

CONCRETE MGMT., INC
VE #111
CA 92058

ASSETS

OPERATING ASSETS		
PACIFIC WESTERN-OPS	103,553.72	
LOAN ADVANCE ACCOUNT	<u>27,723.00</u>	
TOTAL OPERATING CASH		131,276.72
RESERVE ASSETS		
PWB-RES MMTT	<u>119,652.90</u>	
TOTAL RESERVE ASSETS		119,652.90
OTHER ASSETS		
ACCOUNTS RECEIVABLE	9,863.62	
LOAN PROCEEDS TO RESERVES	<u>576,893.85</u>	
TOTAL OTHER ASSETS		<u>586,757.47</u>
TOTAL ASSETS		<u>837,687.09</u>

LIABILITIES

PREPAID DUES	582.20	
LOAN	<u>608,216.85</u>	
TOTAL LIABILITIES		608,799.05

RESERVES

RESERVE ROOFING/DECKS	94,059.00	
RESERVE ROOFING/DECKS	(27,933.00)	
RESERVE PAINTING	99,998.00	
RESERVE PAINTING-PD OUT	(54,770.00)	
RESERVE LANDSCAPE/TREES	10,785.39	
RES LANDSCAPE/TREES-PD OUT	(2,265.00)	
RESERVE LIGHTING	15,973.00	
RESERVE CONTINGENCY	28,048.89	
RESERVE CONTINGENCY-PD OUT	(30.00)	
RESERVE PAVING	32,186.00	
MECHANICAL/PLUMBING	1,650.00	
MECHANICAL/PLUMBING-PD OUT	(13,616.75)	
RESERVE INTEREST	23.28	
RESERVE POOL	(76,026.41)	
DECK MAINTENANCE-PD OUT	(2,830.00)	
RESERVE MISCELLANEOUS	3,850.00	
RESERVE MISCELLANEOUS-PD OUT	(17,905.00)	
RESERVE FENCE/WOOD REPAIR	37,292.00	
RES FENCE/WOOD REP-PD OUT	<u>(8,836.50)</u>	
TOTAL RESERVES		119,652.90

CAPITAL

VPV VISTA PARK VILLAS CA
Balance Sheet
02/28/2015

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MENTAL MGT., INC
VE #111
CA 92058

PRIOR YEAR PROFIT(LOSS)
CURRENT EARNINGS (LOSS)

97,586.19
11,648.95

TOTAL CAPITAL

109,235.14

TOTAL LIABILITIES/RESERVES/CAP

837,687.09

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
02/28/2015

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ENVIRONMENTAL MGT., INC
SUITE #111
CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	31,795	31,795	0	349,390	349,745	(355)
LATE FEE INCOME	0	0	0	933	0	933
VIOLATION FEES	0	0	0	300	0	300
INTEREST	0	0	0	605	0	605
MISCELLANEOUS INCOME	0	0	0	55	0	55
TOTAL INCOME	31,795	31,795	0	351,283	349,745	1,538
EXPENSES						
UTILITIES						
ELECTRIC	530	625	95	5,728	6,875	1,147
WATER	8,059	6,000	(2,059)	58,950	66,000	7,050
TRASH SERVICE	1,795	1,850	55	19,638	20,350	712
TOTAL UTILITIES	10,384	8,475	(1,909)	84,316	93,225	8,909
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,315	65	35,750	36,465	715
LANDSCAPE EXTRAS	0	250	250	555	2,750	2,195
IRRIGATION	935	750	(185)	8,949	8,250	(699)
COMMON AREA MAINTENANCE	1,255	750	(505)	7,296	8,250	954
COMMON AREA SUPPLIES	886	250	(636)	5,693	2,750	(2,943)
LIGHTING MAINTENANCE	0	25	25	0	275	275
PEST CONTROL CONTRACT	236	180	(56)	2,536	1,980	(556)
DUMPSTER PICKUPS	0	150	150	1,050	1,650	600
PLUMBING REPAIRS	5,506	1,800	(3,706)	19,698	19,800	102
POOL MAINTENANCE	225	225	0	2,250	2,475	225
POOL EXTRAS	0	175	175	1,736	1,925	189
TOTAL GENERAL MAINTENANCE	12,293	7,870	(4,423)	85,513	86,570	1,057
ADMINISTRATIVE						
MANAGEMENT	1,450	1,450	0	15,950	15,950	0
INSURANCE	1,869	1,760	(109)	18,363	19,360	997
TAXES	0	1	1	10	11	1
LICENSE FEES & PERMITS	35	85	50	315	935	620
POSTAGE & PRINTING	389	400	11	3,866	4,400	534
MISC ADMIN	519	375	(144)	4,522	4,125	(397)
LEGAL FEES/COLLECTION	24	400	376	1,558	4,400	2,842
AUDIT & TAX PREP	0	100	100	1,000	1,100	100
LOAN SERV/ INT	6,675	6,680	5	34,568	73,480	38,912
BAD DEBT EXPENSE	0	400	400	(2,136)	4,400	6,536
TOTAL ADMINISTRATIVE	10,962	11,651	689	78,017	128,161	50,144
TOTAL OPERATING EXPENSES	33,638	27,996	(5,642)	247,845	307,956	60,111
NET OPERATING INCOME	(1,843)	3,799	(5,642)	103,438	41,789	61,649
RESERVE ADDITIONS						
RESERVE FUNDING	850	850	0	9,350	9,350	0
RESERVE ROOFING / DECKS	650	650	0	57,150	7,150	(50,000)
RESERVE PAINTING	350	350	0	3,850	3,850	0
RESERVE LANDSCAPE/TREES	400	400	0	4,400	4,400	0
RESERVE FENCE/WOOD REPAIR	100	100	0	1,100	1,100	0
RESERVE LIGHTING	149	149	0	1,639	1,639	0
RESERVE CONTINGENCY	500	500	0	5,500	5,500	0
RESERVE PAVING	150	150	0	1,650	1,650	0
RES MECHANICAL/PLUMBING	300	300	0	3,300	3,300	0
RESERVE POOL						

