



**POWER RANCH COMMUNITY ASSOCIATION**

**MONTHLY FINANCIAL REPORTS**

**BOARD OF DIRECTORS**

**APRIL 2018**

<u>Included Reports</u>	<u>Copies</u>
BALANCE SHEET OPERATING (UNAUD	1
OPERATING STATEMENT - DETAIL (	1
CAPITAL FUND BALANCE SHEET - U	1
CAPITAL FUND STATEMENT - UNAUD	1
BALANCE SHEET - RESERVES (UNAU	1
RESERVE STATEMENT - DETAIL (UN	1
RM Delinquent by Entity	1

290 POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET OPERATING (UNAUDITED)  
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
CASH-OPERATING ACCT	741,237.02	486,579.66	254,657.36
CASH-OPERATING SAVINGS	935,524.32	935,325.73	198.59
CASH - OP SAVINGS	11,530.63	11,530.63	0.00
CASH - ACTIVITY ACCT	66,926.39	64,999.73	1,926.66
CASH - PETTY CASH ACCT	7,797.50	7,056.81	740.69
	-----	-----	-----
TOTAL CASH	1,763,015.86	1,505,492.56	257,523.30
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	484,426.78	356,342.87	128,083.91
A/R OTHER	4,432.75	7,713.69	(3,280.94)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(141,560.64)	(148,413.64)	6,853.00
BAD DEBT RESERVE N9	(10,552.12)	(13,974.12)	3,422.00
BAD DEBT RESERVE N10	(3,496.58)	(4,617.58)	1,121.00
	-----	-----	-----
TOTAL ACCOUNTS RECEIVABLE	333,250.19	197,051.22	136,198.97
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID INSURANCE	44,512.51	49,458.34	(4,945.83)
PREPAID EXPENSE	6,923.75	8,156.10	(1,232.35)
	-----	-----	-----
TOTAL OTHER ASSETS	51,836.26	58,014.44	(6,178.18)
TOTAL ASSETS	<u>2,148,102.31</u>	<u>1,760,558.22</u>	<u>387,544.09</u>

290 POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET OPERATING (UNAUDITED)  
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	48,869.48	34,328.63	14,540.85
ACCOUNTS PAYABLE	24,831.26	34,696.38	(9,865.12)
FACILITY DEPOSIT	37,108.64	33,233.64	3,875.00
UNEARNED ASSESSMENTS	765,983.68	0.00	765,983.68
PREPAID ASSESSMENTS	123,244.15	557,962.00	(434,717.85)
LENDER SETUP FEE	95.00	95.00	0.00
INITIAL LATE LETTERS	10,231.00	12,534.52	(2,303.52)
DEMAND LIEN LETTERS	10,134.22	10,708.13	(573.91)
LIEN LETTERS	6,535.33	6,710.33	(175.00)
COURT ACTION DEMAND	2,490.66	765.66	1,725.00
LEGAL PREP FEES	625.00	625.00	0.00
RETURNED ITEM FEE	490.56	487.00	3.56
	-----	-----	-----
TOTAL CURRENT LIABILITIES	1,030,638.98	692,146.29	338,492.69
OTHER LIABILITIES			
ACTIVITY DEPOSITS	1,100.00	1,100.00	0.00
LIABILITY FOR UNCLAIMED PROPERTY	109.78	109.78	0.00
	-----	-----	-----
TOTAL OTHER LIABILITIES	1,209.78	1,209.78	0.00
TOTAL LIABILITIES	1,031,848.76	693,356.07	338,492.69
FUND BALANCE			
OWNERS EQUITY	821,579.51	821,579.51	0.00
NBR 10 D&E EQUITY	39,653.30	39,653.30	0.00
NBR 9 EQUITY	122,088.00	122,088.00	0.00
CURRENT YEAR INCOME (LOSS)	132,932.74	83,881.34	49,051.40
	-----	-----	-----
TOTAL FUND BALANCE	1,116,253.55	1,067,202.15	49,051.40
TOTAL LIABILITIES & FUND BALANCE	<u>2,148,102.31</u>	<u>1,760,558.22</u>	<u>387,544.09</u>

