

CONCRETE CONCRETE MGT., INC
VE #111
CA 92058

ASSETS

OPERATING ASSETS
PACIFIC WESTERN-OPS
LOAN ADVANCE ACCOUNT

114,200.11
41,166.00

TOTAL OPERATING CASH

155,366.11

RESERVE ASSETS
PWB-RES MMKT

115,842.82

TOTAL RESERVE ASSETS

115,842.82

OTHER ASSETS
ACCOUNTS RECEIVABLE
LOAN PROCEEDS TO RESERVES

7,577.02
567,358.97

TOTAL OTHER ASSETS

574,935.99

TOTAL ASSETS

846,144.92

LIABILITIES
PREPAID DUES
LOAN

3,299.80
612,124.97

TOTAL LIABILITIES

615,424.77

RESERVES
RESERVE ROOFING/DECKS
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

93,209.00
(27,933.00)
99,348.00
(54,770.00)
10,435.39
(2,265.00)
15,873.00
27,899.89
(30.00)
31,686.00
1,500.00
(13,616.75)
12.20
(76,326.41)
(2,830.00)
3,500.00
(17,905.00)
36,892.00
(8,836.50)

TOTAL RESERVES

115,842.82

CAPITAL

VPV VISTA PARK VILLAS CA
Balance Sheet
01/31/2015

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RENTAL MGT., INC
#111
A 92058

PRIOR YEAR PROFIT(LOSS)	97,586.19	
CURRENT EARNINGS (LOSS)	<u>17,291.14</u>	
TOTAL CAPITAL		<u>114,877.33</u>
TOTAL LIABILITIES/RESERVES/CAP		<u><u>846,144.92</u></u>

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
01/31/2015

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MENTAL MGT., INC
E #111
A 92058

	MTD ACTUAL	MTD BUDGET	MTD VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
ASSOCIATION DUES	31,795	31,795	0	317,595	317,950	(355)
LATE FEE INCOME	138	0	138	933	0	933
VIOLATION FEES	0	0	0	300	0	300
INTEREST	82	0	82	605	0	605
MISCELLANEOUS INCOME	0	0	0	55	0	55
TOTAL INCOME	32,016	31,795	221	319,488	317,950	1,538
EXPENSES						
UTILITIES						
ELECTRIC	554	625	71	5,198	6,250	1,052
WATER	428	6,000	5,572	50,892	60,000	9,108
TRASH SERVICE	1,840	1,850	10	17,843	18,500	657
