounts Receivable	\$8,209.79
<u>Accounts Receivable Total</u>	<u>\$8,209.79</u>
<u>Other</u>	
1400 - Prepaid Insurance	\$897.75
<u>Other Total</u>	<u>\$897.75</u>
<u>Assets Total</u>	<u>\$674,742.33</u>
<b>Liabilities and Equity</b>	
<u>Accounts Payable</u>	
2000 - Accounts Payable	\$590.00
2005 - Other Payables	\$8,079.00
<u>Accounts Payable Total</u>	<u>\$8,669.00</u>
<u>Other</u>	
2100 - Advance Payments	\$2,859.00
<u>Other Total</u>	<u>\$2,859.00</u>
<u>Long Term Liability</u>	
2500 - PWB Loan Principal	\$448,632.64
<u>Long Term Liability Total</u>	<u>\$448,632.64</u>
<u>Reserve Liability</u>	
3005 - Reserve Interest	\$213.06
3020 - Contingency Reserves	\$31,388.20
3030 - Painting Reserves	(\$24,048.00)
3045 - Roofing & Decks Reserves	\$105,065.88
3050 - Landscape & Trees Reserves	\$20,638.39
3055 - Pool & Spa Reserves	\$10,600.00
3060 - Lighting Reserves	\$20,960.00
3065 - Paving Reserves	\$78,885.00
3070 - Plumbing & Mechanical Reserves	(\$30,371.65)
3075 - Fences & Wood Repairs Reserves	\$27,698.91
3085 - Miscellaneous Reserves	\$6,942.73
3095 - Pool Meeting Room Reserves	(\$78,954.41)
<u>Reserve Liability Total</u>	<u>\$168,039.11</u>
<u>Retained Earnings</u>	<u>\$19,399.65</u>
<u>Net Income</u>	<u>\$26,142.93</u>
<u>Liabilities &amp; Equity Total</u>	<u>\$674,742.33</u>

**Vista Park Villas Condominium Association**  
**Income Statement**  
**3/1/2018 - 3/31/2018**

	3/1/2018 - 3/31/2018	Year To Date
<b>Income</b>		
<u>Income</u>		
4000 - Dues	\$35,880.00	\$430,560.00
4005 - Late Fee Income	\$0.00	\$1,014.00
4009 - Interest-Reserve Account	\$40.84	\$59.30
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>	\$35,920.84	\$435,532.30
<b>Total Income</b>	\$35,920.84	\$435,532.30
<b>Expense</b>		
<u>General &amp; Administrative</u>		
5000 - Misc G & A Expense	\$10.00	\$207.00
5005 - Audits & Tax Returns	\$0.00	\$1,000.00
5010 - Insurance	\$2,036.00	\$23,239.00
5015 - Legal Fees	\$0.00	\$2,545.00
5020 - Permits & Fees	\$0.00	\$584.00
5025 - Management Fee	\$1,550.00	\$19,850.00
5030 - Postage/ Printing/Storage	\$127.99	\$254.68
5035 - Taxes	\$0.00	\$10.00
5040 - Bad Debt	\$0.00	\$4.00
<u>Total General &amp; Administrative</u>	\$3,723.99	\$47,693.68
<u>Landscaping</u>		
6005 - Irrigation Repairs	\$929.53	\$5,707.21
6010 - Landscape Service & Maintenance	\$6,950.85	\$44,488.85
6015 - Landscape Extras & Supplies	\$417.82	\$1,543.82
<u>Total Landscaping</u>	\$8,298.20	\$51,739.88
<u>Loan</u>		
8500 - PWB Loan Interest	\$2,070.52	\$25,367.47
<u>Total Loan</u>	\$2,070.52	\$25,367.47
<u>Repair &amp; Maintenance</u>		
5055 - Janitorial Contract & Supplies	\$500.00	\$5,500.00
5060 - Lighting Maintenance	\$0.00	\$300.00
5065 - Security	\$0.00	\$0.00
5080 - Roof & Gutters Maintenance	\$0.00	\$45.00
7000 - Pest Control	\$472.00	\$10,689.00
7005 - Common Area Maintenance	\$500.00	\$2,700.00
7010 - Common Area Supplies	\$0.00	\$1,691.34
7020 - Pool Maintenance	\$400.00	\$2,980.00
7025 - Pool Extras	\$0.00	\$1,826.00
7030 - CCTV Annual Maintenance	\$0.00	\$462.00
7035 - Fire Extinguishers & Hydrants	\$0.00	\$349.50

