



Financial Report Package

May 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	\$ 148,687	\$ 794,461	\$ 1,062,923	\$ (268,462)
Expenses	\$ 187,072	\$ 942,044	\$ 1,062,923	\$ 120,879
Excess / (Deficiency) Revenue over Expense	\$ (38,385)	\$ (147,583)	\$ (0)	\$ (147,583)

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	\$ 10,751	\$ 38,431	\$ 47,577	\$ 9,147	19.23%
Pool/Spa	\$ 37,994	\$ 71,397	\$ 91,458	\$ 20,061	21.93%
Landscape	\$ 39,191	\$ 253,967	\$ 199,167	\$ (54,800)	-27.51%
Common Area	\$ 12,990	\$ 203,578	\$ 234,792	\$ 31,214	13.29%
General and Administrative	\$ 41,546	\$ 154,260	\$ 252,019	\$ 97,759	38.79%

Assessments Recap

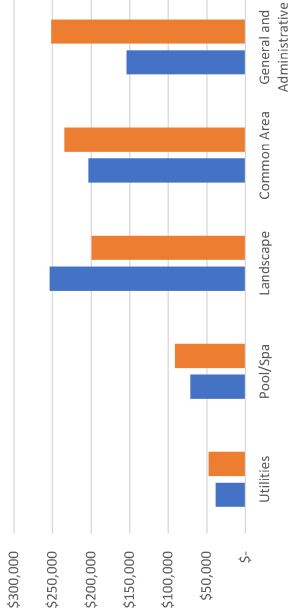
Monthly Assessments	Billed	Collected	Variance	% Collected vs Billed
	\$ 138,493	\$ 138,422	\$ 71	99.95%

Total Cash & Equity Recap

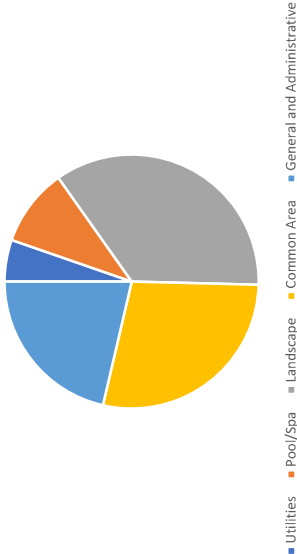
	Current Month	Previous Month	Month over Month Change	Prior Fiscal Year End	Year over Year Change
Total Operating Cash	\$ (772,552)	\$ (690,843)	\$ (81,908)	\$ 447,568	\$ (1,220,120)
Total Reserve Cash	\$ 2,950,595	\$ 2,906,496	\$ 44,099	\$ 1,197,190	\$ 1,753,406
Monthly Average Budget	\$ 212,585				-363.41%
Total Operating Equity	\$ 99,413				\$ 660,507
					446.72%