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
337,239.32	336,574	665.32	ASSOCIATION ASSMTS	1,348,957.28	1,346,296	2,661.28	4,038,888	2,689,930.72
7,086.00	7,086	0.00	BUILDER ASSESSMENT	28,344.00	28,344	0.00	85,032	56,688.00
0.00	337	(337.00)	HUSD WATER REIMBURSEMENT	1,970.05	587	1,383.05	6,337	4,366.95
4,844.87	350	4,494.87	ACTIVITY INCOME	10,722.56	2,500	8,222.56	9,750	(972.56)
715.00	500	215.00	CLASSES	3,033.53	2,000	1,033.53	6,000	2,966.47
145.94	400	(254.06)	TICKET INCOME	1,702.34	1,825	(122.66)	4,700	2,997.66
850.01	300	550.01	POOL/CARD KEY INCOME	1,959.26	1,200	759.26	3,600	1,640.74
7,717.30	8,000	(282.70)	FACILITY RENTAL	29,379.45	21,500	7,879.45	49,959	20,579.55
75.00	75	0.00	SOCCER FIELD RENTAL	625.00	225	400.00	405	(220.00)
6,853.00	(2,084)	8,937.00	LESS: BAD DEBT	601.00	(8,336)	8,937.00	(25,008)	(25,609.00)
18,750.00	20,250	(1,500.00)	WORKING CAPITAL	99,750.00	81,000	18,750.00	240,000	140,250.00
4,670.00	6,100	(1,430.00)	COLLECTION FEE REVENUE	7,031.07	18,730	(11,698.93)	43,595	36,563.93
28.00	0	28.00	FILING FEE CHARGES	812.00	260	552.00	1,040	228.00
0.00	0	0.00	ADVERTISING INCOME	130.50	0	130.50	0	(130.50)
0.00	194	(194.00)	SPONSORSHIP	1,050.00	11,690	(10,640.00)	15,578	14,528.00
4.54	1,500	(1,495.46)	INTEREST	4,812.77	3,000	1,812.77	6,000	1,187.23
(1,000.00)	190	(1,190.00)	SANCTIONS & FEES	9,800.00	760	9,040.00	2,280	(7,520.00)
105.00	0	105.00	MISC INCOME	420.00	0	420.00	0	(420.00)
384.00	3,000	(2,616.00)	LEGAL FEE REVENUE	1,834.49	14,000	(12,165.51)	41,050	39,215.51
(66,533.00)	(66,533)	0.00	TRANSFER TO RESERVE	(266,132.00)	(266,132)	0.00	(798,396)	(532,264.00)
(6,250.00)	(6,250)	0.00	CAPITAL RESERVE TRANSFER	(33,250.00)	(25,000)	(8,250.00)	(75,000)	(41,750.00)
-----	-----	-----		-----	-----	-----	-----	-----
315,684.98	309,989	5,695.98	TOTAL INCOME	1,253,553.30	1,234,449	19,104.30	3,655,810	2,402,256.70
			EXPENSES					
			SALARIES & BENEFITS					
57,935.66	67,454	9,518.34	SALARIES & BENEFITS	260,832.20	276,240	15,407.80	838,356	577,523.80
-----	-----	-----		-----	-----	-----	-----	-----
57,935.66	67,454	9,518.34	TOTAL SALARIES & BENEFITS	260,832.20	276,240	15,407.80	838,356	577,523.80
			ADMINISTRATIVE & GENERAL					
149.11	100	(49.11)	UNIFORMS	149.11	500	350.89	1,300	1,150.89
0.00	0	0.00	AUDIT/TAX RETURNS	3,775.00	3,775	0.00	8,425	4,650.00
0.00	3,000	3,000.00	LEGAL/COLLECTION FEES	858.00	5,900	5,042.00	34,700	33,842.00
4,670.00	6,100	1,430.00	COLLECTIONS	7,031.07	18,730	11,698.93	43,595	36,563.93
1,434.50	858	(576.50)	LEGAL FEES/ATTORNEYS	5,533.50	3,436	(2,097.50)	10,300	4,766.50
497.20	100	(397.20)	LICENSES, FEES, PERMITS	2,893.65	825	(2,068.65)	2,982	88.35
6,750.00	6,750	0.00	MANAGEMENT FEES	27,000.00	27,000	0.00	81,000	54,000.00
1,065.51	200	(865.51)	MEETING EXPENSE	4,901.66	2,500	(2,401.66)	3,475	(1,426.66)
1,121.53	300	(821.53)	OFFICE SUPPLIES/PRINTING COSTS	11,115.30	6,150	(4,965.30)	20,315	9,199.70
819.78	885	65.22	OFFICE EQUIPMENT/RENTAL	3,148.59	3,080	(68.59)	9,037	5,888.41
244.27	800	555.73	POSTAGE	3,695.29	3,000	(695.29)	9,500	5,804.71
2,497.87	1,973	(524.87)	TELEPHONE	9,525.39	8,165	(1,360.39)	24,454	14,928.61
4,154.82	1,450	(2,704.82)	SOCIAL EVENTS	26,265.93	13,350	(12,915.93)	40,650	14,384.07
0.00	408	408.00	TOTAL TICKET EXPENSE	1,422.00	1,016	(406.00)	3,656	2,234.00
234.90	250	15.10	MILEAGE/AUTO	1,048.62	825	(223.62)	2,815	1,766.38
1,240.31	984	(256.31)	CREDIT CARD FEES	3,897.30	3,179	(718.30)	9,043	5,145.70
0.00	175	175.00	COMMUNITY CENTER	0.00	700	700.00	2,475	2,475.00
39.14	2,850	2,810.86	SPONSORSHIP/ASPIRE EXPENSES	39.14	4,050	4,010.86	8,500	8,460.86

