

VPV VISTA PARK VILLAS CA
Balance Sheet
10/31/2014

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CONTINENTAL MGT., INC
SION AVE #111
SIDE CA 92058

ASSETS

OPERATING ASSETS
PACIFIC WESTERN-OPS
LOAN ADVANCE ACCOUNT

100,995.44
144,660.88

TOTAL OPERATING CASH

245,656.32

RESERVE ASSETS
PWB-RES MMKT

137,919.31

TOTAL RESERVE ASSETS

137,919.31

OTHER ASSETS
ACCOUNTS RECEIVABLE

6,143.40

TOTAL OTHER ASSETS

6,143.40

TOTAL ASSETS

389,719.03

LIABILITIES
PREPAID DUES
LOAN

3,822.18
620,000.00

TOTAL LIABILITIES

623,822.18

RESERVES

RESERVE ROOFING/DECKS
RESERVE PAINTING
RESERVE PAINTING-PD OUT
RESERVE LANDSCAPE/TREES
RES LANDSCAPE/TREES-PD OUT
RESERVE LIGHTING
RESERVE CONTINGENCY
RESERVE CONTINGENCY-PD OUT
RESERVE PAVING
MECHANICAL/PLUMBING
MECHANICAL/PLUMBING-PD OUT
RESERVE INTEREST
RESERVE POOL
DECK MAINTENANCE-PD OUT
RESERVE MISCELLANEOUS
RESERVE MISCELLANEOUS-PD OUT
RESERVE FENCE/WOOD REPAIR
RES FENCE/WOOD REP-PD OUT
UNALLOCATED RESERVE-DEFICIT

850.00
97,398.00
(44,740.00)
9,385.39
(2,265.00)
15,573.00
27,102.84
(15.00)
30,186.00
1,050.00
(12,667.00)
325.87
300.00
(2,830.00)
2,450.00
(17,905.00)
35,692.00
(8,836.50)
(464,874.41)

TOTAL RESERVES

(333,819.81)

CAPITAL
PRIOR YEAR PROFIT(LOSS)

97,586.19

VPV VISTA PARK VILLAS CA
Balance Sheet
10/31/2014

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CONTINENTAL MGT., INC
SSION AVE #111
SIDE CA 92058

CURRENT EARNINGS (LOSS)	<u>2,130.47</u>		
TOTAL CAPITAL		<u>99,716.66</u>	
TOTAL LIABILITIES/RESERVES/CAP			<u><u>389,719.03</u></u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
10/31/2014

