

Vista Park Villas Condominium Association

BALANCE SHEET

04/30/2017

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

ASSETS

OPERATING FUNDS

Pacific Western Bank - Operating	85,179.26
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TOTAL OPERATING FUNDS

85,179.26

RESERVE FUNDS

Pacific Western Bank - MMA	101,935.34
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Loan Proceeds To Reserves	467,467.62
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TOTAL RESERVE FUNDS

569,402.96

OTHER ASSETS

Accounts Receivable	2,512.36
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TOTAL OTHER ASSETS

2,512.36

Total Assets

657,094.58

LIABILITIES

Prepaid Assessments	6,841.02
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Loan	498,790.62
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Total Liabilities

505,631.64

RETAINED EARNINGS

RESERVES

Reserve - Fence/Wood Repairs	22,198.91
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Reserve - Landscape/Trees	15,608.39
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Reserve - Lighting	19,823.00
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Reserve - Paving	63,085.00
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Reserve - Plumbing/Mechanical	(28,361.75)
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Reserve - Painting	(28,193.00)
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Reserve - Pool	9,500.00
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Reserve - Pool Meeting Room	(83,914.41)
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Reserve - Miscellaneous	(1,042.27)
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Reserve - Roofing/Decks	82,585.88
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Reserve - Contingency	30,605.20
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Reserve - Interest	40.39
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TOTAL RESERVES

101,935.34

CAPITAL

Prior Year Profit (Loss)	44,863.81
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Net Income	(599.62)
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Current Operation Funds	5,263.41
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TOTAL CAPITAL

49,527.60

TOTAL NET WORTH

151,462.94

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TOTAL NET WORTH AND LIABILITIES

657,094.58

Vista Park Villas Condominium Association

Income and Expense Comparative Statement

From : 04/01/2017 to 04/30/2017

	April 2017			April to April		
	Actual	Budget	Var. \$	Actual	Budget	Var. \$
Income						
Assessment Fee	35,880	35,880		35,880	35,880	
Late Fee Income	156		156	156		156
Violation Fee	150		150	150		150
Miscellaneous Income	265		265	265		265
Total Income	36,451	35,880	571	36,451	35,880	571
EXPENSES AND RESERVES						
OPERATING EXPENSES						
UTILITIES						
Electric	557	550	(7)	557	550	(7)
Water/Sewer	10,497	5,800	(4,697)	10,497	5,800	(4,697)
Trash	1,795	1,825	30	1,795	1,825	30
Internet	87	135	48	87	135	48
TOTAL UTILITIES	12,936	8,310	(4,626)	12,936	8,310	(4,626)
GENERAL MAINTENANCE						
Landscape Maint Contract	3,412	3,415	2	3,412	3,415	3
Landscape Extras		200	200		200	200
Irrigation	100	800	700	100	800	700
Drains-Clean/Clear	675	125	(550)	675	125	(550)
Common Area Maintenance	649	650	1	649	650	1
Common Area Supplies		600	600		600	600
Pest Control	236	245	9	236	245	9
Janitorial/Contract & Supplies	500	500		500	500	
Plumbing Repairs		200	200		200	200
Pool Maintenance	190	235	45	190	235	45
Pool Extras	350	200	(150)	350	200	(150)
Pool Gate		40	40		40	40
Fire Extinguisher/Hydrant		125	125		125	125
CCTV Annual Maintenance		40	40		40	40
TOTAL GENERAL MAINTENANCE	6,112	7,375	1,262	6,112	7,375	1,263
ADMINISTRATIVE						
Management Fee	1,950	1,950		1,950	1,950	
Administration Misc	143	130	(13)	143	130	(13)
Insurance	1,932	1,950	18	1,932	1,950	18
Taxes		1	1		1	1
Permits/Fees		30	30		30	30
Legal Fees	135	1,000	865	135	1,000	865
Uncollectable - Bad Debt	4	275	271	4	275	271

