



Financial Report Package

June 2026

Prepared for

Travis Ranch Property Owners Association, INC.

By

Action Property Management

Revenue & Expense Recap

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	\$ Fav / (Unfav) to YTD Budget
Revenue	\$ 156,187	\$ 950,648	\$ 1,275,507	\$ (324,860)
Expenses	\$ 310,154	\$ 1,252,198	\$ 1,275,508	\$ 23,310
Excess / (Deficiency) Revenue over Expense	\$ (153,967)	\$ (301,550)	\$ (0)	\$ (301,550)

Expense Recap (by category)

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	\$ Fav / (Unfav) to YTD Budget	% (Over) / Under YTD Budget
Utilities	\$ 5,423	\$ 43,854	\$ 57,093	\$ 13,239	23.19%
Pool/Spa	\$ 41,752	\$ 113,149	\$ 109,750	\$ (3,399)	-3.10%
Landscape	\$ 66,406	\$ 320,373	\$ 239,000	\$ (81,373)	-34.05%
Common Area	\$ 61,202	\$ 264,780	\$ 281,750	\$ 16,970	6.02%
General and Administrative	\$ 91,290	\$ 245,550	\$ 302,422	\$ 56,872	18.81%

Assessments Recap

Monthly Assessments	Billed	Collected	Variance	% Collected vs Billed
	\$ 138,493	\$ 166,036	\$ (27,543)	119.89%

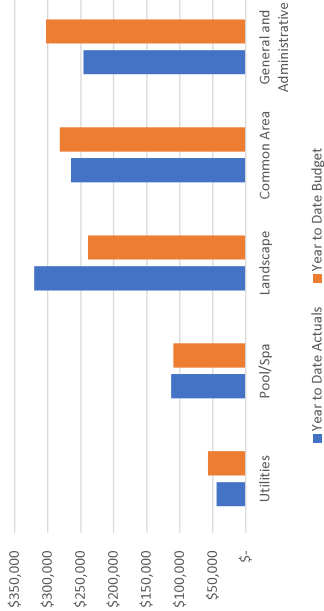
Total Cash & Equity Recap

	Current Month	Previous Month	Month over Month Change	Prior Fiscal Year End	Year over Year Change
Total Operating Cash	\$ (985,662)	\$ (772,552)	\$ (213,110)	\$ 447,568	\$ (1,433,230)
Total Reserve Cash	\$ 2,994,675	\$ 2,950,595	\$ 44,080	\$ 1,197,190	\$ 1,797,486

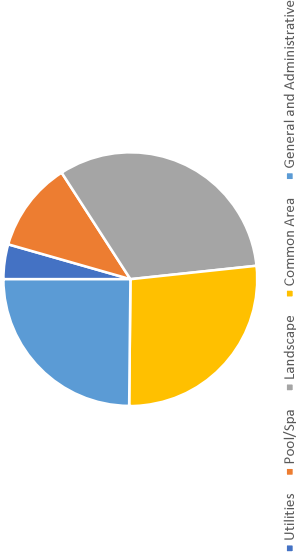
Monthly Average Budget	\$ 212,585	Operating Cash / Monthly Budget Ratio	-463.66%
Total Operating Equity	\$ (44,214)	100% Reserve Funding per Study	\$ 660,507
		Reserves Funded	453.39%