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

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	31,795	31,795	0	222,209	222,565	(356)
LATE FEE INCOME	173	0	173	691	0	691
VIOLATION FEES	150	0	150	300	0	300
INTEREST	0	0	0	414	0	414
MISCELLANEOUS INCOME	15	0	15	105	0	105
TOTAL INCOME	32,133	31,795	338	223,719	222,565	1,154
EXPENSES						
UTILITIES						
ELECTRIC	564	625	61	3,654	4,375	721
WATER	9,137	6,000	(3,137)	41,465	42,000	536
TRASH SERVICE	1,795	1,850	55	12,353	12,950	597
TOTAL UTILITIES	11,495	8,475	(3,020)	57,472	59,325	1,853
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,315	65	22,750	23,205	455
LANDSCAPE EXTRAS	0	250	250	555	1,750	1,195
IRRIGATION	113	750	637	5,603	5,250	(353)
COMMON AREA MAINTENANCE	35	750	715	4,440	5,250	810
COMMON AREA SUPPLIES	0	250	250	4,139	1,750	(2,389)
LIGHTING MAINTENANCE	0	25	25	0	175	175
PEST CONTROL CONTRACT	236	180	(56)	1,592	1,260	(332)
DUMPSTER PICKUPS	0	150	150	900	1,050	150
PLUMBING REPAIRS	113	1,800	1,688	5,725	12,600	6,875
POOL MAINTENANCE	225	225	0	1,575	1,575	0
POOL EXTRAS	0	175	175	1,269	1,225	(44)
TOTAL GENERAL MAINTENANCE	3,972	7,870	3,898	48,548	55,090	6,542
ADMINISTRATIVE						
MANAGEMENT	1,450	1,450	0	10,150	10,150	0
INSURANCE	0	1,760	1,760	10,283	12,320	2,037
TAXES	0	1	1	10	7	(3)
LICENSE FEES & PERMITS	0	85	85	0	595	595
POSTAGE & PRINTING	267	400	133	2,736	2,800	64
MISC ADMIN	405	375	(30)	3,314	2,625	(689)
LEGAL FEES/COLLECTION	114	400	286	1,158	2,800	1,642
AUDIT & TAX PREP	0	100	100	1,000	700	(300)
LOAN SERV/ INT	2,014	6,680	4,666	12,461	46,760	34,299
BAD DEBT EXPENSE	0	400	400	(2,136)	2,800	4,936
TOTAL ADMINISTRATIVE	4,250	11,651	7,401	38,976	81,557	42,581
TOTAL OPERATING EXPENSES	19,716	27,996	8,280	144,996	195,972	50,976
NET OPERATING INCOME	12,417	3,799	8,618	78,723	26,593	52,130
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	850	850	0	5,950	5,950	0
RESERVE PAINTING	650	650	0	54,550	4,550	(50,000)
RESERVE LANDSCAPE/TREES	350	350	0	2,450	2,450	0
RESERVE FENCE/WOOD REPAIR	400	400	0	2,800	2,800	0
RESERVE LIGHTING	100	100	0	700	700	0
RESERVE CONTINGENCY	149	149	0	1,043	1,043	0
RESERVE PAVING	500	500	0	3,500	3,500	0
RES MECHANICAL/PLUMBING	150	150	0	1,050	1,050	0
RESERVE POOL	300	300	0	2,100	2,100	0

VPV VISTA PARK VILLAS CA
 OPERATIONS & BUDGET VARIANCE REPORT
 10/31/2014

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CONTINENTAL MGT., INC
 MISSION AVE #111
 PASADENA CA 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>2,450</u>	<u>2,450</u>	<u>0</u>
TOTAL RESERVE ADDITIONS	<u>3,799</u>	<u>3,799</u>	<u>0</u>	<u>76,593</u>	<u>26,593</u>	<u>(50,000)</u>
CASH FLOW	<u>8,618</u>	<u>0</u>	<u>8,618</u>	<u>2,130</u>	<u>0</u>	<u>2,130</u>

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VPV VISTA PARK VILLAS CA
12 Month Spreadsheet Operating Statement
10/31/2014

