



**POWER RANCH COMMUNITY ASSOCIATION**

**MONTHLY FINANCIAL REPORTS**

**BOARD OF DIRECTORS**

**JANUARY 2018**

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290 POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET OPERATING (UNAUDITED)  
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH			
CASH-OPERATING ACCT	716,518.97	341,934.04	374,584.93
CASH-OPERATING SAVINGS	934,954.30	934,743.03	211.27
CASH - OP SAVINGS	10,020.63	9,647.13	373.50
CASH - ACTIVITY ACCT	57,903.26	57,903.26	0.00
CASH - PETTY CASH ACCT	536.12	1,800.79	(1,264.67)
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TOTAL CASH	1,719,933.28	1,346,028.25	373,905.03
ACCOUNTS RECEIVABLE			
ACCOUNTS RECEIVABLE	447,719.25	335,852.27	111,866.98
A/R OTHER	725.16	2,997.62	(2,272.46)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(144,245.64)	(142,268.63)	(1,977.01)
BAD DEBT RESERVE N9	(13,582.12)	(13,386.12)	(196.00)
BAD DEBT RESERVE N10	(4,477.58)	(4,407.58)	(70.00)
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TOTAL ACCOUNTS RECEIVABLE	286,139.07	178,787.56	107,351.51
OTHER ASSETS			
DEPOSITS	400.00	400.00	0.00
PREPAID INSURANCE	0.00	4,761.63	(4,761.63)
PREPAID EXPENSE	14,654.80	7,223.49	7,431.31
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TOTAL OTHER ASSETS	15,054.80	12,385.12	2,669.68
TOTAL ASSETS	2,021,127.15	1,537,200.93	483,926.22
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	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUED EXPENSE	64,208.24	70,433.57	(6,225.33)
ACCOUNTS PAYABLE	97,910.04	10,696.48	87,213.56
ACCOUNTS PAYABLE OTHER	(97,616.00)	0.00	(97,616.00)
FACILITY DEPOSIT	31,475.20	32,150.20	(675.00)
UNEARNED ASSESSMENTS	765,983.68	0.00	765,983.68
PREPAID ASSESSMENTS	123,918.97	412,650.09	(288,731.12)
LENDER SETUP FEE	95.00	200.00	(105.00)
INITIAL LATE LETTERS	7,108.37	7,979.20	(870.83)
DEMAND LIEN LETTERS	13,023.57	13,582.14	(558.57)
LIEN LETTERS	7,950.00	2,875.00	5,075.00
COURT ACTION DEMAND	915.66	915.66	0.00
LEGAL PREP FEES	750.00	750.00	0.00
RETURNED ITEM FEE	593.00	518.00	75.00
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TOTAL CURRENT LIABILITIES	1,016,315.73	552,750.34	463,565.39
OTHER LIABILITIES			
ACTIVITY DEPOSITS	1,100.00	1,100.00	0.00
LIABILITY FOR UNCLAIMED PROPERTY	29.78	29.78	0.00
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TOTAL OTHER LIABILITIES	1,129.78	1,129.78	0.00
TOTAL LIABILITIES	1,017,445.51	553,880.12	463,565.39
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)	20,360.83	0.00	20,360.83
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TOTAL FUND BALANCE	1,003,681.64	983,320.81	20,360.83
TOTAL LIABILITIES & FUND BALANCE	<u>2,021,127.15</u>	<u>1,537,200.93</u>	<u>483,926.22</u>