Notes

Year-to-Date Expense to Budget Comparison



Year-to-Date Actuals by Category



	Current Balance at 5/31/2026	Prior Month Balance at 04/30/2026	Change
Assets			
Operating Cash			
10-110000-00-00 Alliance OP - 3456 (ICS X8812)	\$ 91,665.93	\$ 89,139.05	\$ 2,526.88
10-110500-00-00 Alliance OP - ICS (8812)	636,230.22	720,665.27	(84,435.05)
10-119500-00-00 Due from OP to Reserve	(1,500,447.69)	(1,500,447.69)	-
Total Operating Cash:	\$ (\$772,551.54)	\$ (\$690,643.37)	\$ (81,908.17)
Reserve Cash			
11-160000-00-99 Alliance RS - 1126	\$ 125,210.34	\$ 125,208.91	\$ 1.43
11-160500-00-99 Alliance RS - ICS (8721)	1,324,937.38	1,280,839.45	44,097.93
11-169500-00-99 Due to Reserve from OP	1,500,447.69	1,500,447.69	-
Total Reserve Cash:	\$ \$2,950,595.41	\$ \$2,906,496.05	\$ 44,099.36
Accounts Receivable			
14-120000-00-00 Assessments Receivable	\$ 1,458,125.10	\$ 1,546,364.10	\$ (88,239.00)
14-127000-00-00 Other Receivables	(4,877.04)	(5,445.90)	568.86
Total Accounts Receivable:	\$ \$1,453,248.06	\$ \$1,540,918.20	\$ (87,670.14)
Prepaid Expenses			
15-144000-00-00 Prepaid Insurance	\$ 36,110.68	\$ 40,624.51	\$ (4,513.83)
15-159000-00-00 Utilities Deposits	9,540.00	9,540.00	-
Total Prepaid Expenses:	\$ \$45,650.68	\$ \$50,164.51	\$ (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:	\$ 4,090,380.74	\$ 4,220,373.52	\$ (129,992.78)
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	\$ 64,018.89	\$ 57,402.96	\$ 6,615.93
22-203500-00-00 Deferred Assessment Income	968,956.59	1,107,378.96	(138,422.37)
22-205500-00-00 Close of Escrow Refund	2,775.56	2,448.31	327.25
Total Deferred Income:	\$ \$1,035,751.04	\$ \$1,167,230.23	\$ (131,479.19)
Other Liabilites			
23-204000-00-00 Insurance Settlement	\$ 2,269.00	\$ 2,269.00	\$ -
23-209900-00-00 Suspense Account	-	11,507.79	(11,507.79)
Total Other Liabilites:	\$ \$2,269.00	\$ \$13,776.79	\$ (11,507.79)
Reserve Funded			
35-268200-00-99 Reserve Fund -Balance	\$ 2,946,635.84	\$ 2,903,470.49	\$ 43,165.35
35-270600-00-99 Interest-Balance	3,959.57	3,025.56	934.01
Total Reserve Funded:	\$ \$2,950,595.41	\$ \$2,906,496.05	\$ 44,099.36
Operating Equity			
38-250000-00-00 Equity/<Deficit>	\$ 203,850.89	\$ 203,850.89	\$ -
38-251000-00-00 Current Year Adjustment	(4,355.35)	(4,135.35)	(220.00)
38-253000-00-00 Capital Contribution	47,500.00	40,000.00	7,500.00



Balance Sheet - Comparative - Operating
Travis Ranch Property Owners Association, INC.
End Date: 05/31/2026

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Net Income / (Loss)	(147,582.75)	(109,197.59)	(38,385.16)
Total Operating Equity:	\$ 99,412.79	\$ 130,517.95	\$ (31,105.16)
Total Liabilities & Equity:	\$ 4,090,380.74	\$ 4,220,373.52	\$ (129,992.78)

