VPV VISTA PARK VILLAS CA
Balance Sheet
04/30/2014

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

ASSETS			
OPERATING ASSETS			
PACIFIC WESTERN-OPS	56,535.77		
TOTAL OPERATING CASH		56,535.77	
RESERVE ASSETS			
PWB-RES MMKT	198,321.29		
TOTAL RESERVE ASSETS		198,321.29	
OTHER ASSETS			
ACCOUNTS RECEIVABLE	3,843.92		
TOTAL OTHER ASSETS		3,843.92	
TOTAL ASSETS			258,700.98
LIABILITIES			
PREPAID DUES	4,890.60		
LOAN	475,339.12		
TOTAL LIABILITIES		480,229.72	
RESERVES			
RESERVE ROOFING/DECKS	(264,520.08)		
RESERVE ROOFING/DECKS	(133,913.04)		
RESERVE PAINTING	93,498.00		
RESERVE PAINTING-PD OUT	863.00		
RESERVE LANDSCAPE/TREES	7,285.39		
RESERVE LIGHTING	14,973.00		
RESERVE CONTINGENCY	26,208.84		
RESERVE PAVING	27,186.00		
MECHANICAL/PLUMBING	150.00		
RESERVE INTEREST	235.47		
RESERVE POOL	(79,026.41)		
RESERVE MISCELLANEOUS	350.00		
RESERVE FENCE/WOOD REPAIR	33,292.00		
TOTAL RESERVES		(273,417.83)	
CAPITAL			
PRIOR YEAR PROFIT(LOSS)	97,586.19		
CURRENT EARNINGS (LOSS)	(45,697.10)		
TOTAL CAPITAL		51,889.09	
TOTAL LIABILITIES/RESERVES/CAP			258,700.98

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
04/30/2014

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

modified accrual ?

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	31,438	31,795	(357)	31,438	31,795	(357)
LATE FEE INCOME	69	0	69	69	0	69
TOTAL INCOME	31,507	31,795	(288)	31,507	31,795	(288)
EXPENSES						
UTILITIES						
ELECTRIC	620	625	5	620	625	5
WATER	8,381	6,000	(2,381)	8,381	6,000	(2,381)
TRASH SERVICE	1,742	1,850	108	1,742	1,850	108
TOTAL UTILITIES	10,744	8,475	(2,269)	10,744	8,475	(2,269)
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,315	65	3,250	3,315	65
LANDSCAPE EXTRAS	0	250	250	0	250	250
IRRIGATION	1,377	750	(627)	1,377	750	(627)
COMMON AREA MAINTENANCE	695	750	55	695	750	55
COMMON AREA SUPPLIES	171	250	79	171	250	79
LIGHTING MAINTENANCE	0	25	25	0	25	25
PEST CONTROL CONTRACT	176	180	4	176	180	4
DUMPSTER PICKUPS	0	150	150	0	150	150
PLUMBING REPAIRS	425	1,800	1,375	425	1,800	1,375
POOL MAINTENANCE	225	225	0	225	225	0
POOL EXTRAS	0	175	175	0	175	175
TOTAL GENERAL MAINTENANCE	6,320	7,870	1,550	6,320	7,870	1,550
ADMINISTRATIVE						
MANAGEMENT	1,450	1,450	0	1,450	1,450	0
INSURANCE	1,714	1,760	46	1,714	1,760	46
TAXES	0	1	1	0	1	1
LICENSE FEES & PERMITS	0	85	85	0	85	85
POSTAGE & PRINTING	355	400	45	355	400	45
MISC ADMIN	330	375	45	330	375	45
LEGAL FEES/COLLECTION	335	400	65	335	400	65
AUDIT & TAX PREP	0	100	100	0	100	100
LOAN SERV/ INT	2,185	6,680	4,495	2,185	6,680	4,495
BAD DEBT EXPENSE	(28)	400	428	(28)	400	428
TOTAL ADMINISTRATIVE	6,342	11,651	5,309	6,342	11,651	5,309
TOTAL OPERATING EXPENSES	23,405	27,996	4,591	23,405	27,996	4,591
NET OPERATING INCOME	**8,102**	**3,799**	**4,303**	**8,102**	**3,799**	**4,303**
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	850	850	0	850	850	0
RESERVE PAINTING	50,650	650	(50,000)	50,650	650	(50,000)
RESERVE LANDSCAPE/TREES	350	350	0	350	350	0
RESERVE FENCE/WOOD REPAIR	400	400	0	400	400	0
RESERVE LIGHTING	100	100	0	100	100	0
RESERVE CONTINGENCY	149	149	0	149	149	0
RESERVE PAVING	500	500	0	500	500	0
RES MECHANICAL/PLUMBING	150	150	0	150	150	0
RESERVE POOL	300	300	0	300	300	0
RESERVE MISCELLANEOUS	350	350	0	350	350	0
TOTAL RESERVE ADDITIONS	53,799	-6 ~~3~~,799	(50,000)	53,799	3,799	(50,000)

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
04/30/2014

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
CASH FLOW	(45,697)	0	(45,697)	(45,697)	0	(45,697)