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
345.10	305	(40.10)	OFF SITE STORAGE	1,400.94	1,265	(135.94)	3,623	2,222.06
372.04	1,100	727.96	WEB HOSTING/DIGITAL MEDIA	2,509.44	3,145	635.56	8,851	6,341.56
0.00	500	500.00	DECORATIONS	363.22	1,000	636.78	5,500	5,136.78
-----	-----	-----		-----	-----	-----	-----	-----
25,636.08	29,088	3,451.92	TOTAL ADMINISTRATIVE & GENE	116,573.15	111,591	(4,982.15)	334,196	217,622.85
			CONTRACT SERVICES					
1,183.00	1,738	555.00	CLEANING/JANITOR	6,592.00	6,952	360.00	20,856	14,264.00
525.00	450	(75.00)	PLAYGROUND INSPECTION	2,100.00	1,750	(350.00)	5,575	3,475.00
979.00	979	0.00	LAKE MAINT CONTRACT	3,916.00	3,916	0.00	11,748	7,832.00
310.00	310	0.00	ACID INJECTOR MAINT	1,240.00	1,240	0.00	3,720	2,480.00
1,789.50	1,975	185.50	PEST CONTROL	7,900.00	7,900	0.00	23,700	15,800.00
1,960.00	1,960	0.00	POOL SERVICE	6,220.00	5,790	(430.00)	20,100	13,880.00
71.09	72	0.91	POOL CHEM MONITORING	284.36	288	3.64	864	579.64
4,714.00	4,714	0.00	PARKING ENFORCEMENT	19,828.00	18,856	(972.00)	56,568	36,740.00
145.15	415	269.85	SECURITY ALARM MONITORING	145.15	1,152	1,006.85	3,869	3,723.85
401.00	0	(401.00)	PUMP/WELL MAINTENANCE CONTRACT	1,766.24	2,200	433.76	4,925	3,158.76
-----	-----	-----		-----	-----	-----	-----	-----
12,077.74	12,613	535.26	TOTAL CONTRACT SERVICES	49,991.75	50,044	52.25	151,925	101,933.25
			LANDSCAPING COSTS					
94,095.00	94,095	0.00	LANDSCAPE MAINT	376,380.00	376,380	0.00	1,129,140	752,760.00
7,499.56	5,500	(1,999.56)	LANDSCAPE EXTRAS	30,663.59	26,000	(4,663.59)	128,500	97,836.41
3,521.00	3,521	0.00	SOCCER FIELD LANDSCAPE MAINT	14,084.00	14,084	0.00	42,252	28,168.00
16,236.17	6,000	(10,236.17)	LANDSCAPE OTHER	47,003.66	37,200	(9,803.66)	141,000	93,996.34
20,700.00	21,060	360.00	TREE TRIMMING	86,570.00	84,240	(2,330.00)	210,600	124,030.00
0.00	350	350.00	LANDSCAPE SUPPLIES	4,687.66	1,400	(3,287.66)	4,200	(487.66)
4,408.00	4,500	92.00	IRRIGATION REPAIR	17,879.00	18,000	121.00	54,000	36,121.00
-----	-----	-----		-----	-----	-----	-----	-----
146,459.73	135,026	(11,433.73)	TOTAL LANDSCAPING COSTS	577,267.91	557,304	(19,963.91)	1,709,692	1,132,424.09
			REPAIRS & MAINTENANCE					
0.00	2,000	2,000.00	DRYWELL MAINTENANCE	698.84	4,000	3,301.16	16,739	16,040.16
349.00	500	151.00	MAINT VEHICLE	2,122.05	2,000	(122.05)	7,450	5,327.95
230.56	150	(80.56)	A/C HEAT REPAIRS	518.73	450	(68.73)	1,563	1,044.27
259.71	450	190.29	BUILDING MAINTENANCE	2,202.38	3,950	1,747.62	8,700	6,497.62
12.96	250	237.04	ELECTRICAL REPAIR	12.96	1,000	987.04	3,750	3,737.04
34.67	0	(34.67)	FENCES/WALLS	449.38	1,100	650.62	3,600	3,150.62
0.00	0	0.00	MAILBOX	74.39	100	25.61	600	525.61
0.00	0	0.00	LAKE REPAIRS	0.00	2,000	2,000.00	5,000	5,000.00
0.00	1,666	1,666.00	PUMP STATION REPAIRS	0.00	6,741	6,741.00	20,069	20,069.00
0.00	500	500.00	PARK EQUIPMENT REPAIRS	1,242.38	1,750	507.62	5,750	4,507.62
785.00	500	(285.00)	PLUMBING REPAIRS	785.00	2,000	1,215.00	4,525	3,740.00
508.04	700	191.96	POOL REPAIRS	2,218.97	3,000	781.03	10,800	8,581.03
0.00	375	375.00	POOL ACCESS SYSTEM	1,766.50	1,025	(741.50)	3,700	1,933.50
0.00	175	175.00	SIGNAGE	279.94	700	420.06	2,100	1,820.06
0.00	500	500.00	VANDALISM	20.01	2,000	1,979.99	6,000	5,979.99
-----	-----	-----		-----	-----	-----	-----	-----
2,179.94	7,766	5,586.06	TOTAL REPAIRS & MAINTENANCE	12,391.53	31,816	19,424.47	100,346	87,954.47