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

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	April 2017			April to April		
	Actual	Budget	Var. \$	Actual	Budget	Var. \$
Audit / Tax Prep		100	100		100	100
Loan - Interest	2,148		(2,148)	2,148		(2,148)
Loan - Principal	4,528	6,680	2,152	4,528	6,680	2,152
TOTAL ADMINISTRATIVE	10,840	12,116	1,276	10,840	12,116	1,276
TOTAL OPERATING EXPENSES	29,888	27,801	(2,088)	29,888	27,801	(2,087)
RESERVES						
ADDITIONS						
Reserve - Fence/Wood Repairs	500	500		500	500	
Reserve - Landscape/Trees	600	600		600	600	
Reserve - Lighting	150	150		150	150	
Reserve - Paving	1,000	1,400	400	1,000	1,400	400
Reserve - Plumbing/Mechanical	1,075	1,000	(75)	1,075	1,000	(75)
Reserve - Painting	1,350	1,500	150	1,350	1,500	150
Reserve - Pool	100	100		100	100	
Reserve - Pool Meeting Room	500	455	(45)	500	455	(45)
Reserve - Roofing/Decks	1,500	2,000	500	1,500	2,000	500
Reserve - Miscellaneous	300	300		300	300	
Reserve - Contingency	89	74	(15)	89	74	(15)
TOTAL ADDITIONS	7,164	8,079	915	7,164	8,079	915
TOTAL RESERVES	7,164	8,079	915	7,164	8,079	915
Total EXPENSES AND RESERVES	37,052	35,880	(1,173)	37,052	35,880	(1,172)
NET INCOME	(601)	0	(601)	(601)	0	(601)

Vista Park Villas Condominium Association

Monthly Revenue and Expense Statement

Prepared by: MGR PROPERTY MANAGEMENT, 1425 W. FOOTHILL BLVD. SUITE 200, UPLAND CA 91786

	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Total
Revenues													
Assessment Fee	35,880												35,880
Late Fee	156												156
Violation Fee	150												150
Miscellaneous Income	15												15
Total Revenues	36,201												36,201
Expenses													
Landscape Maint Contract	3,412												3,412
Irrigation	100												100
Landscape Extras													
Pool Maintenance	190												190
Drain Maintenance	675												675
Pool Extras	350												350
Pool Gate													
Janitorial	500												500
Pest Control	236												236
Common Area Maintenance	399												399
Common Area Supplies													
CCTV Annual Maintenance													
Plumbing Repairs													
Extinguisher/Hydrant													
Electricity	557												557
Water/Sewer	10,497												10,497
Trash	1,795												1,795
Internet	87												87
Insurance - Master Policy	1,932												1,932
Management Fee	1,950												1,950
Legal Fees	135												135
Administration -	143												143
Loan - Principal	4,528												4,528
Loan - Interest	2,148												2,148
Audit / Tax Prep													
Permits/Fees													

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	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Total	Budget	% Gap	% Done
State Taxes																
Uncollectable - Bad Debt	4												4	12	-100	0
Reserve - Paving	1,000												1,000	3,300	-100	0
Reserve - Lighting	150												150	16,800	-94	6
Reserve Plumbing/Mechanical	1,075												1,075	1,800	-92	8
Reserve - Painting	1,350												1,350	12,000	-91	9
Reserve - Fence/Wood Re	500												500	18,000	-93	8
Reserve - Pool	100												100	6,000	-92	8
Reserve - Roofing/Decks	1,500												1,500	1,200	-92	8
Reserve - Landscape/Tree	600												600	24,000	-94	6
Reserve - Pool Meeting Ro	500												500	7,200	-92	8
Reserve - Miscellaneous	300												300	5,460	-91	9
Reserve - Contingency	89												89	3,600	-92	8
Total Expenses	36,802												36,802	430,560	-91	9
Net Income	(601)	0	0	0	0	0	0	0	0	0	0	0	(601)	0		