Notes

Year-to-Date Expense to Budget Comparison



Year-to-Date Actuals by Category



	Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets			
Operating Cash			
10-110000-00-00 Alliance - OP - 3456 (ICS X8812)	\$ 51,409.77	\$ 91,665.93	\$ (40,256.16)
10-110500-00-00 Alliance OP - ICS (8812)	506,541.26	636,230.22	(129,688.96)
10-119500-00-00 Due from OP to Reserve	(1,543,613.04)	(1,500,447.69)	(43,165.35)
Total Operating Cash:	\$ (\$985,662.01)	\$ (\$772,551.54)	\$ (213,110.47)
Reserve Cash			
11-160000-00-99 Alliance - RSV - 1126	\$ 125,208.91	\$ 125,210.34	\$ (1.43)
11-160500-00-99 Alliance RS - ICS (8721)	1,325,853.39	1,324,937.38	916.01
11-169500-00-99 Due to Reserve from OP	1,543,613.04	1,500,447.69	43,165.35
Total Reserve Cash:	\$ \$2,994,675.34	\$ \$2,950,595.41	\$ 44,079.93
Accounts Receivable			
14-120000-00-00 Assessments Receivable	\$ 1,402,258.19	\$ 1,458,125.10	\$ (55,866.91)
14-127000-00-00 Other Receivables	(4,722.37)	(4,877.04)	154.67
Total Accounts Receivable:	\$ \$1,397,535.82	\$ \$1,453,248.06	\$ (55,712.24)
Prepaid Expenses			
15-144000-00-00 Prepaid Insurance	\$ 31,596.85	\$ 36,110.68	\$ (4,513.83)
15-159000-00-00 Utilities Deposits	9,540.00	9,540.00	-
Total Prepaid Expenses:	\$ \$41,136.85	\$ \$45,650.68	\$ (4,513.83)
Property, Plant and Equipment			
16-151000-00-00 Land Purchase TR 17.284Acres	\$ 413,438.13	\$ 413,438.13	\$ -
Total Property, Plant and Equipment:	\$ \$413,438.13	\$ \$413,438.13	\$ -
Total Assets:	\$ 3,861,124.13	\$ 4,090,380.74	\$ (229,256.61)
Liabilities & Equity			
Current Liabilities			
20-200000-00-00 Accounts Payable	\$ 2,352.50	\$ 2,352.50	\$ -
Total Current Liabilities:	\$ \$2,352.50	\$ \$2,352.50	\$ -
Deferred Income			
22-203000-00-00 Prepaid Assessments	\$ 71,559.02	\$ 64,018.89	\$ 7,540.13
22-203500-00-00 Deferred Assessment Income	830,534.22	968,956.59	(138,422.37)
22-205500-00-00 Close of Escrow Refund	3,948.31	2,775.56	1,172.75
Total Deferred Income:	\$ \$906,041.55	\$ \$1,035,751.04	\$ (129,709.49)
Other Liabilites			
23-204000-00-00 Insurance Settlement	\$ 2,269.00	\$ 2,269.00	\$ -
Total Other Liabilites:	\$ \$2,269.00	\$ \$2,269.00	\$ -
Reserve Funded			
35-268200-00-99 Reserve Fund -Balance	\$ 2,989,801.19	\$ 2,946,635.84	\$ 43,165.35
35-270600-00-99 Interest-Balance	4,874.15	3,959.57	914.58
Total Reserve Funded:	\$ \$2,994,675.34	\$ \$2,950,595.41	\$ 44,079.93
Operating Equity			
38-250000-00-00 Equity/<Deficit>	\$ 203,850.89	\$ 203,850.89	\$ -
38-251000-00-00 Current Year Adjustment	(4,515.35)	(4,355.35)	(160.00)
38-253000-00-00 Capital Contribution	58,000.00	47,500.00	10,500.00
Net Income / (Loss)	(301,549.80)	(147,582.75)	(153,967.05)



Balance Sheet - Comparative - Operating
Travis Ranch Property Owners Association, INC.
End Date: 06/30/2026