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

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	337,239.32	336,574	665.32	4,038,888	3,701,648.68
7,086.00	7,086	0.00	BUILDER ASSESSMENT	7,086.00	7,086	0.00	85,032	77,946.00
0.00	250	(250.00)	HUSD WATER REIMBURSEMENT	0.00	250	(250.00)	6,337	6,337.00
96.00	250	(154.00)	ACTIVITY INCOME	96.00	250	(154.00)	9,750	9,654.00
345.00	500	(155.00)	CLASSES	345.00	500	(155.00)	6,000	5,655.00
172.50	475	(302.50)	TICKET INCOME	172.50	475	(302.50)	4,700	4,527.50
1,048.00	300	748.00	POOL/CARD KEY INCOME	1,048.00	300	748.00	3,600	2,552.00
5,181.90	4,500	681.90	FACILITY RENTAL	5,181.90	4,500	681.90	49,959	44,777.10
175.00	50	125.00	SOCCER FIELD RENTAL	175.00	50	125.00	405	230.00
(2,084.00)	(2,084)	0.00	LESS: BAD DEBT	(2,084.00)	(2,084)	0.00	(25,008)	(22,924.00)
35,250.00	20,250	15,000.00	WORKING CAPITAL	35,250.00	20,250	15,000.00	240,000	204,750.00
1,828.70	4,230	(2,401.30)	COLLECTION FEE REVENUE	1,828.70	4,230	(2,401.30)	43,595	41,766.30
784.00	0	784.00	FILING FEE CHARGES	784.00	0	784.00	1,040	256.00
130.50	0	130.50	ADVERTISING INCOME	130.50	0	130.50	0	(130.50)
100.00	9,714	(9,614.00)	SPONSORSHIP	100.00	9,714	(9,614.00)	15,578	15,478.00
91.65	1,500	(1,408.35)	INTEREST	91.65	1,500	(1,408.35)	6,000	5,908.35
3,700.00	190	3,510.00	SANCTIONS & FEES	3,700.00	190	3,510.00	2,280	(1,420.00)
105.00	0	105.00	MISC INCOME	105.00	0	105.00	0	(105.00)
(961.56)	5,000	(5,961.56)	LEGAL FEE REVENUE	(961.56)	5,000	(5,961.56)	41,050	42,011.56
(66,533.00)	(66,533)	0.00	TRANSFER TO RESERVE	(66,533.00)	(66,533)	0.00	(798,396)	(731,863.00)
(11,750.00)	(6,250)	(5,500.00)	CAPITAL RESERVE TRANSFER	(11,750.00)	(6,250)	(5,500.00)	(75,000)	(63,250.00)
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312,005.01	316,002	(3,996.99)	TOTAL INCOME	312,005.01	316,002	(3,996.99)	3,655,810	3,343,804.99
			EXPENSES					
			SALARIES & BENEFITS					
78,883.90	73,878	(5,005.90)	SALARIES & BENEFITS	78,883.90	73,878	(5,005.90)	838,356	759,472.10
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78,883.90	73,878	(5,005.90)	TOTAL SALARIES & BENEFITS	78,883.90	73,878	(5,005.90)	838,356	759,472.10
			ADMINISTRATIVE & GENERAL					
0.00	150	150.00	UNIFORMS	0.00	150	150.00	1,300	1,300.00
3,775.00	3,775	0.00	AUDIT/TAX RETURNS	3,775.00	3,775	0.00	8,425	4,650.00
858.00	600	(258.00)	LEGAL/COLLECTION FEES	858.00	600	(258.00)	34,700	33,842.00
1,828.70	4,230	2,401.30	COLLECTIONS	1,828.70	4,230	2,401.30	43,595	41,766.30
0.00	860	860.00	LEGAL FEES/ATTORNEYS	0.00	860	860.00	10,300	10,300.00
1,295.53	175	(1,120.53)	LICENSES, FEES, PERMITS	1,295.53	175	(1,120.53)	2,982	1,686.47
6,750.00	6,750	0.00	MANAGEMENT FEES	6,750.00	6,750	0.00	81,000	74,250.00
184.17	100	(84.17)	MEETING EXPENSE	184.17	100	(84.17)	3,475	3,290.83
2,537.56	3,400	862.44	OFFICE SUPPLIES/PRINTING COSTS	2,537.56	3,400	862.44	20,315	17,777.44
1,591.43	1,150	(441.43)	OFFICE EQUIPMENT/RENTAL	1,591.43	1,150	(441.43)	9,037	7,445.57
0.00	950	950.00	POSTAGE	0.00	950	950.00	9,500	9,500.00
1,772.96	2,246	473.04	TELEPHONE	1,772.96	2,246	473.04	24,454	22,681.04
2,797.47	3,750	952.53	SOCIAL EVENTS	2,797.47	3,750	952.53	40,650	37,852.53
714.00	0	(714.00)	TOTAL TICKET EXPENSE	714.00	0	(714.00)	3,656	2,942.00
294.04	125	(169.04)	MILEAGE/AUTO	294.04	125	(169.04)	2,815	2,520.96
612.84	542	(70.84)	CREDIT CARD FEES	612.84	542	(70.84)	9,043	8,430.16
0.00	175	175.00	COMMUNITY CENTER	0.00	175	175.00	2,475	2,475.00
0.00	400	400.00	SPONSORSHIP/ASPIRE EXPENSES	0.00	400	400.00	8,500	8,500.00