TOTAL UTILITIES	2,822	8,475	5,653	73,932	84,750	10,818
GENERAL MAINTENANCE						
LANDSCAPE MAINT CONTRACT	3,250	3,315	65	32,500	33,150	650
LANDSCAPE EXTRAS	0	250	250	555	2,500	1,945
IRRIGATION	1,309	750	(559)	8,013	7,500	(513)
COMMON AREA MAINTENANCE	501	750	249	6,041	7,500	1,459
COMMON AREA SUPPLIES	96	250	154	4,807	2,500	(2,307)
LIGHTING MAINTENANCE	0	25	25	0	250	250
PEST CONTROL CONTRACT	236	180	(56)	2,300	1,800	(500)
DUMPSTER PICKUPS	0	150	150	1,050	1,500	450
PLUMBING REPAIRS	8,467	1,800	(6,667)	14,192	18,000	3,808
POOL MAINTENANCE	0	225	225	2,025	2,250	225
POOL EXTRAS	189	175	(14)	1,736	1,750	14
TOTAL GENERAL MAINTENANCE	14,048	7,870	(6,178)	73,220	78,700	5,480
ADMINISTRATIVE						
MANAGEMENT	1,450	1,450	0	14,500	14,500	0
INSURANCE	1,869	1,760	(109)	16,494	17,600	1,106
TAXES	0	1	1	10	10	0
LICENSE FEES & PERMITS	280	85	(195)	280	850	570
POSTAGE & PRINTING	118	400	282	3,477	4,000	523
MISC ADMIN	182	375	193	4,003	3,750	(253)
LEGAL FEES/COLLECTION	30	400	370	1,534	4,000	2,466
AUDIT & TAX PREP	0	100	100	1,000	1,000	0
LOAN SERV/ INT	6,675	6,680	5	27,893	66,800	38,907
BAD DEBT EXPENSE	0	400	400	(2,136)	4,000	6,136
TOTAL ADMINISTRATIVE	10,605	11,651	1,046	67,055	116,510	49,455
TOTAL OPERATING EXPENSES	27,474	27,996	522	214,207	279,960	65,753
NET OPERATING INCOME	4,541	3,799	742	105,281	37,990	67,291
RESERVE ADDITIONS						
RESERVE FUNDING						
RESERVE ROOFING / DECKS	850	850	0	8,500	8,500	0
RESERVE PAINTING	650	650	0	56,500	6,500	(50,000)
RESERVE LANDSCAPE/TREES	350	350	0	3,500	3,500	0
RESERVE FENCE/WOOD REPAIR	400	400	0	4,000	4,000	0
RESERVE LIGHTING	100	100	0	1,000	1,000	0
RESERVE CONTINGENCY	149	149	0	1,490	1,490	0
RESERVE PAVING	500	500	0	5,000	5,000	0
RES MECHANICAL/PLUMBING	150	150	0	1,500	1,500	0
RESERVE POOL	300	-40-300	0	3,000	3,000	0