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Total Operating Equity:	<u>\$</u> <u>(\$44,214.26)</u>	<u>\$</u> <u>\$99,412.79</u>	<u>\$</u> <u>(143,627.05)</u>
Total Liabilities & Equity:	<u>\$</u> <u>3,861,124.13</u>	<u>\$</u> <u>4,090,380.74</u>	<u>\$</u> <u>(229,256.61)</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Revenue							
300000-00 Member Assessments	\$ 138,492.92	\$138,492.92	\$ -	\$ 831,098.64	\$830,957.52	\$ 141.12	\$ 1,661,915.06
Total Assessment Revenue	\$ 138,492.92	\$138,492.92	\$ -	\$ 831,098.64	\$830,957.52	\$141.12	\$ 1,661,915.06
Collection Revenue							
321000-00 Late Charges	(172.75)	8,750.00	(8,922.75)	25,852.35	52,500.00	(26,647.65)	105,000.00
321500-00 Submeter	7,408.87	-	7,408.87	32,422.23	-	32,422.23	-
325000-00 Collection Charges	-	7,166.67	(7,166.67)	-	43,000.02	(43,000.02)	86,000.00
325500-00 Legal Fees	-	-	-	4,775.24	-	4,775.24	-
326000-00 Dishonored Remit	-	-	-	910.00	-	910.00	-
327000-00 Violations	-	25,000.00	(25,000.00)	525.00	150,000.00	(149,475.00)	300,000.00
328000-00 Delinquency Processing Fees	-	675.00	(675.00)	26,970.00	4,050.00	22,920.00	8,100.00
Total Collection Revenue	\$ 7,236.12	\$ 41,591.67	(\$ 34,355.55)	\$ 91,454.82	\$249,550.02	(\$158,095.20)	\$ 499,100.00
Homeowner Charges							
334000-00 Key Fees	900.00	-	900.00	1,800.00	-	1,800.00	-
337500-00 Rentals	8,333.33	8,333.33	-	8,333.33	49,999.98	(41,666.65)	100,000.00
Total Homeowner Charges	\$ 9,233.33	\$ 8,333.33	\$ 900.00	\$ 10,133.33	\$ 49,999.98	(\$39,866.65)	\$ 100,000.00
Interest Income							
370000-00 Interest Income	309.65	8,333.33	(8,023.68)	2,011.91	49,999.98	(47,988.07)	100,000.00
370200-00 Interest Income-Reserve	914.58	-	914.58	4,874.15	-	4,874.15	-
Total Interest Income	\$ 1,224.23	\$ 8,333.33	(\$ 7,109.10)	\$ 6,886.06	\$ 49,999.98	(\$43,113.92)	\$ 100,000.00
Social and Special Events Revenue							
380000-00 Other Income	-	-	-	11,075.00	-	11,075.00	-
388000-00 Self Help Income	-	1,250.00	(1,250.00)	-	7,500.00	(7,500.00)	15,000.00
388100-00 Demand Letter Income	-	1,250.00	(1,250.00)	-	7,500.00	(7,500.00)	15,000.00
388200-00 Working Capital Contribution	-	13,333.33	(13,333.33)	-	79,999.98	(79,999.98)	160,000.00
Total Social and Special Events Revenue	\$ -	\$ 15,833.33	(\$ 15,833.33)	\$ 11,075.00	\$ 94,999.98	(\$83,924.98)	\$ 190,000.00
Total OPERATING INCOME	\$ 156,186.60	\$212,584.58	(\$ 56,397.98)	\$ 950,647.85	\$1,275,507.48	(\$324,859.63)	\$ 2,551,015.06
OPERATING EXPENSE							
Utilities							
404000-00 Electricity	2,422.00	1,833.33	(588.67)	20,355.76	10,999.98	(9,355.78)	22,000.00
406000-00 Refuse	253.55	366.67	113.12	1,626.65	2,200.02	573.37	4,400.00
407000-00 Telephone	1,487.40	1,065.49	(421.91)	5,766.40	6,392.94	626.54	12,785.88
408000-00 Water	1,260.30	6,250.00	4,989.70	16,105.10	37,500.00	21,394.90	75,000.00
Total Utilities	\$ 5,423.25	\$ 9,515.49	\$ 4,092.24	\$ 43,853.91	\$ 57,092.94	\$13,239.03	\$ 114,185.88
Pool/Spa							
421000-00 Pool/Spa-Contract	7,279.81	7,083.33	(196.48)	42,080.00	42,499.98	419.98	85,000.00
422000-00 Pool Key Expense/Access System	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
423000-00 Pool/Spa Supplies	-	750.00	750.00	-	4,500.00	4,500.00	9,000.00
424000-00 Pool Porter Service/Janitorial	-	583.33	583.33	7,857.99	3,499.98	(4,358.01)	7,000.00
426000-00 Pool Monitoring	31,630.76	7,500.00	(24,130.76)	59,117.60	45,000.00	(14,117.60)	90,000.00
428000-00 Pool Furniture and Fixtures	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
428100-00 Pool Misc Expenses	2,841.56	416.67	(2,424.89)	3,366.57	2,500.02	(866.55)	5,000.00
428200-00 Pool/Cabana Repairs	-	1,125.00	1,125.00	727.25	6,750.00	6,022.75	13,500.00
Total Pool/Spa	\$ 41,752.13	\$ 18,291.67	(\$ 23,460.46)	\$ 113,149.41	\$109,750.02	(\$3,399.39)	\$ 219,500.00
Committees							
510000-00 Contingency Fund	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
570000-00 Landscape Committees	-	83.33	83.33	125.54	499.98	374.44	1,000.00
570100-00 Welcome Committees	-	83.33	83.33	-	499.98	499.98	1,000.00
570200-00 Dog Park Committee	-	83.33	83.33	500.09	499.98	(0.11)	1,000.00
Total Committees	\$ -	\$ 4,416.66	\$ 4,416.66	\$ 625.63	\$ 26,499.96	\$25,874.33	\$ 53,000.00
Landscape							
481000-00 Landscape Maintenance-Contract	68,882.18	32,083.33	(36,798.85)	251,753.95	192,499.98	(59,253.97)	385,000.00
481500-00 Landscape Maint (Non Contract)	(3,396.68)	1,666.67	5,063.35	40,901.86	10,000.02	(30,901.84)	20,000.00
483000-00 Lot Maintenance / Self Help	920.13	1,250.00	329.87	3,598.26	7,500.00	3,901.74	15,000.00