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
402.84	305	(97.84)	OFF SITE STORAGE	402.84	305	(97.84)	3,623	3,220.16
372.04	1,010	637.96	WEB HOSTING/DIGITAL MEDIA	372.04	1,010	637.96	8,851	8,478.96
0.00	0	0.00	DECORATIONS	0.00	0	0.00	5,500	5,500.00
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25,786.58	30,693	4,906.42	TOTAL ADMINISTRATIVE & GENE	25,786.58	30,693	4,906.42	334,196	308,409.42
			CONTRACT SERVICES					
1,648.00	1,738	90.00	CLEANING/JANITOR	1,648.00	1,738	90.00	20,856	19,208.00
525.00	450	(75.00)	PLAYGROUND INSPECTION	525.00	450	(75.00)	5,575	5,050.00
979.00	979	0.00	LAKE MAINT CONTRACT	979.00	979	0.00	11,748	10,769.00
620.00	310	(310.00)	ACID INJECTOR MAINT	620.00	310	(310.00)	3,720	3,100.00
1,975.00	1,975	0.00	PEST CONTROL	1,975.00	1,975	0.00	23,700	21,725.00
1,420.00	1,280	(140.00)	POOL SERVICE	1,420.00	1,280	(140.00)	20,100	18,680.00
71.09	72	0.91	POOL CHEM MONITORING	71.09	72	0.91	864	792.91
4,786.00	4,714	(72.00)	PARKING ENFORCEMENT	4,786.00	4,714	(72.00)	56,568	51,782.00
108.00	447	339.00	SECURITY ALARM MONITORING	108.00	447	339.00	3,869	3,761.00
544.24	2,200	1,655.76	PUMP/WELL MAINTENANCE CONTRACT	544.24	2,200	1,655.76	4,925	4,380.76
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12,676.33	14,165	1,488.67	TOTAL CONTRACT SERVICES	12,676.33	14,165	1,488.67	151,925	139,248.67
			LANDSCAPING COSTS					
94,095.00	94,095	0.00	LANDSCAPE MAINT	94,095.00	94,095	0.00	1,129,140	1,035,045.00
11,000.00	11,000	0.00	LANDSCAPE EXTRAS	11,000.00	11,000	0.00	128,500	117,500.00
3,521.00	3,521	0.00	SOCCER FIELD LANDSCAPE MAINT	3,521.00	3,521	0.00	42,252	38,731.00
10,298.71	11,700	1,401.29	LANDSCAPE OTHER	10,298.71	11,700	1,401.29	141,000	130,701.29
21,100.00	21,060	(40.00)	TREE TRIMMING	21,100.00	21,060	(40.00)	210,600	189,500.00
4,687.66	350	(4,337.66)	LANDSCAPE SUPPLIES	4,687.66	350	(4,337.66)	4,200	(487.66)
6,007.20	4,500	(1,507.20)	IRRIGATION REPAIR	6,007.20	4,500	(1,507.20)	54,000	47,992.80
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150,709.57	146,226	(4,483.57)	TOTAL LANDSCAPING COSTS	150,709.57	146,226	(4,483.57)	1,709,692	1,558,982.43
			REPAIRS & MAINTENANCE					
0.00	0	0.00	DRYWELL MAINTENANCE	0.00	0	0.00	16,739	16,739.00
837.57	500	(337.57)	MAINT VEHICLE	837.57	500	(337.57)	7,450	6,612.43
288.17	150	(138.17)	A/C HEAT REPAIRS	288.17	150	(138.17)	1,563	1,274.83
39.98	1,500	1,460.02	BUILDING MAINTENANCE	39.98	1,500	1,460.02	8,700	8,660.02
0.00	250	250.00	ELECTRICAL REPAIR	0.00	250	250.00	3,750	3,750.00
0.00	500	500.00	FENCES/WALLS	0.00	500	500.00	3,600	3,600.00
74.39	50	(24.39)	MAILBOX	74.39	50	(24.39)	600	525.61
0.00	1,000	1,000.00	LAKE REPAIRS	0.00	1,000	1,000.00	5,000	5,000.00
0.00	1,743	1,743.00	PUMP STATION REPAIRS	0.00	1,743	1,743.00	20,069	20,069.00
1,115.68	500	(615.68)	PARK EQUIPMENT REPAIRS	1,115.68	500	(615.68)	5,750	4,634.32
0.00	500	500.00	PLUMBING REPAIRS	0.00	500	500.00	4,525	4,525.00
939.69	700	(239.69)	POOL REPAIRS	939.69	700	(239.69)	10,800	9,860.31
1,256.50	250	(1,006.50)	POOL ACCESS SYSTEM	1,256.50	250	(1,006.50)	3,700	2,443.50
0.00	175	175.00	SIGNAGE	0.00	175	175.00	2,100	2,100.00
2.71	500	497.29	VANDALISM	2.71	500	497.29	6,000	5,997.29
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4,554.69	8,318	3,763.31	TOTAL REPAIRS & MAINTENANCE	4,554.69	8,318	3,763.31	100,346	95,791.31