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	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	0.00	0.00	0.00	0.00	0.00	222,206.20 98.33%
LATE FEE INCOME	68.12	34.56	103.68	68.12	138.24	103.68	172.80	0.00	0.00	0.00	0.00	0.00	691.20 0.31%
VIOLATION FEES	0.00	0.00	150.00	(150.00)	0.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	300.00 0.13%
MISCELLANEOUS INCOME	0.00	0.00	15.00	0.00	0.00	413.74	15.00	0.00	0.00	0.00	0.00	0.00	413.74 0.18%
TOTAL INCOME	31,507.12	31,829.76	32,003.88	31,699.32	31,933.44	32,552.62	32,133.03	0.00	0.00	0.00	0.00	0.00	223,718.14 100.00%
EXPENSES													
ELECTRIC	620.38	544.18	494.47	437.43	464.25	529.81	563.55	0.00	0.00	0.00	0.00	0.00	3,654.07 1.63%
WATER	8,381.21	1,191.68	8,697.36	1,191.68	1,191.68	1,191.68	1,191.68	0.00	0.00	0.00	0.00	0.00	41,464.37 18.52%
LANDSCAPE MAINT CONTRACT	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	1,742.25	0.00	0.00	0.00	0.00	0.00	12,363.37 5.52%
LANDSCAPE EXTRAS	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	0.00	0.00	0.00	0.00	0.00	22,750.00 10.17%
IRRIGATION	1,377.47	793.38	507.37	1,770.96	270.00	831.22	113.06	0.00	0.00	0.00	0.00	0.00	5,653.48 2.55%
COMMON AREA MAINTENANCE	668.00	350.00	287.50	337.00	2,025.20	700.00	35.00	0.00	0.00	0.00	0.00	0.00	5,603.48 2.50%
COMMON AREA SUPPLIES	171.33	166.62	964.28	225.71	1,996.89	236.00	236.00	0.00	0.00	0.00	0.00	0.00	4,438.70 1.98%
PEST CONTROL CONTRACT	176.00	236.00	236.00	159.00	159.00	236.00	236.00	0.00	0.00	0.00	0.00	0.00	1,592.00 0.71%
DUMPSTER PICKUPS	0.00	300.00	180.86	4,318.81	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	5,048.66 2.25%
POOL MAINTENANCE	425.00	225.00	139.00	305.20	225.00	675.00	112.50	0.00	0.00	0.00	0.00	0.00	2,738.02 1.22%
POOL EXTRAS	225.00	139.00	139.00	305.20	225.00	675.00	112.50	0.00	0.00	0.00	0.00	0.00	2,738.02 1.22%
PLUMBING REPAIRS	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 0.00%
PAINTING	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	0.00	0.00	0.00	0.00	0.00	10,150.00 4.54%
PAINT SUPPLIES	1,113.57	1,113.57	1,113.57	1,113.57	1,113.57	1,113.57	1,113.57	0.00	0.00	0.00	0.00	0.00	8,686.84 3.89%
POSTAGE & PRINTING	365.38	372.32	487.77	324.00	339.96	391.81	268.99	0.00	0.00	0.00	0.00	0.00	2,738.02 1.22%
MISC ADMIN	330.30	330.30	330.30	330.30	330.30	330.30	330.30	0.00	0.00	0.00	0.00	0.00	2,738.02 1.22%
AUDIT & TAX PREP	2,194.72	2,194.72	2,194.72	2,194.72	2,194.72	2,194.72	2,194.72	0.00	0.00	0.00	0.00	0.00	17,557.76 7.85%
LEGAL FEES/COLLECTION	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 0.00%
ADDITIONAL SERVICE	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 0.00%
RESERVE ROOFING / DECKS	850.00	850.00	850.00	850.00	850.00	850.00	850.00	0.00	0.00	0.00	0.00	0.00	6,800.00 3.04%
RESERVE PAINTING	50,550.00	50,550.00	50,550.00	50,550.00	50,550.00	50,550.00	50,550.00	0.00	0.00	0.00	0.00	0.00	404,400.00 180.82%
RESERVE LANDSCAPE/TREES	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	2,800.00 1.25%
RESERVE FENCEWOOD REPAIR	400.00	400.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00	0.00	0.00	0.00	3,200.00 1.43%
RESERVE LIGHTING	140.00	140.00	140.00	140.00	140.00	140.00	140.00	0.00	0.00	0.00	0.00	0.00	1,120.00 0.50%
RESERVE CONTINGENCY	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	4,000.00 1.79%
RESERVE PAINTING	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	1,200.00 0.54%
RESERVE PLUMBING	300.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	2,400.00 1.07%
RESERVE POOL	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	2,800.00 1.25%
RESERVE MISCELLANEOUS	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	2,800.00 1.25%
TOTAL EXPENSES	77,204.22	15,328.73	27,746.65	24,683.77	31,308.26	21,560.66	22,515.44	0.00	0.00	0.00	0.00	0.00	221,568.67 98.05%
TOTAL PROFIT (LOSS)	(45,697.10)	16,501.03	4,317.23	7,015.55	625.16	10,991.96	8,617.59	0.00	0.00	0.00	0.00	0.00	2,149.47 0.95%