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	\$ -	\$ 692,605.72	\$692,464.60	\$ 141.12	\$ 1,661,915.06
Total Assessment Revenue	\$ 138,492.92	\$138,492.92	\$ -	\$ 692,605.72	\$692,464.60	\$141.12	\$ 1,661,915.06
Collection Revenue							
321000-00 Late Charges	(499.90)	8,750.00	(9,249.90)	26,025.10	43,750.00	(17,724.90)	105,000.00
321500-00 Submeter	8,299.92	-	8,299.92	25,013.36	-	25,013.36	-
325000-00 Collection Charges	-	7,166.67	(7,166.67)	-	35,833.35	(35,833.35)	86,000.00
325500-00 Legal Fees	-	-	-	4,775.24	-	4,775.24	-
326000-00 Dishonored Remit	35.00	-	35.00	910.00	-	910.00	-
327000-00 Violations	-	25,000.00	(25,000.00)	525.00	125,000.00	(124,475.00)	300,000.00
328000-00 Delinquency Processing Fees	-	675.00	(675.00)	26,970.00	3,375.00	23,595.00	8,100.00
Total Collection Revenue	\$ 7,835.02	\$ 41,591.67	(\$ 33,756.65)	\$ 84,218.70	\$207,958.35	(\$123,739.65)	\$ 499,100.00
Homeowner Charges							
334000-00 Key Fees	900.00	-	900.00	900.00	-	900.00	-
337500-00 Rentals	-	8,333.33	(8,333.33)	-	41,666.65	(41,666.65)	100,000.00
Total Homeowner Charges	\$ 900.00	\$ 8,333.33	(\$ 7,433.33)	\$ 900.00	\$ 41,666.65	(\$40,766.65)	\$ 100,000.00
Interest Income							
370000-00 Interest Income	374.58	8,333.33	(7,958.75)	1,702.26	41,666.65	(39,964.39)	100,000.00
370200-00 Interest Income-Reserve	934.01	-	934.01	3,959.57	-	3,959.57	-
Total Interest Income	\$ 1,308.59	\$ 8,333.33	(\$ 7,024.74)	\$ 5,661.83	\$ 41,666.65	(\$36,004.82)	\$ 100,000.00
Social and Special Events Revenue							
380000-00 Other Income	150.00	-	150.00	11,075.00	-	11,075.00	-
388000-00 Self Help Income	-	1,250.00	(1,250.00)	-	6,250.00	(6,250.00)	15,000.00
388100-00 Demand Letter Income	-	1,250.00	(1,250.00)	-	6,250.00	(6,250.00)	15,000.00
388200-00 Working Capital Contribution	-	13,333.33	(13,333.33)	-	66,666.65	(66,666.65)	160,000.00
Total Social and Special Events Revenue	\$ 150.00	\$ 15,833.33	(\$ 15,683.33)	\$ 11,075.00	\$ 79,166.65	(\$68,091.65)	\$ 190,000.00
Total OPERATING INCOME	\$ 148,686.53	\$212,584.58	(\$ 63,898.05)	\$ 794,461.25	\$1,062,922.90	(\$268,461.65)	\$ 2,551,015.06
OPERATING EXPENSE							
Utilities							
404000-00 Electricity	1,644.60	1,833.33	188.73	17,933.76	9,166.65	(8,767.11)	22,000.00
406000-00 Refuse	135.49	366.67	231.18	1,373.10	1,833.35	460.25	4,400.00
407000-00 Telephone	1,762.82	1,065.49	(697.33)	4,279.00	5,327.45	1,048.45	12,785.88
408000-00 Water	7,207.90	6,250.00	(957.90)	14,844.80	31,250.00	16,405.20	75,000.00
Total Utilities	\$ 10,750.81	\$ 9,515.49	(\$ 1,235.32)	\$ 38,430.66	\$ 47,577.45	\$9,146.79	\$ 114,185.88
Pool/Spa							
421000-00 Pool/Spa-Contract	8,530.38	7,083.33	(1,447.05)	34,800.19	35,416.65	616.46	85,000.00
422000-00 Pool Key Expense/Access System	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
423000-00 Pool/Spa Supplies	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
424000-00 Pool Porter Service/Janitorial	725.00	583.33	(141.67)	7,857.99	2,916.65	(4,941.34)	7,000.00
426000-00 Pool Monitoring	27,486.84	7,500.00	(19,986.84)	27,486.84	37,500.00	10,013.16	90,000.00
428000-00 Pool Furniture and Fixtures	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
428100-00 Pool Misc Expenses	525.01	416.67	(108.34)	525.01	2,083.35	1,558.34	5,000.00
428200-00 Pool/Cabana Repairs	727.25	1,125.00	397.75	727.25	5,625.00	4,897.75	13,500.00
Total Pool/Spa	\$ 37,994.48	\$ 18,291.67	(\$ 19,702.81)	\$ 71,397.28	\$ 91,458.35	\$20,061.07	\$ 219,500.00
Committees							
510000-00 Contingency Fund	-	4,166.67	4,166.67	-	20,833.35	20,833.35	50,000.00
570000-00 Landscape Committees	-	83.33	83.33	125.54	416.65	291.11	1,000.00
570100-00 Welcome Committees	-	83.33	83.33	-	416.65	416.65	1,000.00
570200-00 Dog Park Committee	500.09	83.33	(416.76)	500.09	416.65	(83.44)	1,000.00
Total Committees	\$ 500.09	\$ 4,416.66	\$ 3,916.57	\$ 625.63	\$ 22,083.30	\$21,457.67	\$ 53,000.00
Landscape							
481000-00 Landscape Maintenance-Contract	34,441.09	32,083.33	(2,357.76)	182,871.77	160,416.65	(22,455.12)	385,000.00
481500-00 Landscape Maint (Non Contract)	3,396.68	1,666.67	(1,730.01)	44,298.54	8,333.35	(35,965.19)	20,000.00
483000-00 Lot Maintenance / Self Help	1,353.13	1,250.00	(103.13)	2,678.13	6,250.00	3,571.87	15,000.00