VPV VISTA PARK VILLAS CA
OPERATIONS & BUDGET VARIANCE REPORT
01/31/2015

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MENTAL MGT., INC
#111
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>3,500</u>	<u>3,500</u>	<u>0</u>
TOTAL RESERVE ADDITIONS	<u>3,799</u>	<u>3,799</u>	<u>0</u>	<u>87,990</u>	<u>37,990</u>	<u>(50,000)</u>
CASH FLOW	<u>742</u>	<u>0</u>	<u>742</u>	<u>17,291</u>	<u>0</u>	<u>17,291</u>

VPV VISTA PARK VILLAS CA
MTD & YTD STATEMENT OF INCOME & EXPENSE
01/31/2015

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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	317,594.80	317,950	99.89
4160	LATE FEE INCOME	138.24	0	0.00	933.12	0	0.00
4161	VIOLATION FEES	0.00	0	0.00	300.00	0	0.00
4190	INTEREST	82.27	0	0.00	605.20	0	0.00
4195	MISCELLANEOUS INCOME	0.00	0	0.00	55.00	0	0.00
	TOTAL INCOME	32,015.71	31,795	100.69	319,488.12	317,950	100.48
	EXPENSES						
6011	ELECTRIC	553.98	625	88.64	5,197.77	6,250	83.16
6030	WATER	428.16	6,000	7.14	50,891.66	60,000	84.82
6050	TRASH SERVICE	1,839.79	1,850	99.45	17,842.74	18,500	96.45
6110	LANDSCAPE MAINT CONTRACT	3,250.00	3,315	98.04	32,500.00	33,150	98.04
6111	LANDSCAPE EXTRAS	0.00	250	0.00	555.00	2,500	22.20
6112	IRRIGATION	1,308.86	750	174.51	8,013.28	7,500	106.84
6120	COMMON AREA MAINTENANCE	501.00	750	66.80	6,041.03	7,500	80.55
6121	COMMON AREA SUPPLIES	95.58	250	38.23	4,807.37	2,500	192.29
6124	LIGHTING MAINTENANCE	0.00	25	0.00	0.00	250	0.00
6125	PEST CONTROL CONTRACT	236.00	180	131.11	2,300.00	1,800	127.78
6127	DUMPSTER PICKUPS	0.00	150	0.00	1,050.00	1,500	70.00
6143	PLUMBING REPAIRS	8,467.00	1,800	470.39	14,192.19	18,000	78.85
6150	POOL MAINTENANCE	0.00	225	0.00	2,025.00	2,250	90.00
6151	POOL EXTRAS	189.20	175	108.11	1,736.05	1,750	99.20
6200	MANAGEMENT	1,450.00	1,450	100.00	14,500.00	14,500	100.00
6220	INSURANCE	1,889.29	1,760	106.21	16,493.81	17,600	93.71
6230	TAXES	0.00	1	0.00	10.00	10	100.00
6236	LICENSE FEES & PERMITS	280.00	85	329.41	280.00	850	32.94
6241	POSTAGE & PRINTING	118.13	400	29.53	3,477.33	4,000	86.93
6245	MISC ADMIN	181.90	375	48.51	4,003.27	3,750	106.75
6250	LEGAL FEES/COLLECTION	30.00	400	7.50	1,534.00	4,000	38.35
6260	AUDIT & TAX PREP	0.00	100	0.00	1,000.00	1,000	100.00
6401	LOAN SERV/ INT	6,675.43	6,680	99.93	27,882.81	66,800	41.76
6500	BAD DEBT EXPENSE	0.00	400	0.00	(2,136.43)	4,000	(53.41)
6904	RESERVE ROOFING / DECKS	850.00	850	100.00	8,500.00	8,500	100.00
6905	RESERVE PAINTING	650.00	650	100.00	56,500.00	6,500	869.23
6906	RESERVE LANDSCAPE/TREES	350.00	350	100.00	3,500.00	3,500	100.00
6908	RESERVE FENCE/WOOD REPAIR	400.00	400	100.00	4,000.00	4,000	100.00
6909	RESERVE LIGHTING	100.00	100	100.00	1,000.00	1,000	100.00
6910	RESERVE CONTINGENCY	149.00	149	100.00	1,490.00	1,490	100.00
6915	RESERVE PAVING	500.00	500	100.00	5,000.00	5,000	100.00
6929	RES MECHANICAL/PLUMBING	150.00	150	100.00	1,500.00	1,500	100.00
6954	RESERVE POOL	300.00	300	100.00	3,000.00	3,000	100.00
6992	RESERVE MISCELLANEOUS	350.00	350	100.00	3,500.00	3,500	100.00
	TOTAL EXPENSES	31,273.32	31,795	98.36	302,196.98	317,950	95.05
	TOTAL PROFIT (LOSS)	742.39	0	0.00	17,291.14	0	0.00

12 Month Spreadsheet Operating Statement
01/31/2015

[illegible]

