

C/O TRANSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCFANSIDE CA 92058

ASSETS

OPERATING ASSETS

PACIFIC WESTERN-OPS

101,186.19

TOTAL OPERATING CASH

101,186.19

RESERVE ASSETS

PWB-RES MMKT

143,646.07

TOTAL RESERVE ASSETS

143,646.07

TOTAL ASSETS

244,832.26

LIABILITIES

LOAN

341,426.08

TOTAL LIABILITIES

341,426.08

RESERVES

RESERVE ROOFING/DECKS

(265,370.08)

RESERVE PAINTING

42,848.00

RESERVE LANDSCAPE/TREES

6,935.39

RESERVE LIGHTING

14,873.00

RESERVE CONTINGENCY

26,059.84

RESERVE PAVING

26,686.00

RESERVE INTEREST

222.25

RESERVE POOL

(79,326.41)

RESERVE FENCE/WOOD REPAIR

32,892.00

TOTAL RESERVES

(194,180.01)

CAPITAL

PRIOR YEAR PROFIT(LOSS)

88,643.64

CURRENT EARNINGS (LOSS)

8,942.55

TOTAL CAPITAL

97,586.19

TOTAL LIABILITIES/RESERVES/CAP

244,832.26

C/O TRANSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	30,713	26,496	4,217	351,014	317,952	33,062
KEY INCOME	0	0	0	300	0	300
LATE FEE INCOME	35	0	35	1,255	0	1,255
VIOLATION FEES	0	0	0	300	0	300
INTEREST	0	0	0	565	0	565
MISCELLANEOUS INCOME	0	0	0	148	0	148
TOTAL INCOME	30,747	26,496	4,251	353,581	317,952	35,629
EXPENSES						
UTILITIES						
ELECTRIC	639	500	(139)	7,316	6,000	(1,316)
WATER	1,294	4,500	3,206	62,755	54,000	(8,755)
TRASH SERVICE	1,742	1,700	(42)	20,779	20,400	(379)
TOTAL UTILITIES	3,675	6,700	3,025	90,850	80,400	(10,450)
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,200	(50)	39,000	38,400	(600)
LANDSCAPE EXTRAS	157	100	(57)	2,317	1,200	(1,117)
IRRIGATION	1,044	200	(844)	10,352	2,400	(7,952)
COMMON AREA MAINTENANCE	289	850	561	7,795	10,200	2,405
COMMON AREA SUPPLIES	78	100	22	3,476	1,200	(2,276)
LIGHTING MAINTENANCE	(2,695)	75	2,770	(235)	900	1,135
PEST CONTROL CONTRACT	176	170	(6)	2,112	2,051	(61)
DUMPSTER PICKUPS	300	150	(150)	1,800	1,800	0
JANITORIAL EXTRAS/SUPPLIES	0	20	20	0	240	240
PLUMBING REPAIRS	8,554	1,607	(6,947)	26,580	19,295	(7,285)
TERMITE CONTROL	0	377	377	33,049	4,524	(28,525)
POOL MAINTENANCE	225	225	0	2,700	2,700	0
POOL EXTRAS	275	115	(160)	2,442	1,380	(1,062)
FENCING	0	500	500	4,114	6,000	1,886
TOTAL GENERAL MAINTENANCE	11,652	7,689	(3,963)	135,501	92,290	(43,211)
ADMINISTRATIVE						
MANAGEMENT	1,445	1,445	0	17,340	17,340	0
INSURANCE	1,714	1,650	(64)	20,587	19,800	(787)
TAXES	0	1	1	10	12	2
LICENSE FEES & PERMITS	0	25	25	4,648	300	(4,348)
POSTAGE & PRINTING	686	350	(336)	5,086	4,200	(886)
MISC ADMIN	214	350	136	4,406	4,200	(206)
LEGAL FEES/COLLECTION	321	1,400	1,079	2,830	16,800	13,970
AUDIT & TAX PREP	0	90	90	1,000	1,080	80
RESERVE STUDY/PROF SERV	0	40	40	1,700	480	(1,220)
LOAN SERV/ INT	192	0	(192)	258	0	(258)
BAD DEBT EXPENSE	(768)	1,500	2,268	(2,637)	18,000	20,637
TOTAL ADMINISTRATIVE	3,803	6,851	3,048	55,228	82,212	26,984
TOTAL OPERATING EXPENSES	19,131	21,240	2,109	281,579	254,902	(26,677)
NET OPERATING INCOME	11,616	5,256	6,360	72,003	63,050	8,953
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	1,117	1,113	(4)	13,404	13,400	(4)
RESERVE PAINTING	800	800	0	9,600	9,600	0
RESERVE LANDSCAPE/TREES	534	-6-534	0	6,408	6,408	0