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>PARTS &amp; SUPPLIES</b>								
605.31	400	(205.31)	CLEANING SUPPLIES	2,008.21	1,600	(408.21)	5,325	3,316.79
429.99	200	(229.99)	DOGGIE STATION BAGS	1,289.97	800	(489.97)	2,690	1,400.03
77.11	400	322.89	ELECTRICAL SUPPLIES	1,387.04	1,600	212.96	4,800	3,412.96
447.10	350	(97.10)	HARDWARE	2,424.62	1,550	(874.62)	4,650	2,225.38
4,818.93	1,200	(3,618.93)	POOL PARTS & SUPPLIES	8,224.38	4,000	(4,224.38)	26,200	17,975.62
0.00	500	500.00	POOL KEYS	0.00	2,000	2,000.00	2,608	2,608.00
9,334.44	2,000	(7,334.44)	LAKE CHEMICALS/FISH	21,556.08	9,000	(12,556.08)	25,000	3,443.92
15,712.88	5,050	(10,662.88)	TOTAL PARTS & SUPPLIES	36,890.30	20,550	(16,340.30)	71,273	34,382.70
<b>UTILITIES</b>								
576.27	380	(196.27)	GARBAGE REMOVAL	1,559.93	1,520	(39.93)	4,584	3,024.07
73.24	11,625	11,551.76	ELECTRICITY	26,856.87	40,650	13,793.13	179,781	152,924.13
962.09	586	(376.09)	GAS	10,444.51	7,620	(2,824.51)	11,293	848.49
7,877.02	7,769	(108.02)	WATER	20,170.76	19,179	(991.76)	178,532	158,361.24
2,845.32	1,500	(1,345.32)	SOCCER FIELD WATER	5,543.85	3,600	(1,943.85)	22,325	16,781.15
0.00	0	0.00	HUSD WATER	1,970.05	777	(1,193.05)	6,398	4,427.95
12,333.94	21,860	9,526.06	TOTAL UTILITIES	66,545.97	73,346	6,800.03	402,913	336,367.03
<b>TAXES</b>								
0.00	0	0.00	REAL ESTATE TAXES	0.00	0	0.00	500	500.00
0.00	0	0.00	INCOME TAXES	13.50	0	(13.50)	0	(13.50)
0.00	0	0.00	TOTAL TAXES	13.50	0	(13.50)	500	486.50
<b>INSURANCE</b>								
530.50	536	5.50	DIRECTORS & OFFICERS	2,052.83	2,144	91.17	6,432	4,379.17
2,353.08	1,838	(515.08)	ASSOC MASTER POLICY	9,510.95	7,352	(2,158.95)	22,056	12,545.05
1,199.00	1,206	7.00	EXCESS LIABILITY	4,619.92	4,824	204.08	14,472	9,852.08
126.50	232	105.50	NON-OWNED AUTO	490.00	928	438.00	2,784	2,294.00
78.00	71	(7.00)	WORKERS COMPENSATION	295.00	284	(11.00)	852	557.00
4,287.08	3,883	(404.08)	TOTAL INSURANCE	16,968.70	15,532	(1,436.70)	46,596	29,627.30
276,623.05	282,740	6,116.95	TOTAL OPERATING EXPENSES	1,137,475.01	1,136,423	(1,052.01)	3,655,797	2,518,321.99
39,061.93	27,249	11,812.93	NET OPERATING INCOME (LOSS)	116,078.29	98,026	18,052.29	13	(116,065.29)
39,061.93	27,249	11,812.93		116,078.29	98,026	18,052.29	13	(116,065.29)