Vista Park Villas Condominium Association  
Income Statement  
3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018	Year To Date
7040 - Drains - Clean & Clear	\$0.00	\$1,350.00
7045 - Plumbing Repairs		\$2,246.12
<u>Total Repair &amp; Maintenance</u>	\$1,852.12	\$30,138.96
	\$3,724.12	
<u>Reserve Contributions</u>		
9000 - Transfer Res Allocation	\$8,079.00	\$151,948.00
9005 - Interest Res Allocation	\$40.84	\$59.30
<u>Total Reserve Contributions</u>	\$8,119.84	\$152,007.30
<u>Utilities</u>		
8000 - Electric	\$633.94	\$7,090.65
8005 - Water & Sewer	\$8,144.54	\$71,463.98
8010 - Trash Removal	\$1,849.89	\$22,243.45
8015 - Internet	\$290.00	\$1,644.00
<u>Total Utilities</u>	\$10,918.37	\$102,442.08
<u>Total Expense</u>	\$36,855.04	\$409,389.37
Operating Net Income	(\$934.20)	\$26,142.93
Net Income	(\$934.20)	\$26,142.93



**Vista Park Villas Condominium Association**  
**Budget Comparison Report**  
**3/1/2018 - 3/31/2018**

	3/1/2018 - 3/31/2018			4/1/2017 - 3/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - Dues	\$35,880.00	\$35,880.00	\$0.00	\$430,560.00	\$430,560.00	\$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	\$40.84	\$0.00	\$40.84	\$59.30	\$0.00	\$59.30	\$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>	<u>\$35,920.84</u>	<u>\$35,880.00</u>	<u>\$40.84</u>	<u>\$435,532.30</u>	<u>\$430,560.00</u>	<u>\$4,972.30</u>	<u>\$430,560.00</u>
<b>Total Income</b>	<b>\$35,920.84</b>	<b>\$35,880.00</b>	<b>\$40.84</b>	<b>\$435,532.30</b>	<b>\$430,560.00</b>	<b>\$4,972.30</b>	<b>\$430,560.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
5000 - Misc G & A Expense	\$10.00	\$130.00	\$120.00	\$207.00	\$1,560.00	\$1,353.00	\$1,560.00
5005 - Audits & Tax Returns	\$0.00	\$100.00	\$100.00	\$1,000.00	\$1,200.00	\$200.00	\$1,200.00
5010 - Insurance	\$2,036.00	\$1,950.00	(\$86.00)	\$23,239.00	\$23,400.00	\$161.00	\$23,400.00
5015 - Legal Fees	\$0.00	\$1,000.00	\$1,000.00	\$2,545.00	\$12,000.00	\$9,455.00	\$12,000.00
5020 - Permits & Fees	\$0.00	\$30.00	\$30.00	\$584.00	\$360.00	(\$224.00)	\$360.00
5025 - Management Fee	\$1,550.00	\$1,950.00	\$400.00	\$19,850.00	\$23,400.00	\$3,550.00	\$23,400.00
5030 - Postage/ Printing/Storage	\$127.99	\$0.00	(\$127.99)	\$254.68	\$0.00	(\$254.68)	\$0.00
5035 - Taxes	\$0.00	\$1.00	\$1.00	\$10.00	\$12.00	\$2.00	\$12.00
5040 - Bad Debt	\$0.00	\$275.00	\$275.00	\$4.00	\$3,300.00	\$3,296.00	\$3,300.00
<u>Total General &amp; Administrative</u>	<u>\$3,723.99</u>	<u>\$5,436.00</u>	<u>\$1,712.01</u>	<u>\$47,693.68</u>	<u>\$65,232.00</u>	<u>\$17,538.32</u>	<u>\$65,232.00</u>
<u>Landscaping</u>							
6005 - Irrigation Repairs	\$929.53	\$800.00	(\$129.53)	\$5,707.21	\$9,600.00	\$3,892.79	\$9,600.00
6010 - Landscape Service & Maintenance	\$6,950.85	\$3,415.00	(\$3,535.85)	\$44,488.85	\$40,980.00	(\$3,508.85)	\$40,980.00
6015 - Landscape Extras & Supplies	\$417.82	\$200.00	(\$217.82)	\$1,543.82	\$2,400.00	\$856.18	\$2,400.00
<u>Total Landscaping</u>	<u>\$8,298.20</u>	<u>\$4,415.00</u>	<u>(\$3,883.20)</u>	<u>\$51,739.88</u>	<u>\$52,980.00</u>	<u>\$1,240.12</u>	<u>\$52,980.00</u>
<u>Loan</u>							
8500 - PWB Loan Interest	\$2,070.52	\$6,680.00	\$4,609.48	\$25,367.47	\$80,160.00	\$54,792.53	\$80,160.00
<u>Total Loan</u>	<u>\$2,070.52</u>	<u>\$6,680.00</u>	<u>\$4,609.48</u>	<u>\$25,367.47</u>	<u>\$80,160.00</u>	<u>\$54,792.53</u>	<u>\$80,160.00</u>
<u>Repair &amp; Maintenance</u>							
5055 - Janitorial Contract & Supplies	\$500.00	\$500.00	\$0.00	\$5,500.00	\$6,000.00	\$500.00	\$6,000.00
5060 - Lighting Maintenance	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$0.00
5080 - Roof & Gutters Maintenance	\$0.00	\$0.00	\$0.00	\$45.00	\$0.00	(\$45.00)	\$0.00
7000 - Pest Control	\$472.00	\$245.00	(\$227.00)	\$10,689.00	\$2,940.00	(\$7,749.00)	\$2,940.00
7005 - Common Area Maintenance	\$500.00	\$650.00	\$150.00	\$2,700.00	\$7,800.00	\$5,100.00	\$7,800.00
7010 - Common Area Supplies	\$0.00	\$600.00	\$600.00	\$1,691.34	\$7,200.00	\$5,508.66	\$7,200.00
7015 - Pool Gate	\$0.00	\$40.00	\$40.00	\$0.00	\$480.00	\$480.00	\$480.00
7020 - Pool Maintenance	\$400.00	\$235.00	(\$165.00)	\$2,980.00	\$2,820.00	(\$160.00)	\$2,820.00