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	\$20,833.35	(\$2,531.06)	\$50,000.00
487100-00 Pump Station	-	666.67	666.67	754.09	3,333.35	2,579.26	8,000.00
Total Landscape	\$39,190.90	\$39,833.34	\$642.44	\$253,966.94	\$199,166.70	(\$54,800.24)	\$478,000.00
Common Area							
502501-00 Sports Court	-	100.00	100.00	-	500.00	500.00	1,200.00
503501-00 Holiday Decorations	-	1,041.67	1,041.67	2,525.00	5,208.35	2,683.35	12,500.00
508000-00 Common Area Maintenance	600.00	2,500.00	1,900.00	6,956.63	12,500.00	5,543.37	30,000.00
508100-00 Common Area Improvements	-	5,833.33	5,833.33	76,315.29	29,166.65	(47,148.64)	70,000.00
517000-00 Electric	4,077.29	2,500.00	(1,577.29)	20,722.99	12,500.00	(8,222.99)	30,000.00
Repairs/Lights/Supplies							
538000-00 Gate Repairs	-	125.00	125.00	-	625.00	625.00	1,500.00
561000-00 Patrol-Contract	-	5,000.00	5,000.00	-	25,000.00	25,000.00	60,000.00
565000-00 Pest Control-Contract	140.73	150.00	9.27	725.30	750.00	24.70	1,800.00
571000-00 Play Ground Maint	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
583000-00 Street / Parking Lot Maintenance	-	166.67	166.67	-	833.35	833.35	2,000.00
584000-00 Surveillance	608.57	3,916.67	3,308.10	9,576.85	19,583.35	10,006.50	47,000.00
586000-00 Wall/Fence Repairs	1,045.98	16,666.67	15,620.69	59,230.12	83,333.35	24,103.23	200,000.00
593000-00 Website Services	174.99	600.00	425.01	474.98	3,000.00	2,525.02	7,200.00
596000-00 Dog Park Repairs	-	100.00	100.00	-	500.00	500.00	1,200.00
598000-00 Grounds Porter	4,654.25	4,750.00	95.75	18,617.58	23,750.00	5,132.42	57,000.00
599000-00 Pet Porter Service	1,688.15	1,841.67	153.52	8,432.79	9,208.35	775.56	22,100.00
Total Common Area	\$12,989.96	\$46,958.35	\$33,968.39	\$203,577.53	\$234,791.75	\$31,214.22	\$563,500.00
General and Administrative							
601000-00 Tax Preparation	-	70.83	70.83	-	354.15	354.15	850.00
602000-00 Annual Review/Audit	-	333.33	333.33	8,341.58	1,666.65	(6,674.93)	4,000.00
603000-00 Annual Unit Inspection	78.23	4,166.67	4,088.44	78.23	20,833.35	20,755.12	50,000.00
608100-00 Meeting Expenses	7,539.37	1,250.00	(6,289.37)	7,740.61	6,250.00	(1,490.61)	15,000.00
610000-00 Bank Charges	-	26.67	26.67	70.00	133.35	63.35	320.00
612000-00 Collection/Delinquency	-	-	-	1,085.00	-	(1,085.00)	-
613000-00 Contingency	-	-	-	239.90	-	(239.90)	-
615000-00 Dues/Licenses/Fees	-	166.67	166.67	205.85	833.35	627.50	2,000.00
635000-00 Insurance	4,513.83	3,500.00	(1,013.83)	18,055.32	17,500.00	(555.32)	42,000.00
635100-00 Insurance-D&O	-	625.00	625.00	-	3,125.00	3,125.00	7,500.00
643500-00 Legal Fees-General	1,475.00	2,500.00	1,025.00	13,766.59	12,500.00	(1,266.59)	30,000.00
648000-00 Mailing	60.00	-	(60.00)	300.00	-	(300.00)	-
650000-00 Management-Admin	-	-	-	3,635.16	-	(3,635.16)	-
652000-00 Management-Contract	6,867.00	7,250.00	383.00	38,502.00	36,250.00	(2,252.00)	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	2,056.25	(4,512.87)	4,935.00
666000-00 Signs	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
668000-00 Office Supplies/Expense	-	-	-	9,496.37	-	(9,496.37)	-
670000-00 Payroll - On Site Manager	18,722.49	9,583.33	(9,139.16)	77,824.84	47,916.65	(29,908.19)	115,000.00
670100-00 Payroll - On Site Manager	(4,628.33)	3,333.33	7,961.66	23,095.37	16,666.65	(6,428.72)	40,000.00
Office Rent							
670200-00 Payroll - On Site Manager	80.00	233.33	153.33	564.92	1,166.65	601.73	2,800.00
Office Utilities							
679000-00 Postage	-	3,333.33	3,333.33	-	16,666.65	16,666.65	40,000.00
683000-00 Printing & Mailing	672.68	1,666.67	993.99	1,463.80	8,333.35	6,869.55	20,000.00
685000-00 Property Taxes	-	83.33	83.33	-	416.65	416.65	1,000.00
691000-00 Reserve Study	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
695500-00 Homeowner Functions / Committees	6,165.82	3,333.33	(2,832.49)	18,224.98	16,666.65	(1,558.33)	40,000.00
699000-00 Collection Facilitation Billed Back	-	7,166.67	7,166.67	-	35,833.35	35,833.35	86,000.00
699100-00 Storage Shed	-	120.00	120.00	-	600.00	600.00	1,440.00
Total General and Administrative	\$41,546.09	\$50,403.74	\$8,857.65	\$154,259.64	\$252,018.70	\$97,759.06	\$604,845.00
Reserve Funding							
808200-00 Reserve Contributions	43,165.35	43,165.35	-	215,826.75	215,826.75	-	517,984.18
810600-00 Interest-Reserves	934.01	-	(934.01)	3,959.57	-	(3,959.57)	-
Total Reserve Funding	\$44,099.36	\$43,165.35	(\$934.01)	\$219,786.32	\$215,826.75	(\$3,959.57)	\$517,984.18
Reserve Expenses							