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
ASSOCIATION DUES	31,438.00	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,755.20	31,795.20	0.00	0.00
LATE FEE INCOME	69.12	34.98	138.24	89.12	138.24	103.68	172.80	89.12	34.98	138.24	0.00	0.00
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
INTEREST	0.00	0.00	0.00	0.00	0.00	413.74	0.00	0.00	106.19	92.27	0.00	0.19%
MISCELLANEOUS INCOME	0.00	0.00	15.00	(15.00)	0.00	90.00	15.00	(50.00)	0.00	0.00	0.00	0.02%
TOTAL INCOME	31,507.12	31,829.76	32,063.86	31,699.32	31,933.44	32,552.62	32,133.00	31,814.32	31,938.86	32,016.71	0.00	319,498.12 100.00%
EXPENSES												
ELECTRIC	620.36	544.18	464.47	437.43	464.25	529.81	593.55	459.56	530.16	553.98	0.00	5,197.77 1.63%
WATER	8,391.21	1,191.68	8,937.36	1,903.92	1,723.41	1,190.12	9,135.77	1,094.67	7,904.33	428.18	0.00	50,691.65 15.93%
TRASH SERVICE	1,742.25	1,742.25	1,742.25	1,742.25	1,794.79	1,794.79	3,250.00	3,250.00	1,854.79	1,839.78	0.00	17,842.74 5.56%
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	0.00	32,500.00 10.17%
LANDSCAPE EXTRAS	0.00	0.00	330.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IRRIGATION AREA MAINTENANCE	1,377.47	733.38	507.37	1,170.98	270.00	831.22	113.06	550.51	560.51	1,308.86	0.00	8,013.28 2.51%
COMMON AREA SUPPLIES	695.00	350.00	297.50	337.00	350.00	35.00	342.33	350.43	758.00	1,061.03	0.00	6,041.03 1.89%
PEST CONTROL CONTRACT	171.33	188.62	864.25	225.71	1,936.89	632.12	0.00	47.77	525.06	95.58	0.00	4,807.37 1.50%
DUMPSTER PICKUPS	0.00	300.00	238.00	238.00	238.00	238.00	238.00	238.00	238.00	238.00	0.00	2,300.00 0.72%
PUMPING REPAIRS	425.00	0.00	150.00	150.00	150.00	150.00	112.50	0.00	0.00	0.00	0.00	1,500.00 0.47%
POOL MAINTENANCE	225.00	184.86	210.00	431.00	225.00	225.00	112.50	0.00	0.00	0.00	0.00	2,025.00 0.63%
POOL EXTRAS	225.00	138.00	210.00	210.00	227.75	225.00	225.00	278.00	0.00	189.20	0.00	1,738.06 0.54%
MANAGEMENT	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	0.00	14,500.00 4.54%
INSURANCE	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	2,472.01	1,969.29	1,969.29	0.00	16,493.81 5.16%
TAXES	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00 0.00%
LICENSE FEES & PERMITS	305.39	0.00	0.00	0.00	339.96	391.61	266.99	246.00	377.18	118.13	0.00	280.00 0.09%
POSTAGE & PRINTING	372.32	352.32	697.27	322.48	339.96	391.61	266.99	246.00	377.18	118.13	0.00	3,477.33 1.09%
LEGAL FEES/COLLECTION	330.30	331.16	524.06	484.73	426.96	829.84	404.72	200.40	307.08	181.90	0.00	4,003.27 1.25%
AUDIT & TAX PREP	335.00	72.00	2.00	11.00	(33.00)	657.00	114.00	547.00	(1.00)	30.00	0.00	1,534.00 0.48%
BAD DEBT EXPENSE	2,184.72	1,000.00	0.00	0.00	2,061.20	2,061.20	2,061.20	2,061.20	8,672.43	6,672.43	0.00	27,100.00 8.31%
RESERVE ROOFING / DECKS	(2,108.73)	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	0.00	(2,136.43) 0.67%
RESERVE PAINTING	50,650.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	0.00	8,500.00 2.66%
RESERVE LANDSCAPE/TREES	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00	3,500.00 1.10%
RESERVE FENCE/WOOD REPAIR	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	0.00	4,000.00 1.25%
RESERVE LIGHTING	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	1,000.00 0.31%
RESERVE CONTINGENCY	149.00	149.00	149.00	149.00	149.00	149.00	149.00	149.00	149.00	149.00	0.00	1,490.00 0.47%
RESERVE MECHANICAL/PLUMBING	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	5,000.00 1.57%
RESERVE POOL	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	1,500.00 0.47%
RESERVE MISCELLANEOUS	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	3,000.00 0.94%
TOTAL EXPENSES	77,204.22	15,539.73	27,748.65	24,693.77	31,308.29	21,590.59	23,515.44	19,024.16	30,310.83	31,273.32	0.00	302,196.99 94.59%
TOTAL PROFIT (LOSS)	(46,697.10)	16,290.03	4,317.23	7,015.55	825.15	10,962.04	8,617.66	12,790.16	1,626.12	742.39	0.00	17,291.14 6.41%