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 OPERATIONS & BUDGET VARIANCE REPORT
 02/28/2015

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MENTAL MGT., INC
 #111
 A 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE MISCELLANEOUS	<u>350</u>	<u>350</u>	<u>0</u>	<u>3,850</u>	<u>3,850</u>	<u>0</u>
TOTAL RESERVE ADDITIONS	<u>3,799</u>	<u>3,799</u>	<u>0</u>	<u>91,789</u>	<u>41,789</u>	<u>(50,000)</u>
CASH FLOW	<u>(5,642)</u>	<u>0</u>	<u>(5,642)</u>	<u>11,649</u>	<u>0</u>	<u>11,649</u>

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
02/28/2015

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MENTAL MGT., INC
#111
92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	31,795.20	31,795	100.00	349,390.00	349,745	99.90
4160	LATE FEE INCOME	0.00	0	0.00	933.12	0	0.00
4161	VIOLATION FEES	0.00	0	0.00	300.00	0	0.00
4190	INTEREST	0.00	0	0.00	605.20	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	55.00	0	0.00
	TOTAL INCOME	31,795.20	31,795	100.00	351,283.32	349,745	100.44
	EXPENSES						
6011	ELECTRIC	530.32	625	84.85	5,728.09	6,875	83.32
6030	WATER	8,058.50	6,000	134.31	58,950.16	66,000	89.32
6050	TRASH SERVICE	1,794.79	1,850	97.02	19,637.53	20,350	96.50
6110	LANDSCAPE MAINT CONTRACT	3,250.00	3,315	98.04	35,750.00	36,465	98.04
6111	LANDSCAPE EXTRAS	0.00	250	0.00	555.00	2,750	20.18
6112	IRRIGATION	935.46	750	124.73	8,948.74	8,250	108.47
6120	COMMON AREA MAINTENANCE	1,255.00	750	167.33	7,298.03	8,250	88.44
6121	COMMON AREA SUPPLIES	885.88	250	354.35	5,693.25	2,750	207.03
6124	LIGHTING MAINTENANCE	0.00	25	0.00	0.00	275	0.00
6125	PEST CONTROL CONTRACT	236.00	180	131.11	2,536.00	1,980	128.08
6127	DUMPSTER PICKUPS	0.00	150	0.00	1,050.00	1,650	63.64
6143	PLUMBING REPAIRS	5,505.72	1,800	305.87	19,697.91	19,800	99.48
6150	POOL MAINTENANCE	225.00	225	100.00	2,250.00	2,475	90.91
6151	POOL EXTRAS	0.00	175	0.00	1,736.05	1,925	90.18
6200	MANAGEMENT	1,450.00	1,450	100.00	15,950.00	15,950	100.00
6220	INSURANCE	1,869.29	1,780	106.21	18,363.10	18,360	94.85
6230	TAXES	0.00	1	0.00	10.00	11	90.91
6236	LICENSE FEES & PERMITS	35.00	85	41.18	315.00	935	33.69
6241	POSTAGE & PRINTING	389.10	400	97.28	3,866.43	4,400	87.87
6245	MISC ADMIN	518.90	375	138.37	4,522.17	4,125	109.63
6250	LEGAL FEES/COLLECTION	24.00	400	6.00	1,558.00	4,400	35.41
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	1,100	90.91
6401	LOAN SERV/ INT	6,675.43	6,680	99.93	34,568.34	73,480	47.04
6500	BAD DEBT EXPENSE	0.00	400	0.00	(2,136.43)	4,400	(48.56)
6904	RESERVE ROOFING / DECKS	850.00	850	100.00	9,350.00	9,350	100.00
6905	RESERVE PAINTING	660.00	650	100.00	57,150.00	7,150	799.30
6906	RESERVE LANDSCAPE/TREES	350.00	350	100.00	3,850.00	3,850	100.00
6908	RESERVE FENCE/WOOD REPAIR	400.00	400	100.00	4,400.00	4,400	100.00
6909	RESERVE LIGHTING	100.00	100	100.00	1,100.00	1,100	100.00
6910	RESERVE CONTINGENCY	149.00	149	100.00	1,639.00	1,639	100.00
6915	RESERVE PAVING	500.00	500	100.00	5,500.00	5,500	100.00
6929	RES MECHANICAL/PLUMBING	150.00	150	100.00	1,650.00	1,650	100.00
6954	RESERVE POOL	300.00	300	100.00	3,300.00	3,300	100.00
6992	RESERVE MISCELLANEOUS	350.00	350	100.00	3,850.00	3,850	100.00
	TOTAL EXPENSES	37,437.39	31,795	117.75	339,634.37	349,745	97.11
	TOTAL PROFIT (LOSS)	(5,642.19)	0	0.00	11,648.95	0	0.00