Income Statement - Operating

 Travis Ranch Property Owners Association, INC.
 05/01/2026 to 05/31/2026

Date: 6/11/2026

Time: 10:54 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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>\$187,071.69</u>	<u>\$212,584.60</u>	<u>\$25,512.91</u>	<u>\$942,044.00</u>	<u>\$1,062,923.00</u>	<u>\$120,879.00</u>	<u>\$2,551,015.06</u>
 Net Income:	 <u><u>(\$38,385.16)</u></u>	 <u><u>(\$0.02)</u></u>	 <u><u>(\$38,385.14)</u></u>	 <u><u>(\$147,582.75)</u></u>	 <u><u>(\$0.10)</u></u>	 <u><u>(\$147,582.65)</u></u>	 <u><u>\$0.00</u></u>



Income Statement Summary - Operating
Travis Ranch Property Owners Association, INC.
Fiscal Period: May 2026

Date: 6/11/2026
Time: 10:54 am
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Assessment Revenue													
300000-00-00 Member Assessments	\$138,634.04	\$138,492.92	\$138,492.92	\$138,492.92	\$138,492.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 692,605.72
Total Assessment Revenue	138,634.04	138,492.92	138,492.92	138,492.92	138,492.92	-	-	-	-	-	-	-	692,605.72
Collection Revenue													
321000-00-00 Late Charges	-	-	26,550.00	(25.00)	(499.90)	-	-	-	-	-	-	-	26,025.10
321500-00-00 Submeter	-	-	6,764.26	9,949.18	8,299.92	-	-	-	-	-	-	-	25,013.36
325500-00-00 Legal Fees	310.52	2,101.90	-	2,362.82	-	-	-	-	-	-	-	-	4,775.24
326000-00-00 Dishonored Remit	280.00	175.00	315.00	105.00	35.00	-	-	-	-	-	-	-	910.00
327000-00-00 Violations	525.00	-	-	-	-	-	-	-	-	-	-	-	525.00
328000-00-00 Delinquency Processing Fees	-	-	26,970.00	-	-	-	-	-	-	-	-	-	26,970.00
Total Collection Revenue	1,115.52	2,276.90	60,599.26	12,392.00	7,835.02	-	-	-	-	-	-	-	84,218.70
Homeowner Charges													
334000-00-00 Key Fees	-	-	-	-	900.00	-	-	-	-	-	-	-	900.00
Total Homeowner Charges	-	-	-	-	900.00	-	-	-	-	-	-	-	900.00
Interest Income													
370000-00-00 Interest Income	14.16	96.02	852.48	365.02	374.58	-	-	-	-	-	-	-	1,702.26
370200-00-99 Interest Income-Reserve	562.51	689.98	891.09	881.98	934.01	-	-	-	-	-	-	-	3,959.57
Total Interest Income	576.67	786.00	1,743.57	1,247.00	1,308.59	-	-	-	-	-	-	-	5,661.83
Social and Special Events Revenue													
380000-00-00 Other Income	100.00	825.00	10,000.00	-	150.00	-	-	-	-	-	-	-	11,075.00
Total Social and Special Events Revenue	100.00	825.00	10,000.00	-	150.00	-	-	-	-	-	-	-	11,075.00
Events Revenue													
Total OPERATING INCOME	140,426.23	142,380.82	210,835.75	152,131.92	148,686.53	-	-	-	-	-	-	-	794,461.25
OPERATING EXPENSE													
Utilities													
404000-00-00 Electricity	744.74	11,155.03	1,580.71	2,808.68	1,644.60	-	-	-	-	-	-	-	17,933.76
406000-00-00 Refuse	-	554.51	652.50	30.60	135.49	-	-	-	-	-	-	-	1,373.10
407000-00-00 Telephone	691.27	931.84	955.10	(62.03)	1,762.82	-	-	-	-	-	-	-	4,279.00
408000-00-00 Water	2,016.53	2,289.31	1,693.28	1,637.78	7,207.90	-	-	-	-	-	-	-	14,844.80
Total Utilities	3,452.54	14,930.69	4,881.59	4,415.03	10,750.81	-	-	-	-	-	-	-	38,430.66
Pool/Spa													
421000-00-00 Pool/Spa-Contract	7,279.81	6,000.00	6,495.00	6,495.00	8,530.38	-	-	-	-	-	-	-	34,800.19
424000-00-00 Pool Porter Service/Janitorial	-	1,279.81	5,068.37	784.81	725.00	-	-	-	-	-	-	-	7,857.99
426000-00-00 Pool Monitoring	-	-	-	-	27,486.84	-	-	-	-	-	-	-	27,486.84
428100-00-00 Pool Misc Expenses	-	-	-	-	525.01	-	-	-	-	-	-	-	525.01
428200-00-00 Pool/Cabana Repairs	-	-	-	-	727.25	-	-	-	-	-	-	-	727.25
Total Pool/Spa	7,279.81	7,279.81	11,563.37	7,279.81	37,994.48	-	-	-	-	-	-	-	71,397.28