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>NEIGHBORHOOD 9</b>								
<b>INCOME</b>								
38,852.52	38,853	(0.48)	N9 HOMEOWNER ASSESSMENT	155,410.08	155,412	(1.92)	466,236	310,825.92
3,422.00	(196)	3,618.00	NBR 9 BAD DEBT	2,834.00	(784)	3,618.00	(2,352)	(5,186.00)
1,750.00	1,500	250.00	NBR 9 WORKING CAPITAL	6,000.00	5,500	500.00	18,250	12,250.00
(8,034.00)	(8,435)	401.00	NBR 9 TRF TO RESERVES	(32,537.00)	(33,740)	1,203.00	(101,220)	(68,683.00)
35,990.52	31,722	4,268.52	TOTAL INCOME	131,707.08	126,388	5,319.08	380,914	249,206.92
<b>ADMINISTRATIVE &amp; GENERAL</b>								
230.52	225	(5.52)	NBR 9 TELEPHONE	980.43	900	(80.43)	2,675	1,694.57
0.00	0	0.00	NBR 9 LICENSE, FEES & PERMITS	0.00	0	0.00	1,485	1,485.00
230.52	225	(5.52)	TOTAL ADMINISTRATIVE & GEN	980.43	900	(80.43)	4,160	3,179.57
<b>CONTRACT SERVICES</b>								
2,250.00	1,584	(666.00)	NBR 9 POOL SERVICE	6,210.00	6,336	126.00	21,410	15,200.00
2,875.50	3,250	374.50	NBR 9 GEN MAINT & POOL CLOSING	13,679.04	13,462	(217.04)	40,137	26,457.96
119.97	120	0.03	NBR 9 POOL CHEMICAL MONITORING	479.88	480	0.12	1,440	960.12
10,050.00	10,050	0.00	NBR 9 LANDSCAPE MAINTENANCE	40,200.00	40,200	0.00	120,600	80,400.00
368.55	375	6.45	NBR 9 POOL ACESS SYSTEM	737.10	725	(12.10)	1,475	737.90
88.04	400	311.96	NBR 9 LANDSCAPE EXTRAS	1,640.36	1,450	(190.36)	10,100	8,459.64
0.00	0	0.00	NBR 9 TREE TRIMMING	12,000.00	12,000	0.00	14,482	2,482.00
465.00	465	0.00	NBR 9 CLEANING & JANITORIAL	1,860.00	1,860	0.00	6,347	4,487.00
185.50	185	(0.50)	NBR 9 PEST CONTROL	742.00	740	(2.00)	2,220	1,478.00
16,402.56	16,429	26.44	TOTAL CONTRACT SERVICES	77,548.38	77,253	(295.38)	218,211	140,662.62
<b>REPAIRS &amp; MAINTENANCE SUPPLIES</b>								
0.00	0	0.00	NBR 9 ELECTRICAL REPAIRS	0.00	256	256.00	1,280	1,280.00
224.32	150	(74.32)	NBR 9 BUILDING REPAIRS	224.32	600	375.68	2,100	1,875.68
0.00	300	300.00	NBR 9 IRRIGATION SUPPLIES	46.26	1,100	1,053.74	3,500	3,453.74
3,801.31	1,200	(2,601.31)	NBR 9 POOL REPAIRS	4,547.21	3,850	(697.21)	14,250	9,702.79
2,329.19	2,250	(79.19)	NBR 9 POOL SUPPLIES	5,045.02	6,500	1,454.98	24,250	19,204.98
0.00	0	0.00	NBR 9 POOL ACCESS	0.00	500	500.00	2,100	2,100.00
55.28	125	69.72	NBR 9 CLEANING SUPPLIES	213.13	500	286.87	1,550	1,336.87
0.00	30	30.00	NBR 9 ELECTRICAL SUPPLIES	0.00	120	120.00	420	420.00
0.00	13	13.00	NBR 9 HARDWARE	32.50	26	(6.50)	129	96.50
0.00	150	150.00	NBR 9 MISCELLANEOUS	0.00	600	600.00	2,300	2,300.00
6,410.10	4,218	(2,192.10)	TOTAL REPAIRS & MAINT SUPPL	10,108.44	14,052	3,943.56	51,879	41,770.56
<b>UTILITES</b>								
127.62	2,450	2,322.38	NBR 9 ELECTRICITY	7,877.78	10,851	2,973.22	36,370	28,492.22
1,663.41	1,698	34.59	NBR 9 GAS	11,532.46	11,519	(13.46)	21,438	9,905.54
2,652.16	2,669	16.84	NBR 9 WATER	7,851.01	6,664	(1,187.01)	41,203	33,351.99
4,443.19	6,817	2,373.81	TOTAL UTILITIES	27,261.25	29,034	1,772.75	99,011	71,749.75

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
658.75	637	(21.75)	INSURANCE					
---	---	---	NBR 9 MASTER POLICY	2,630.42	2,550	(80.42)	7,646	5,015.58
658.75	637	(21.75)	TOTAL INSURANCE	2,630.42	2,550	(80.42)	7,646	5,015.58
28,145.12	28,326	180.88	TOTAL NBR 9 EXPENSES	118,528.92	123,789	5,260.08	380,907	262,378.08
7,845.40	3,396	4,449.40	NEIGHBORHOOD 9 PROFIT (LOS	13,178.16	2,599	10,579.16	7	(13,171.16)
=====	=====	=====		=====	=====	=====	=====	=====



POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
NEIGHBORHOOD 10 PARCEL D & E								
INCOME								
6,900.00	6,440	460.00	NGBRHD 10 D&E ASSMT	27,600.00	25,760	1,840.00	77,280	49,680.00
1,121.00	(70)	1,191.00	LESS N10 BAD DEBT	911.00	(280)	1,191.00	(840)	(1,751.00)
(810.00)	(810)	0.00	TRAN TO RSV-N 10 D&E	(3,240.00)	(3,240)	0.00	(9,720)	(6,480.00)
-----	-----	-----		-----	-----	-----	-----	-----
7,211.00	5,560	1,651.00	TOTAL INCOME	25,271.00	22,240	3,031.00	66,720	41,449.00
EXPENSES								
2,600.00	2,600	0.00	LANDSCAPING-N 10 D&E	10,400.00	10,400	0.00	31,200	20,800.00
0.00	0	0.00	N10 TREE TRIMMING	0.00	1,843	1,843.00	3,686	3,686.00
105.27	286	180.73	N10 LANDSCAPE EXTRAS	3,108.06	1,148	(1,960.06)	3,436	327.94
286.26	307	20.74	ELECTRIC N 10 D & E	1,148.14	1,228	79.86	3,684	2,535.86
1,017.19	1,000	(17.19)	LEASED LIGHTING N 10 D & E	4,063.95	4,189	125.05	12,378	8,314.05
1,058.21	1,028	(30.21)	NGHBRHOOD 10 WATER	2,874.56	4,112	1,237.44	12,336	9,461.44
-----	-----	-----		-----	-----	-----	-----	-----
5,066.93	5,221	154.07	TOTAL EXPENSES	21,594.71	22,920	1,325.29	66,720	45,125.29
2,144.07	339	1,805.07	NGBRHD 10 PROFIT (LOSS)	3,676.29	(680)	4,356.29	0	(3,676.29)
=====	=====	=====		=====	=====	=====	=====	=====
49,051.40	30,984	18,067.40	CONSOLIDATED NET INCOME (LOSS)	132,932.74	99,945	32,987.74	20	(132,912.74)
=====	=====	=====		=====	=====	=====	=====	=====