C/O TRANSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCEANSIDE CA 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
RESERVE FENCE/WOOD REPAIR	533	537	4	6,396	6,400	4
RESERVE LIGHTING	400	400	0	4,800	4,800	0
RESERVE CONTINGENCY	137	135	(2)	1,644	1,642	(2)
RESERVE PAVING	1,117	1,113	(4)	13,404	13,400	(4)
RESERVE POOL	617	613	(4)	7,404	7,400	(4)
TOTAL RESERVE ADDITIONS	5,255	5,245	(10)	63,060	63,050	(10)
CASH FLOW	6,361	11	6,350	8,943	0	8,943

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
03/31/2014

C/O TRANSCONTINENTAL MGT., INC
3355 MISSION AVE #111
OCFANSIDE CA 92058

		MTD ACTUAL	MTD BUDGET	%	YTD ACTUAL	YTD BUDGET	%
4100	ASSOCIATION DUES	30,712.60	26,496	115.91	351,014.27	317,952	110.40
4110	KEY INCOME	0.00	0	0.00	300.00	0	0.00
4160	LATE FEE INCOME	34.56	0	0.00	1,254.92	0	0.00
4161	VIOLATION FEES	0.00	0	0.00	300.00	0	0.00
4190	INTEREST	0.00	0	0.00	564.63	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	147.52	0	0.00
	TOTAL INCOME	30,747.16	26,496	116.04	353,581.34	317,952	111.21
	EXPENSES						
6011	ELECTRIC	639.40	500	127.88	7,316.27	6,000	121.94
6030	WATER	1,293.61	4,500	28.75	62,754.79	54,000	116.21
6050	TRASH SERVICE	1,742.25	1,700	102.49	20,778.80	20,400	101.86
6110	LANDSCAPE MAINT CONTRACT	3,250.00	3,200	101.56	39,000.00	38,400	101.56
6111	LANDSCAPE EXTRAS	157.34	100	157.34	2,317.10	1,200	193.09
6112	IRRIGATION	1,043.59	200	521.80	10,351.87	2,400	431.33
6120	COMMON AREA MAINTENANCE	288.75	850	33.97	7,794.51	10,200	76.42
6121	COMMON AREA SUPPLIES	77.82	100	77.82	3,475.55	1,200	289.63
6124	LIGHTING MAINTENANCE	(2,695.15)	75	(3,593.53)	(235.31)	900	(26.15)
6125	PEST CONTROL CONTRACT	176.00	170	103.53	2,112.00	2,051	102.97
6127	DUMPSTER PICKUPS	300.00	150	200.00	1,800.00	1,800	100.00
6140.1	JANITORIAL EXTRAS/SUPPLIES	0.00	20	0.00	0.00	240	0.00
6143	PLUMBING REPAIRS	8,554.00	1,607	532.30	26,580.05	19,295	137.76
6149	TERMITE CONTROL	0.00	377	0.00	33,049.00	4,524	730.53
6150	POOL MAINTENANCE	225.00	225	100.00	2,700.00	2,700	100.00
6151	POOL EXTRAS	274.77	115	238.93	2,441.92	1,380	176.95
6175	FENCING	0.00	500	0.00	4,114.00	6,000	68.57
6200	MANAGEMENT	1,445.00	1,445	100.00	17,340.00	17,340	100.00
6220	INSURANCE	1,713.87	1,650	103.87	20,587.23	19,800	103.98
6230	TAXES	0.00	1	0.00	10.00	12	83.33
6236	LICENSE FEES & PERMITS	0.00	25	0.00	4,647.89	300	1,549.30
6241	POSTAGE & PRINTING	685.60	350	195.89	5,086.43	4,200	121.11
6245	MISC ADMIN	213.92	350	61.12	4,405.58	4,200	104.89
6250	LEGAL FEES/COLLECTION	321.00	1,400	22.93	2,829.78	16,800	16.84
6260	AUDIT & TAX PREP	0.00	90	0.00	1,000.00	1,080	92.59
6261	RESERVE STUDY/PROF SERV	0.00	40	0.00	1,700.00	480	354.17
6401	LOAN SERV/ INT	191.67	0	0.00	258.40	0	0.00
6500	BAD DEBT EXPENSE	(767.70)	1,500	(51.18)	(2,637.07)	18,000	(14.65)
6904	RESERVE ROOFING / DECKS	1,117.00	1,113	100.36	13,404.00	13,400	100.03
6905	RESERVE PAINTING	800.00	800	100.00	9,600.00	9,600	100.00
6906	RESERVE LANDSCAPE/TREES	534.00	534	100.00	6,408.00	6,408	100.00
6908	RESERVE FENCE/WOOD REPAIR	533.00	537	99.26	6,396.00	6,400	99.94
6909	RESERVE LIGHTING	400.00	400	100.00	4,800.00	4,800	100.00
6910	RESERVE CONTINGENCY	137.00	135	101.48	1,644.00	1,642	100.12
6915	RESERVE PAVING	1,117.00	1,113	100.36	13,404.00	13,400	100.03
6954	RESERVE POOL	617.00	613	100.65	7,404.00	7,400	100.05
	TOTAL EXPENSES	24,385.74	26,485	92.07	344,638.79	317,952	108.39
	TOTAL PROFIT (LOSS)	6,361.42	11	57,831.09	8,942.55	0	0.00