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
04/30/2014

.NSCONTINENTAL MGT., INC
1ISSION AVE #111
_ANSIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	31,438.00	31,795	98.88	31,438.00	31,795	98.88
4160	LATE FEE INCOME	69.12	0	0.00	69.12	0	0.00
	TOTAL INCOME	31,507.12	31,795	99.09	31,507.12	31,795	99.09
	EXPENSES						
6011	ELECTRIC	620.38	625	99.26	620.38	625	99.26
6030	WATER	8,381.21	6,000	139.69	8,381.21	6,000	139.69
6050	TRASH SERVICE	1,742.25	1,850	94.18	1,742.25	1,850	94.18
6110	LANDSCAPE MAINT CONTRACT	3,250.00	3,315	98.04	3,250.00	3,315	98.04
6111	LANDSCAPE EXTRAS	0.00	250	0.00	0.00	250	0.00
6112	IRRIGATION	1,377.47	750	183.66	1,377.47	750	183.66
6120	COMMON AREA MAINTENANCE	695.00	750	92.67	695.00	750	92.67
6121	COMMON AREA SUPPLIES	171.33	250	68.53	171.33	250	68.53
6124	LIGHTING MAINTENANCE	0.00	25	0.00	0.00	25	0.00
6125	PEST CONTROL CONTRACT	176.00	180	97.78	176.00	180	97.78
6127	DUMPSTER PICKUPS	0.00	150	0.00	0.00	150	0.00
6143	PLUMBING REPAIRS	425.00	1,800	23.61	425.00	1,800	23.61
6150	POOL MAINTENANCE	225.00	225	100.00	225.00	225	100.00
6151	POOL EXTRAS	0.00	175	0.00	0.00	175	0.00
6200	MANAGEMENT	1,450.00	1,450	100.00	1,450.00	1,450	100.00
6220	INSURANCE	1,713.87	1,760	97.38	1,713.87	1,760	97.38
6230	TAXES	0.00	1	0.00	0.00	1	0.00
6236	LICENSE FEES & PERMITS	0.00	85	0.00	0.00	85	0.00
6241	POSTAGE & PRINTING	355.39	400	88.85	355.39	400	88.85
6245	MISC ADMIN	330.30	375	88.08	330.30	375	88.08
6250	LEGAL FEES/COLLECTION	335.00	400	83.75	335.00	400	83.75
6260	AUDIT & TAX PREP	0.00	100	0.00	0.00	100	0.00
6401	LOAN SERV/ INT	2,184.72	6,680	32.71	2,184.72	6,680	32.71
6500	BAD DEBT EXPENSE	(27.70)	400	(6.93)	(27.70)	400	(6.93)
6904	RESERVE ROOFING / DECKS	850.00	850	100.00	850.00	850	100.00
6905	RESERVE PAINTING	50,650.00	650	7,792.31	50,650.00	650	7,792.31
6906	RESERVE LANDSCAPE/TREES	350.00	350	100.00	350.00	350	100.00
6908	RESERVE FENCE/WOOD REPAIR	400.00	400	100.00	400.00	400	100.00
6909	RESERVE LIGHTING	100.00	100	100.00	100.00	100	100.00
6910	RESERVE CONTINGENCY	149.00	149	100.00	149.00	149	100.00
6915	RESERVE PAVING	500.00	500	100.00	500.00	500	100.00
6929	RES MECHANICAL/PLUMBING	150.00	150	100.00	150.00	150	100.00
6954	RESERVE POOL	300.00	300	100.00	300.00	300	100.00
6992	RESERVE MISCELLANEOUS	350.00	350	100.00	350.00	350	100.00
	TOTAL EXPENSES	77,204.22	31,795	242.82	77,204.22	31,795	242.82
	TOTAL PROFIT (LOSS)	**(45,697.10)**	**0**	**0.00**	**(45,697.10)**	**0**	**0.00**

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VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
04/30/2014

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	31,438.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,438.00	99.78%
LATE FEE INCOME	69.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.12	0.22%
TOTAL INCOME	31,507.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,507.12	100.00%
EXPENSES														
ELECTRIC	620.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	620.38	1.97%
WATER	8,381.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,381.21	26.60%
TRASH SERVICE	1,742.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,742.25	5.53%
LANDSCAPE MAINT CONTRACT	3,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,250.00	10.32%
IRRIGATION	1,377.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,377.47	4.37%
COMMON AREA MAINTENANCE	695.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	695.00	2.21%
COMMON AREA SUPPLIES	171.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.33	0.54%
PEST CONTROL CONTRACT	176.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176.00	0.56%
PLUMBING REPAIRS	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00	1.35%
POOL MAINTENANCE	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	0.71%
MANAGEMENT	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00	4.60%
INSURANCE	1,713.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,713.87	5.44%
POSTAGE & PRINTING	355.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	355.39	1.13%
MISC ADMIN	330.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.30	1.05%
LEGAL FEES/COLLECTION	335.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335.00	1.06%
LOAN SERV/ INT	2,184.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,184.72	6.93%
BAD DEBT EXPENSE	(27.70)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(27.70)	0.09%
RESERVE ROOFING / DECKS	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	2.70%
RESERVE PAINTING	50,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,650.00	160.76%
RESERVE LANDSCAPE/TREES	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	1.11%
RESERVE FENCE/WOOD REPAIR	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	1.27%
RESERVE LIGHTING	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.32%
RESERVE CONTINGENCY	149.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149.00	0.47%
RESERVE PAVING	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1.59%
RES MECHANICAL/PLUMBING	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.48%
RESERVE POOL	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.95%
RESERVE MISCELLANEOUS	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	1.11%
TOTAL EXPENSES	77,204.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,204.22	245.04%
TOTAL PROFIT (LOSS)	(45,697.10)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(45,697.10)	-145.04%