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

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>								
486.48	400	(86.48)	CLEANING SUPPLIES	486.48	400	(86.48)	5,325	4,838.52
429.99	200	(229.99)	DOGGIE STATION BAGS	429.99	200	(229.99)	2,690	2,260.01
461.86	400	(61.86)	ELECTRICAL SUPPLIES	461.86	400	(61.86)	4,800	4,338.14
288.70	500	211.30	HARDWARE	288.70	500	211.30	4,650	4,361.30
725.86	600	(125.86)	POOL PARTS & SUPPLIES	725.86	600	(125.86)	26,200	25,474.14
0.00	0	0.00	POOL KEYS	0.00	0	0.00	2,608	2,608.00
2,411.99	3,000	588.01	LAKE CHEMICALS/FISH	2,411.99	3,000	588.01	25,000	22,588.01
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4,804.88	5,100	295.12	TOTAL PARTS & SUPPLIES	4,804.88	5,100	295.12	71,273	66,468.12
<b>UTILITIES</b>								
423.41	380	(43.41)	GARBAGE REMOVAL	423.41	380	(43.41)	4,584	4,160.59
7,813.85	9,578	1,764.15	ELECTRICITY	7,813.85	9,578	1,764.15	179,781	171,967.15
3,830.29	4,096	265.71	GAS	3,830.29	4,096	265.71	11,293	7,462.71
5,332.19	3,641	(1,691.19)	WATER	5,332.19	3,641	(1,691.19)	178,532	173,199.81
560.48	500	(60.48)	SOCCER FIELD WATER	560.48	500	(60.48)	22,325	21,764.52
0.00	0	0.00	HUSD WATER	0.00	0	0.00	6,398	6,398.00
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17,960.22	18,195	234.78	TOTAL UTILITIES	17,960.22	18,195	234.78	402,913	384,952.78
<b>TAXES</b>								
0.00	0	0.00	REAL ESTATE TAXES	0.00	0	0.00	500	500.00
13.50	0	(13.50)	INCOME TAXES	13.50	0	(13.50)	0	(13.50)
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13.50	0	(13.50)	TOTAL TAXES	13.50	0	(13.50)	500	486.50
<b>INSURANCE</b>								
461.33	536	74.67	DIRECTORS & OFFICERS	461.33	536	74.67	6,432	5,970.67
2,451.71	1,838	(613.71)	ASSOC MASTER POLICY	2,451.71	1,838	(613.71)	22,056	19,604.29
1,022.92	1,206	183.08	EXCESS LIABILITY	1,022.92	1,206	183.08	14,472	13,449.08
110.50	232	121.50	NON-OWNED AUTO	110.50	232	121.50	2,784	2,673.50
61.00	71	10.00	WORKERS COMPENSATION	61.00	71	10.00	852	791.00
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4,107.46	3,883	(224.46)	TOTAL INSURANCE	4,107.46	3,883	(224.46)	46,596	42,488.54
299,497.13	300,458	960.87	TOTAL OPERATING EXPENSES	299,497.13	300,458	960.87	3,655,797	3,356,299.87
12,507.88	15,544	(3,036.12)	NET OPERATING INCOME (LOSS)	12,507.88	15,544	(3,036.12)	13	(12,494.88)
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POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