VPV VISTA PARK VILLAS CA
12 Month Spreadsh Operating Statement
03/13 .J14

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD
ASSOCIATION DUES	26,127.75	26,492.60	28,410.32	29,148.80	27,421.60	22,942.40	34,654.40	29,521.20	31,375.20	35,717.40	28,490.00	30,712.60	351,014.27
KEY INCOME	0.00	75.00	0.00	75.00	0.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00	300.00
LATE FEE INCOME	71.60	137.00	515.60	87.20	114.40	86.40	35.36	0.00	103.68	69.12	0.00	34.56	1,254.92
VIOLATION FEES	0.00	0.00	0.00	100.00	100.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	300.00
INTEREST	0.00	0.00	564.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	564.63
MISCELLANEOUS INCOME	0.00	0.00	117.52	15.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	147.52
TOTAL INCOME	26,199.35	26,704.60	29,608.07	29,426.00	27,636.00	23,103.80	34,764.76	29,636.20	31,478.88	35,786.52	28,490.00	30,747.16	353,591.94
EXPENSES													
ELECTRIC	519.27	551.23	619.09	554.81	516.29	591.96	654.98	684.59	647.80	695.92	640.93	639.40	7,316.27
WATER	7,566.60	844.58	8,299.70	1,592.38	9,573.65	4,693.70	9,841.86	1,722.30	9,435.88	757.60	9,333.12	1,293.61	62,754.79
TRASH SERVICE	1,766.45	1,691.45	1,691.45	1,691.45	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	20,778.80
LANDSCAPE MAINT CONTRACT	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	39,000.00
LANDSCAPE EXTRAS	352.00	352.00	580.00	80.92	302.84	0.00	0.00	0.00	0.00	0.00	0.00	157.34	2,317.10
IRRIGATION	528.44	937.08	1,755.15	935.59	429.92	573.49	214.25	946.70	1,957.81	0.00	1,129.85	1,043.59	10,351.87
COMMON AREA MAINTENANCE	525.00	844.77	2,473.23	1,745.50	1,344.65	517.50	1,287.50	517.50	622.50	0.00	881.08	288.75	7,794.51
COMMON AREA SUPPLIES	208.32	221.67	818.53	86.59	377.36	126.06	1,269.33	230.12	69.75	0.00	0.00	77.82	3,475.55
LIGHTING MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,459.84	0.00	(2,695.15)	(235.31)
PEST CONTROL CONTRACT	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	2,112.00
DUMPSTER PICKUPS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,360.00	150.00	0.00	300.00	1,800.00
PLUMBING REPAIRS	0.00	9,282.50	2,750.00	(30.62)	(30.62)	2,460.28	(0.62)	294.91	3,131.00	0.00	189.22	8,554.00	26,580.05
TERMITE CONTROL	14,762.00	0.00	8,787.00	0.00	0.00	0.00	9,500.00	0.00	0.00	0.00	0.00	0.00	33,049.00
POOL MAINTENANCE	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