POWER RANCH COMMUNITY ASSOCIATION  
CAPITAL FUND BALANCE SHEET - UNAUDITED  
04/30/2018

Apr 2018 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
01080003	CAPITAL FUND CASH			
	CAPITAL IMPROVEMENT FUND	293,928.06	287,667.00	6,261.06
	TOTAL CAPITAL FUND CASH	293,928.06	287,667.00	6,261.06
	CAPITAL FUND FIXED ASSETS			
01210001	LAND IMPROVEMENTS	18,200.00	18,200.00	0.00
0122	BUILDINGS	247,667.84	247,667.84	0.00
01220002	FURNITURE & FIXTURES	60,668.34	60,668.34	0.00
01220004	MACHINERY & EQUIPMENT	69,329.26	69,329.26	0.00
01220005	EQUIPMENT	85,487.82	85,487.82	0.00
01220006	COMPUTER EQUIPMENT	41,642.02	41,642.02	0.00
01220007	COMPUTER SOFTWARE	22,442.86	22,442.86	0.00
01220010	BUILDING IMPROVEMENTS	327,360.80	327,360.80	0.00
01220012	BUILDING/RAMADAS	255,182.64	255,182.64	0.00
0129	ACCUM DEPRECIATION	(330,543.05)	(324,453.95)	(6,089.10)
	TOTAL FIXED ASSETS	797,438.53	803,527.63	(6,089.10)
	TOTAL CAPITAL FUND FIXED ASSET	1,091,366.59	1,091,194.63	171.96
	LIABILITIES			
0309290	CAPITAL FUND EQUITY	1,091,329.05	1,091,329.05	0.00
	CURRENT YEAR PROFIT/(LOSS)	37.54	(134.42)	171.96
	TOTAL LIABILITIES	1,091,366.59	1,091,194.63	171.96

POWER RANCH COMMUNITY ASSOCIATION CAPITAL FUND STATEMENT - UNAUDITED 04/30/2018
---

Apr 2018 GL#	MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
				CAPITAL INCOME					
04990012	6,250.00	6,250	0.00	CAPITAL RESERVE TRANSFER	33,250.00	25,000	8,250.00	75,000	41,750.00
04510290	11.06	0	11.06	CAPITAL FUND INTEREST	33.53	0	33.53	0	(33.53)
	<u>6,261.06</u>	<u>6,250</u>	<u>11.06</u>	TOTAL CAPITAL INCOME	<u>33,283.53</u>	<u>25,000</u>	<u>8,283.53</u>	<u>75,000</u>	<u>41,716.47</u>
				CAPITAL FUND EXPENSES					
08810009	0.00	0	0.00	CAPITAL IMPROVEMENTS EXPENSE	8,847.65	0	(8,847.65)	0	(8,847.65)
08810010	0.00	0	0.00	OTHER PROJECTS	41.94	0	(41.94)	0	(41.94)
	<u>0.00</u>	<u>0</u>	<u>0.00</u>	TOTAL CAPITAL FUND EXPENSE	<u>8,889.59</u>	<u>0</u>	<u>(8,889.59)</u>	<u>0</u>	<u>(8,889.59)</u>
	<u>6,261.06</u>	<u>6,250</u>	<u>11.06</u>	NET CAP INCOME(LOSS)BEFORE D	<u>24,393.94</u>	<u>25,000</u>	<u>(606.06)</u>	<u>75,000</u>	<u>50,606.06</u>
0894290	6,089.10	0	(6,089.10)	DEPRECIATION EXPENSE	24,356.40	0	(24,356.40)	0	(24,356.40)
	<u>171.96</u>	<u>6,250</u>	<u>(6,078.04)</u>	NET CAP INCOME(LOSS) AFTER D	<u>37.54</u>	<u>25,000</u>	<u>(24,962.46)</u>	<u>75,000</u>	<u>74,962.46</u>

POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET - RESERVES (UNAUDITED)  
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH - RESERVE FUND			
CASH-RESERVES	159,341.14	159,314.51	26.63
CASH-RESERVES	128,605.26	128,571.04	34.22
CASH RSV	168,969.33	168,969.33	0.00
MID FIRST BANK CD	236,586.23	236,326.77	259.46
NEIGHBORHOOD 9 RESERVES	159,276.19	159,150.20	125.99
NBR 10 D & E RESERVE ACCOUNT	81,309.23	80,485.48	823.75
CASH-RESERVE NBR 9	310,478.86	302,392.67	8,086.19
RESERVE CD	1,629,678.97	1,429,678.97	200,000.00
CASH-RESERVES UNION BANK	1,648,187.19	1,787,002.33	(138,815.14)
RESERVE CD TEXAS CAPITAL	250,000.00	250,000.00	0.00
RESERVE CD	416,640.00	416,640.00	0.00
	-----	-----	-----
TOTAL CASH - RESERVE FUND	5,189,072.40	5,118,531.30	70,541.10
TOTAL ASSETS	<u>5,189,072.40</u>	<u>5,118,531.30</u>	<u>70,541.10</u>

POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET - RESERVES (UNAUDITED)  
04/30/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUALS - RESERVES	31,557.46	3,062.87	28,494.59
ACCOUNTS PAYABLE RESERVES	2,175.41	0.00	2,175.41
DUE TO OPERATING FROM RESERVE FUND	0.00	86.67	(86.67)
TOTAL CURRENT LIABILITIES	33,732.87	3,149.54	30,583.33
TOTAL LIABILITIES	33,732.87	3,149.54	30,583.33
FUND BALANCE			
RESERVE FUND EQUITY	4,498,705.38	4,498,705.38	0.00
NBR 10 D&E RSV EQTY	92,754.40	92,754.40	0.00
NBR 9 RESERVE EQUITY	436,524.18	436,524.18	0.00
NET INCOME (LOSS)	127,355.57	87,397.80	39,957.77
TOTAL FUND BALANCE	5,155,339.53	5,115,381.76	39,957.77
TOTAL LIABILITIES & FUND BALANCE	5,189,072.40	5,118,531.30	70,541.10

POWER RANCH COMMUNITY ASSOCIATION  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
04/30/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
66,533.00	66,533	0.00	TRANSFER FROM OP'G	266,132.00	266,132	0.00	798,396	532,264.00
13.75	0	13.75	N 10 D&E RESERVE INT	59.23	0	59.23	0	(59.23)
178.18	0	178.18	NBR 9 RESERVE INTEREST	693.87	0	693.87	0	(693.87)
717.55	0	717.55	RESERVE INTEREST	10,048.77	0	10,048.77	0	(10,048.77)
810.00	810	0.00	TRAN FROM OPG-N 10 D&E	3,240.00	3,240	0.00	9,720	6,480.00
8,034.00	8,435	(401.00)	NBR 9 TRF FROM OPERATING	32,537.00	33,740	(1,203.00)	101,220	68,683.00
<u>76,286.48</u>	<u>75,778</u>	<u>508.48</u>	TOTAL INCOME	<u>312,710.87</u>	<u>303,112</u>	<u>9,598.87</u>	<u>909,336</u>	<u>596,625.13</u>
			EXPENSES					
5,078.69	0	(5,078.69)	LANDSCAPE GRANITE	23,438.32	0	(23,438.32)	0	(23,438.32)
0.00	0	0.00	WATERPLAY EQUIPMENT	28,152.82	0	(28,152.82)	0	(28,152.82)
334.18	0	(334.18)	BOLLARD LIGHTS	504.98	0	(504.98)	0	(504.98)
0.00	0	0.00	BARN POOL FENCE REPLACE	3,467.47	0	(3,467.47)	0	(3,467.47)
2,595.84	0	(2,595.84)	POOL/SPA REPLASTERING	38,089.71	0	(38,089.71)	0	(38,089.71)
0.00	0	0.00	POOL DECK	42,520.37	0	(42,520.37)	0	(42,520.37)
0.00	0	0.00	PARK FURNITURE	3,497.67	0	(3,497.67)	0	(3,497.67)
28,320.00	0	(28,320.00)	PUMP/WELL	28,320.00	0	(28,320.00)	0	(28,320.00)
0.00	0	0.00	WELL 7 REFURBISH	2,470.60	0	(2,470.60)	0	(2,470.60)
0.00	0	0.00	OTHER	145.96	0	(145.96)	0	(145.96)
0.00	0	0.00	RESERVE FEES	3.00	0	(3.00)	0	(3.00)
0.00	0	0.00	N10 SIDEWALK REPAIRS/CONCRETE	4,053.00	0	(4,053.00)	0	(4,053.00)
0.00	0	0.00	LNDSCP RNVTN N 10	6,900.00	0	(6,900.00)	0	(6,900.00)
0.00	0	0.00	N10 MISC RESERVE EXP	3,791.40	0	(3,791.40)	0	(3,791.40)
<u>36,328.71</u>	<u>0</u>	<u>(36,328.71)</u>	TOTAL EXPENSES	<u>185,355.30</u>	<u>0</u>	<u>(185,355.30)</u>	<u>0</u>	<u>(185,355.30)</u>
<u>39,957.77</u>	<u>75,778</u>	<u>(35,820.23)</u>	NET INCOME (LOSS)	<u>127,355.57</u>	<u>303,112</u>	<u>(175,756.43)</u>	<u>909,336</u>	<u>781,980.43</u>

**Delinquent & Prepaid Resident Report**  
**290 POWER RANCH**  
**Report Date: 04/30/2018**

Entity: 290

Management Co: CAPITAL CONSULTANTS MGMT CORP  
8360 E VIA DE VENTURA STE L100  
SCOTTSDALE, AZ 85258

Unit	Resident	Stat	Move In	Move Out	Security Depos					
Space	Type	Co-Resident	CC	Description	Date	Amount	Current	30 Days	60 Days	90 Days

Entity Totals:	Delinquent					484,426.78	173,570.26	5,776.85	15,967.11	289,112.56
	Prepays					-123,244.15	-21,643.20	-16,481.62	-11,747.74	-73,371.59

	Net					361,182.63	151,927.06	-10,704.77	4,219.37	215,740.97
--	-----	--	--	--	--	------------	------------	------------	----------	------------