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Committees													
570000-00-00 Landscape Committees	\$-	\$125.54	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$125.54
570200-00-00 Dog Park Committee	-	-	-	-	500.09	-	-	-	-	-	-	-	500.09
Total Committees	-	125.54	-	-	500.09	-	-	-	-	-	-	-	625.63
Landscape													
481000-00-00 Landscape Maintenance-Contract	37,107.67	37,626.87	36,588.47	37,107.67	34,441.09	-	-	-	-	-	-	-	182,871.77
481500-00-00 Landscape Maint (Non Contract)	-	-	40,901.86	-	3,396.68	-	-	-	-	-	-	-	44,298.54
483000-00-00 Lot Maintenance / Self Help	1,250.00	-	75.00	-	1,353.13	-	-	-	-	-	-	-	2,678.13
487000-00-00 Irrigation Repairs	1,200.48	1,231.77	19,300.16	1,632.00	-	-	-	-	-	-	-	-	23,364.41
487100-00-00 Pump Station Repairs	-	-	754.09	-	-	-	-	-	-	-	-	-	754.09
Total Landscape	39,558.15	38,858.64	97,619.58	38,739.67	39,190.90	-	-	-	-	-	-	-	253,966.94
Common Area													
503501-00-00 Holiday Decorations	-	2,525.00	-	-	-	-	-	-	-	-	-	-	2,525.00
508000-00-00 Common Area Maintenance	-	1,350.00	4,059.38	947.25	600.00	-	-	-	-	-	-	-	6,956.63
508100-00-00 Common Area Improvements	55,290.00	230.46	20,794.83	-	-	-	-	-	-	-	-	-	76,315.29
517000-00-00 Electric Repairs/Lights/Supplies	-	-	3,149.46	13,496.24	4,077.29	-	-	-	-	-	-	-	20,722.99
565000-00-00 Pest Control-Contract	-	140.73	140.73	303.11	140.73	-	-	-	-	-	-	-	725.30
584000-00-00 Surveillance	3,810.57	4,070.57	348.57	738.57	608.57	-	-	-	-	-	-	-	9,576.85
586000-00-00 Wall/Fence Repairs	40,790.56	-	16,571.00	822.58	1,045.98	-	-	-	-	-	-	-	59,230.12
593000-00-00 Website Services	50.00	149.99	100.00	-	174.99	-	-	-	-	-	-	-	474.98
598000-00-00 Grounds Porter	-	9,308.97	-	4,654.36	4,654.25	-	-	-	-	-	-	-	18,617.58
599000-00-00 Pet Porter Service	-	3,376.23	1,680.37	1,688.04	1,688.15	-	-	-	-	-	-	-	8,432.79
Total Common Area	99,941.13	21,151.95	46,844.34	22,650.15	12,989.96	-	-	-	-	-	-	-	203,577.53