12 Month Spreadsheet Operating Statement
01/31/2015

WFTV VICTIM FARM VILLAGE

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
31,498.00	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	31,795.20	0.00	0.00
69.12	34.98	103.98	1,324.25	1,324.25	1,324.25	1,324.25	1,324.25	1,324.25	34.98	1,324.25	0.00	0.00
0.00	0.00	1.00	(150.00)	0.00	0.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	413.74	0.00	0.00	106.19	92.27	0.00	0.00
0.00	0.00	15.00	(115.00)	0.00	0.00	90.00	15.00	(50.00)	0.00	0.00	0.00	0.00
31,507.12	31,829.76	32,063.89	31,699.32	31,933.44	32,552.62	32,133.00	31,614.32	31,936.95	32,015.71	32,015.71	0.00	0.00
EXPENSES												
ELECTRIC	620.38	544.18	464.47	437.43	464.25	529.81	593.55	459.56	530.16	553.98	0.00	5,197.77
WATER	8,391.21	1,191.69	8,391.21	1,903.92	10,723.41	1,190.12	8,136.77	1,094.67	7,904.33	428.18	0.00	0.00
TRASH SERVICE	1,742.26	1,742.26	1,742.26	1,742.26	1,794.79	1,794.79	3,250.00	3,250.00	1,839.78	3,250.00	0.00	0.00
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	0.00	0.00
LANDSCAPE EXTRAS	0.00	0.00	330.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IRRIGATION AREA MAINTENANCE	1,377.47	733.38	507.37	1,170.98	270.00	831.22	113.06	550.51	550.51	1,308.86	0.00	0.00
COMMON AREA MAINTENANCE	695.00	350.00	297.50	337.00	2,025.20	35.00	35.00	342.33	758.00	0.00	0.00	0.00
COMMON AREA SUPPLIES	171.33	188.62	864.25	225.71	1,936.89	632.12	0.00	47.77	525.08	95.58	0.00	0.00
PEST CONTROL CONTRACT	176.00	236.00	236.00	236.00	236.00	236.00	236.00	236.00	236.00	236.00	0.00	0.00
DUMPSTER PICKUPS	0.00	300.00	150.00	150.00	150.00	150.00	112.50	0.00	0.00	150.00	0.00	0.00
PLUMBING REPAIRS	425.00	194.86	431.00	431.00	225.00	225.00	225.00	225.00	225.00	8,487.00	0.00	0.00
POOL MAINTENANCE	225.00	138.00	200.00	309.20	227.75	225.00	225.00	278.00	0.00	189.20	0.00	0.00
POOL EXTRAS	0.00	138.00	138.00	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
MANAGEMENT	1,450.00	1,450.00	1,450.00	1,450.00	1,713.87	1,713.87	1,713.87	2,472.01	1,969.29	1,969.29	0.00	0.00
INSURANCE	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	1,713.87	0.00	0.00	0.00	0.00	0.00
TAXES	10.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LICENSE FEES & PERMITS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00	0.00	0.00
POSTAGE & PRINTING	356.39	372.32	687.27	322.48	339.96	391.61	266.99	246.00	377.18	118.13	0.00	0.00
PG&A ADMIN	330.30	331.16	524.08	484.73	426.96	629.94	404.72	200.40	307.08	181.90	0.00	0.00
LEGAL FEES/COLLECTION	335.00	72.00	2.00	11.00	(33.00)	657.00	114.00	347.00	(1.00)	30.00	0.00	0.00
AUDIT & TAX PREP	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LOAN SERV INT	2,184.72	0.00	2,184.72	1,896.38	2,091.20	2,081.20	2,091.20	2,081.20	6,672.45	6,672.45	0.00	0.00
BAD DEBT EXPENSE	(27.70)	(27.70)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESERVE ROOFING / DECKS	50.00	(108.73)	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	0.00	0.00
RESERVE PAINTING	50.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	0.00	0.00
RESERVE LANDSCAPE/TREES	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	0.00	0.00
RESERVE FENCEWOOD REPAIR	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00
RESERVE LIGHTING	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00
RESERVE PAVING	148.00	148.00	148.00	148.00	148.00	148.00	148.00	148.00	148.00	148.00	0.00	0.00
RES MECHANICAL/PLUMBING	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00
RESERVE POOL	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00
RESERVE MISCELLANEOUS	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00
TOTAL EXPENSES	77,204.22	15,539.73	27,746.65	24,693.77	31,308.29	21,590.58	23,515.44	19,024.16	30,310.83	31,273.32	0.00	0.00
TOTAL PROFIT (LOSS)	(46,897.10)	16,290.03	4,317.23	7,015.56	625.16	10,962.04	9,617.56	12,790.16	1,926.12	742.39	0.00	0.00