77	DELINQUENT LETTER					10,231.00	23.50	0.00	5,449.07	4,758.43
						-94.00	-23.50	-70.50	0.00	0.00
78	DEMAND LIEN LETTER					10,134.22	190.00	0.00	0.00	9,944.22
						-11.25	0.00	0.00	0.00	-11.25
79	LIEN FEE					6,535.33	0.00	0.00	0.00	6,535.33
						0.00	0.00	0.00	0.00	0.00
82	COURT ACTION DEMAND					2,490.66	1,725.00	0.00	0.00	765.66
						0.00	0.00	0.00	0.00	0.00
83	LGL/COLL PREP FEE					625.00	0.00	0.00	0.00	625.00
						0.00	0.00	0.00	0.00	0.00
85	RETURNED ITEM FEE					490.56	79.80	0.00	50.00	360.76
						0.00	0.00	0.00	0.00	0.00
8A	ATTORNEY FEES					89,146.36	384.00	102.80	2,305.00	86,354.56
						-1,511.84	0.00	-445.50	0.00	-1,066.34
8H	COURT ACTION DEMAND					406.50	0.00	0.00	0.00	406.50
						0.00	0.00	0.00	0.00	0.00
8I	DEMAND LIEN LETTER					430.00	0.00	0.00	0.00	430.00
						0.00	0.00	0.00	0.00	0.00
8L	FILING FEES					1,012.00	0.00	0.00	0.00	1,012.00
						0.00	0.00	0.00	0.00	0.00
8Q	LEGAL PREP FEE					90.00	0.00	0.00	0.00	90.00
						0.00	0.00	0.00	0.00	0.00
8R	LIEN FEE					910.00	0.00	0.00	0.00	910.00
						0.00	0.00	0.00	0.00	0.00
8U	RETURNED ITEM FEE					91.00	0.00	0.00	0.00	91.00
						0.00	0.00	0.00	0.00	0.00
9B	INITIAL LATE LETTER					156.00	0.00	0.00	0.00	156.00
						0.00	0.00	0.00	0.00	0.00
F6	FENCE/WALL REPAIR					389.75	0.00	0.00	0.00	389.75
						0.00	0.00	0.00	0.00	0.00
H1	HUSD WATER REIMBURSE					1,970.05	0.00	1,970.05	0.00	0.00
						0.00	0.00	0.00	0.00	0.00
IN	INTEREST					19,518.37	15.00	0.00	3,497.04	16,006.33
						-82.88	-15.00	-45.00	0.00	-22.88
L0	COLLECTION FEE					641.20	0.00	0.00	0.00	641.20
						0.00	0.00	0.00	0.00	0.00

**Delinquent & Prepaid Resident Report**  
**290 POWER RANCH**  
**Report Date: 04/30/2018**

Entity: 290

Management Co: CAPITAL CONSULTANTS MGMT CORP  
8360 E VIA DE VENTURA STE L100  
SCOTTSDALE, AZ 85258

Unit	Resident	Stat	Move In	Move Out	Security Depos					
Space	Type	Co-Resident	CC	Description	Date	Amount	Current	30 Days	60 Days	90 Days
				PL LANDSCAPE SELP HELP		0.00	0.00	0.00	0.00	0.00
						-60.00	0.00	0.00	0.00	-60.00
				PV PARKING VIOLATION(S)		100.00	0.00	0.00	0.00	100.00
						0.00	0.00	0.00	0.00	0.00
				Q1 QUARTERLY ASSESSMENT		261,311.12	148,093.28	0.00	0.00	113,217.84
						-119,134.41	-20,684.18	-15,920.62	-11,747.74	-70,781.87
				QP NGBRHD 10 D&E ASSMT		7,669.69	3,146.72	0.00	0.00	4,522.97
						-225.00	-225.00	0.00	0.00	0.00
				QQ N9 SINGLE FAMILY		3,196.22	1,020.89	0.00	0.00	2,175.33
						-138.00	0.00	0.00	0.00	-138.00
				QR N9 QTRLY ASSESSMENT		22,708.92	9,998.14	0.00	0.00	12,710.78
						-863.65	-695.52	0.00	0.00	-168.13
				QS N9 SPECIAL ASMNT		0.02	0.00	0.00	0.00	0.02
						0.00	0.00	0.00	0.00	0.00
				TL LENDER SETUP FEE		95.00	0.00	0.00	0.00	95.00
						0.00	0.00	0.00	0.00	0.00
				V1 SANCTIONS/FINES		34,756.81	1,807.93	2,204.00	4,666.00	26,078.88
						-309.00	0.00	0.00	0.00	-309.00
				vo VIOLATION FINE		100.00	0.00	0.00	0.00	100.00
						0.00	0.00	0.00	0.00	0.00
				WC WORKING CAPITAL		1,885.00	0.00	1,500.00	0.00	385.00
						-465.00	0.00	0.00	0.00	-465.00
				WJ KNOLLS W/C		250.00	0.00	0.00	0.00	250.00
						0.00	0.00	0.00	0.00	0.00
				Z1 MONTHLY DEV ASMNT		7,086.00	7,086.00	0.00	0.00	0.00
						-349.12	0.00	0.00	0.00	-349.12