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General and Administrative													
602000-00-00 Annual Review/Audit	\$8,341.58	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$8,341.58
603000-00-00 Annual Unit Inspection	-	-	-	-	78.23	-	-	-	-	-	-	-	78.23
608100-00-00 Meeting Expenses	-	201.24	-	-	7,539.37	-	-	-	-	-	-	-	7,740.61
610000-00-00 Bank Charges	10.00	20.00	40.00	-	-	-	-	-	-	-	-	-	70.00
612000-00-00 Collection/Delinquency	-	-	1,085.00	-	-	-	-	-	-	-	-	-	1,085.00
613000-00-00 Contingency	-	-	-	239.90	-	-	-	-	-	-	-	-	239.90
615000-00-00 Dues/Licenses/Fees	-	-	205.85	-	-	-	-	-	-	-	-	-	205.85
635000-00-00 Insurance	-	-	9,027.66	4,513.83	4,513.83	-	-	-	-	-	-	-	18,055.32
643500-00-00 Legal Fees-General	7,303.92	-	836.45	4,151.22	1,475.00	-	-	-	-	-	-	-	13,766.59
648000-00-00 Mailing	-	-	30.00	210.00	60.00	-	-	-	-	-	-	-	300.00
650000-00-00 Management-Admin	-	1,249.96	2,385.20	-	-	-	-	-	-	-	-	-	3,635.16
652000-00-00 Management-Contract	2,700.00	-	22,068.00	6,867.00	6,867.00	-	-	-	-	-	-	-	38,502.00
652100-00-00 Management Contract - Other	-	(75,000.00)	-	-	-	-	-	-	-	-	-	-	(75,000.00)
664000-00-00 Administrative Expenses	-	1,877.83	4,465.91	225.38	-	-	-	-	-	-	-	-	6,569.12
668000-00-00 Office Supplies/Expense	-	7,939.14	600.94	956.29	-	-	-	-	-	-	-	-	9,496.37
670000-00-00 Payroll - On Site Manager	11,100.00	13,771.53	7,400.00	26,830.82	18,722.49	-	-	-	-	-	-	-	77,824.84
670100-00-00 Payroll - On Site Manager Office Rent	3,553.66	8,196.85	-	15,973.19	(4,628.33)	-	-	-	-	-	-	-	23,095.37
670200-00-00 Payroll - On Site Manager Office Utilities	-	186.93	297.99	-	80.00	-	-	-	-	-	-	-	564.92
683000-00-00 Printing & Mailing	791.12	-	-	-	672.68	-	-	-	-	-	-	-	1,463.80
695500-00-00 Homeowner Functions / Committees	950.00	626.07	3,746.75	6,736.34	6,165.82	-	-	-	-	-	-	-	18,224.98
Total General and Administrative	34,750.28	(40,930.45)	52,189.75	66,703.97	41,546.09	-	-	-	-	-	-	-	154,259.64
Reserve Funding													
808200-00-00 Reserve Contributions	43,165.35	43,165.35	43,165.35	43,165.35	43,165.35	-	-	-	-	-	-	-	215,826.75
810600-00-00 Interest-Reserves	562.51	689.98	891.09	881.98	934.01	-	-	-	-	-	-	-	3,959.57
Total Reserve Funding	43,727.86	43,855.33	44,056.44	44,047.33	44,099.36	-	-	-	-	-	-	-	219,786.32



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Reserve Expenses													
904000-00-99 Common Area-Expenses	\$-	\$-	\$-	\$49,668.48	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$49,668.48
918200-00-99 Pool Pump/Motor	35,325.00	-	-	-	-	-	-	-	-	-	-	-	35,325.00
999900-00-99 Reserve Expense Clearing	(35,325.00)	-	-	(49,668.48)	-	-	-	-	-	-	-	-	(84,993.48)
Total Reserve Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total OPERATING EXPENSE	228,709.77	85,271.51	257,155.07	183,835.96	187,071.69	-	-	-	-	-	-	-	942,044.00
Net Income:	(88,283.54)	57,109.31	(46,319.32)	(31,704.04)	(38,385.16)	-	-	-	-	-	-	-	(147,582.75)