## Vista Park Villas Condominium Association

## Budget Comparison Report

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			4/1/2017 - 3/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7045 - Plumbing Repairs	\$1,852.12	\$200.00	(\$1,652.12)	\$2,246.12	\$2,400.00	\$153.88	\$2,400.00
<b>Total Repair &amp; Maintenance</b>	<b>\$3,724.12</b>	<b>\$2,960.00</b>	<b>(\$764.12)</b>	<b>\$30,138.96</b>	<b>\$35,520.00</b>	<b>\$5,381.04</b>	<b>\$35,520.00</b>
<b>Reserve Contributions</b>							
9000 - Transfer Res Allocation	\$8,079.00	\$8,079.00	\$0.00	\$151,948.00	\$96,948.00	(\$55,000.00)	\$96,948.00
9005 - Interest Res Allocation	\$40.84	\$0.00	(\$40.84)	\$59.30	\$0.00	(\$59.30)	\$0.00
<b>Total Reserve Contributions</b>	<b>\$8,119.84</b>	<b>\$8,079.00</b>	<b>(\$40.84)</b>	<b>\$152,007.30</b>	<b>\$96,948.00</b>	<b>(\$55,059.30)</b>	<b>\$96,948.00</b>
<b>Utilities</b>							
8000 - Electric	\$633.94	\$550.00	(\$83.94)	\$7,090.65	\$6,600.00	(\$490.65)	\$6,600.00
8005 - Water & Sewer	\$8,144.54	\$5,800.00	(\$2,344.54)	\$71,463.98	\$69,600.00	(\$1,863.98)	\$69,600.00
8010 - Trash Removal	\$1,849.89	\$1,825.00	(\$24.89)	\$22,243.45	\$21,900.00	(\$343.45)	\$21,900.00
8015 - Internet	\$290.00	\$135.00	(\$155.00)	\$1,644.00	\$1,620.00	(\$24.00)	\$1,620.00
<b>Total Utilities</b>	<b>\$10,918.37</b>	<b>\$8,310.00</b>	<b>(\$2,608.37)</b>	<b>\$102,442.08</b>	<b>\$99,720.00</b>	<b>(\$2,722.08)</b>	<b>\$99,720.00</b>
<b>Total Expense</b>	<b>\$36,855.04</b>	<b>\$35,880.00</b>	<b>(\$975.04)</b>	<b>\$409,389.37</b>	<b>\$430,560.00</b>	<b>\$21,170.63</b>	<b>\$430,560.00</b>
<b>Operating Net Income</b>	<b>(\$934.20)</b>	<b>\$0.00</b>	<b>(\$934.20)</b>	<b>\$26,142.93</b>	<b>\$0.00</b>	<b>\$26,142.93</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>(\$934.20)</b>	<b>\$0.00</b>	<b>(\$934.20)</b>	<b>\$26,142.93</b>	<b>\$0.00</b>	<b>\$26,142.93</b>	<b>\$0.00</b>