POOL EXTRAS	20.98	169.52	491.30	0.00	849.55	135.00	0.00	139.00	0.00	181.90	175.90	274.77	2,441.92
FENCING	577.00	0.00	1,731.00	0.00	0.00	0.00	0.00	1,124.00	0.00	0.00	582.00	0.00	4,114.00
MANAGEMENT	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	1,445.00	17,340.00
INSURANCE	1,615.21	1,615.21	1,615.21	1,615.21	1,615.21	1,703.96	2,237.87	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	20,587.23
TAXES	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
LICENSE FEES & PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
POSTAGE & PRINTING	739.21	357.18	686.26	326.29	276.41	267.89	500.00	380.00	144.30	3,880.00	316.22	685.60	4,847.89
MISC ADMIN	355.02	276.65	528.60	541.05	438.45	425.06	361.50	380.13	507.36	259.43	5,086.43	1,441.00	5,086.43
LEGAL FEES/COLLECTION	1,414.92	(1,18.04)	(1,465.60)	246.80	370.00	115.00	384.20	218.40	507.36	200.75	315.12	213.92	4,405.58
AUDIT & TAX PREP	0.00	1,000.00	0.00	0.00	0.00	0.00	270.00	358.70	625.00	510.00	182.00	321.00	2,829.78
RESERVE STUDY/PROF SERV	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
LOAN SERV/INT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00	0.00	1,700.00
BAD DEBT EXPENSE	(287.44)	(287.44)	(27.43)	(289.51)	(29.51)	(329.50)	0.00	(507.72)	19.79	32.22	14.72	191.67	258.40
RESERVE ROOFING / DECKS	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	(27.71)	1,117.00	(767.70)	(2,637.07)
RESERVE PAINTING	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	1,117.00	1,117.00	1,117.00	13,404.00
RESERVE LANDSCAPE/TREES	534.00	534.00	534.00	534.00	534.00	534.00	534.00	534.00	534.00	800.00	534.00	534.00	9,500.00
RESERVE FENCE/WOOD REPAIR	533.00	533.00	533.00	533.00	533.00	533.00	533.00	534.00	533.00	800.00	534.00	534.00	6,408.00
RESERVE LIGHTING	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	533.00	533.00	533.00	5,336.00
RESERVE CONTINGENCY	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	137.00	400.00	400.00	400.00	4,800.00
RESERVE PAVING	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	1,117.00	137.00	1,117.00	137.00	13,404.00
RESERVE POOL	617.00	617.00	617.00	617.00	617.00	617.00	617.00	617.00	617.00	1,117.00	1,117.00	617.00	7,404.00
TOTAL EXPENSES	42,155.98	28,079.36	41,685.49	17,683.99	28,127.46	21,486.55	35,576.22	19,915.75	30,945.60	23,957.07	27,539.58	24,385.74	344,638.79
TOTAL PROFIT (LOSS)	(15,956.63)	(1,374.76)	(12,077.42)	11,742.01	(491.46)	1,617.25	(3,811.46)	9,720.45	533.28	11,829.45	850.42	6,361.42	8,942.55
													2.53%