Income Statement - Operating

Travis Ranch Property Owners Association, INC.
06/01/2026 to 06/30/2026

Date: 7/10/2026
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
487000-00 Irrigation Repairs	\$-	\$4,166.67	\$4,166.67	\$23,364.41	\$25,000.02	\$1,635.61	\$50,000.00
487100-00 Pump Station	-	666.67	666.67	754.09	4,000.02	3,245.93	8,000.00
Total Landscape	\$66,405.63	\$39,833.34	(\$26,572.29)	\$320,372.57	\$239,000.04	(\$81,372.53)	\$478,000.00
Common Area							
502501-00 Sports Court	-	100.00	100.00	-	600.00	600.00	1,200.00
503501-00 Holiday Decorations	-	1,041.67	1,041.67	2,525.00	6,250.02	3,725.02	12,500.00
508000-00 Common Area Maintenance	10,212.02	2,500.00	(7,712.02)	17,168.65	15,000.00	(2,168.65)	30,000.00
508100-00 Common Area Improvements	24,824.24	5,833.33	(18,990.91)	101,139.53	34,999.98	(66,139.55)	70,000.00
517000-00 Electric	2,577.70	2,500.00	(77.70)	23,300.69	15,000.00	(8,300.69)	30,000.00
Repairs/Lights/Supplies							
538000-00 Gate Repairs	-	125.00	125.00	-	750.00	750.00	1,500.00
561000-00 Patrol-Contract	-	5,000.00	5,000.00	-	30,000.00	30,000.00	60,000.00
565000-00 Pest Control-Contract	443.83	150.00	(293.83)	1,169.13	900.00	(269.13)	1,800.00
571000-00 Play Ground Maint	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
583000-00 Street / Parking Lot Maintenance	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
584000-00 Surveillance	11,384.87	3,916.67	(7,468.20)	20,961.72	23,500.02	2,538.30	47,000.00
586000-00 Wall/Fence Repairs	5,304.92	16,666.67	11,361.75	64,535.04	100,000.02	35,464.98	200,000.00
593000-00 Website Services	112.32	600.00	487.68	587.30	3,600.00	3,012.70	7,200.00
596000-00 Dog Park Repairs	-	100.00	100.00	-	600.00	600.00	1,200.00
598000-00 Grounds Porter	4,654.24	4,750.00	95.76	23,271.82	28,500.00	5,228.18	57,000.00
599000-00 Pet Porter Service	1,688.16	1,841.67	153.51	10,120.95	11,050.02	929.07	22,100.00
Total Common Area	\$61,202.30	\$46,958.35	(\$14,243.95)	\$264,779.83	\$281,750.10	\$16,970.27	\$563,500.00
General and Administrative							
601000-00 Tax Preparation	-	70.83	70.83	-	424.98	424.98	850.00
602000-00 Annual Review/Audit	-	333.33	333.33	8,341.58	1,999.98	(6,341.60)	4,000.00
603000-00 Annual Unit Inspection	6,700.83	4,166.67	(2,534.16)	6,779.06	25,000.02	18,220.96	50,000.00
608000-00 Bad Debt Expense	2,005.85	-	(2,005.85)	2,005.85	-	(2,005.85)	-
608100-00 Meeting Expenses	647.38	1,250.00	602.62	8,387.99	7,500.00	(887.99)	15,000.00
610000-00 Bank Charges	-	26.67	26.67	70.00	160.02	90.02	320.00
612000-00 Collection/Delinquency	-	-	-	1,085.00	-	(1,085.00)	-
613000-00 Contingency	1,529.87	-	(1,529.87)	1,769.77	-	(1,769.77)	-
615000-00 Dues/Licenses/Fees	-	166.67	166.67	205.85	1,000.02	794.17	2,000.00
635000-00 Insurance	4,513.83	3,500.00	(1,013.83)	22,569.15	21,000.00	(1,569.15)	42,000.00
635100-00 Insurance-D&O	-	625.00	625.00	-	3,750.00	3,750.00	7,500.00
643500-00 Legal Fees-General	2,746.09	2,500.00	(246.09)	16,512.68	15,000.00	(1,512.68)	30,000.00
648000-00 Mailing	150.00	-	(150.00)	450.00	-	(450.00)	-
650000-00 Management-Admin	-	-	-	3,635.16	-	(3,635.16)	-
652000-00 Management-Contract	6,867.00	7,250.00	383.00	45,369.00	43,500.00	(1,869.00)	87,000.00
652100-00 Management Contract - Other	-	-	-	(75,000.00)	-	75,000.00	-
664000-00 Administrative Expenses	-	411.25	411.25	6,569.12	2,467.50	(4,101.62)	4,935.00
666000-00 Signs	1,732.00	750.00	(982.00)	1,732.00	4,500.00	2,768.00	9,000.00
668000-00 Office Supplies/Expense	164.79	-	(164.79)	9,661.16	-	(9,661.16)	-
670000-00 Payroll - On Site Manager	26,558.36	9,583.33	(16,975.03)	104,383.20	57,499.98	(46,883.22)	115,000.00
670100-00 Payroll - On Site Manager	15,136.57	3,333.33	(11,803.24)	38,231.94	19,999.98	(18,231.96)	40,000.00
Office Rent							
670200-00 Payroll - On Site Manager	1,189.70	233.33	(956.37)	1,754.62	1,399.98	(354.64)	2,800.00
Office Utilities							
671000-00 Payroll Taxes	20.13	-	(20.13)	20.13	-	(20.13)	-
679000-00 Postage	-	3,333.33	3,333.33	-	19,999.98	19,999.98	40,000.00
683000-00 Printing & Mailing	222.94	1,666.67	1,443.73	1,686.74	10,000.02	8,313.28	20,000.00
685000-00 Property Taxes	6,996.45	83.33	(6,913.12)	6,996.45	499.98	(6,496.47)	1,000.00
691000-00 Reserve Study	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
695500-00 Homeowner Functions / Committees	14,108.62	3,333.33	(10,775.29)	32,333.60	19,999.98	(12,333.62)	40,000.00
699000-00 Collection Facilitation Billed Back	-	7,166.67	7,166.67	-	43,000.02	43,000.02	86,000.00
699100-00 Storage Shed	-	120.00	120.00	-	720.00	720.00	1,440.00
Total General and Administrative	\$91,290.41	\$50,403.74	(\$40,886.67)	\$245,550.05	\$302,422.44	\$56,872.39	\$604,845.00
Reserve Funding							
808200-00 Reserve Contributions	43,165.35	43,165.35	-	258,992.10	258,992.10	-	517,984.18
810600-00 Interest-Reserves	914.58	-	(914.58)	4,874.15	-	(4,874.15)	-

Income Statement - Operating

Travis Ranch Property Owners Association, INC.
06/01/2026 to 06/30/2026

Date: 7/10/2026
 Time: 11:30 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Funding	\$44,079.93	\$43,165.35	(\$914.58)	\$263,866.25	\$258,992.10	(\$4,874.15)	\$517,984.18
Reserve Expenses							
904000-00 Common Area-Expenses	\$-	\$-	\$-	\$49,668.48	\$-	(\$49,668.48)	\$-
918200-00 Pool Pump/Motor	-	-	-	35,325.00	-	(35,325.00)	-
999900-00 Reserve Expense Clearing	-	-	-	(84,993.48)	-	84,993.48	-
Total Reserve Expenses	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$0.00</u>	<u>\$-</u>
Total OPERATING EXPENSE	<u>\$310,153.65</u>	<u>\$212,584.60</u>	<u>(\$97,569.05)</u>	<u>\$1,252,197.65</u>	<u>\$1,275,507.60</u>	<u>\$23,309.95</u>	<u>\$2,551,015.06</u>
 Net Income:	 <u><u>(\$153,967.05)</u></u>	 <u><u>(\$0.02)</u></u>	 <u><u>(\$153,967.03)</u></u>	 <u><u>(\$301,549.80)</u></u>	 <u><u>(\$0.12)</u></u>	 <u><u>(\$301,549.68)</u></u>	 <u><u>\$0.00</u></u>