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	38,852.52	38,853	(0.48)	466,236	427,383.48
(196.00)	(196)	0.00	NBR 9 BAD DEBT	(196.00)	(196)	0.00	(2,352)	(2,156.00)
1,500.00	1,250	250.00	NBR 9 WORKING CAPITAL	1,500.00	1,250	250.00	18,250	16,750.00
(8,435.00)	(8,435)	0.00	NBR 9 TRF TO RESERVES	(8,435.00)	(8,435)	0.00	(101,220)	(92,785.00)
31,721.52	31,472	249.52	<b>TOTAL INCOME</b>	31,721.52	31,472	249.52	380,914	349,192.48
<b>ADMINISTRATIVE &amp; GENERAL</b>								
288.47	225	(63.47)	NBR 9 TELEPHONE	288.47	225	(63.47)	2,675	2,386.53
0.00	0	0.00	NBR 9 LICENSE, FEES & PERMITS	0.00	0	0.00	1,485	1,485.00
288.47	225	(63.47)	<b>TOTAL ADMINISTRATIVE &amp; GEN</b>	288.47	225	(63.47)	4,160	3,871.53
<b>CONTRACT SERVICES</b>								
1,320.00	1,584	264.00	NBR 9 POOL SERVICE	1,320.00	1,584	264.00	21,410	20,090.00
3,515.10	3,250	(265.10)	NBR 9 GEN MAINT & POOL CLOSING	3,515.10	3,250	(265.10)	40,137	36,621.90
119.97	120	0.03	NBR 9 POOL CHEMICAL MONITORING	119.97	120	0.03	1,440	1,320.03
10,050.00	10,050	0.00	NBR 9 LANDSCAPE MAINTENANCE	10,050.00	10,050	0.00	120,600	110,550.00
368.55	350	(18.55)	NBR 9 POOL ACESS SYSTEM	368.55	350	(18.55)	1,475	1,106.45
53.46	350	296.54	NBR 9 LANDSCAPE EXTRAS	53.46	350	296.54	10,100	10,046.54
0.00	0	0.00	NBR 9 TREE TRIMMING	0.00	0	0.00	14,482	14,482.00
465.00	465	0.00	NBR 9 CLEANING & JANITORIAL	465.00	465	0.00	6,347	5,882.00
185.50	185	(0.50)	NBR 9 PEST CONTROL	185.50	185	(0.50)	2,220	2,034.50
16,077.58	16,354	276.42	<b>TOTAL CONTRACT SERVICES</b>	16,077.58	16,354	276.42	218,211	202,133.42
<b>REPAIRS &amp; MAINTENANCE SUPPLIES</b>								
0.00	0	0.00	NBR 9 ELECTRICAL REPAIRS	0.00	0	0.00	1,280	1,280.00
0.00	150	150.00	NBR 9 BUILDING REPAIRS	0.00	150	150.00	2,100	2,100.00
0.00	250	250.00	NBR 9 IRRIGATION SUPPLIES	0.00	250	250.00	3,500	3,500.00
0.00	750	750.00	NBR 9 POOL REPAIRS	0.00	750	750.00	14,250	14,250.00
75.00	1,000	925.00	NBR 9 POOL SUPPLIES	75.00	1,000	925.00	24,250	24,175.00
0.00	0	0.00	NBR 9 POOL ACCESS	0.00	0	0.00	2,100	2,100.00
42.03	125	82.97	NBR 9 CLEANING SUPPLIES	42.03	125	82.97	1,550	1,507.97
0.00	30	30.00	NBR 9 ELECTRICAL SUPPLIES	0.00	30	30.00	420	420.00
32.50	0	(32.50)	NBR 9 HARDWARE	32.50	0	(32.50)	129	96.50
0.00	150	150.00	NBR 9 MISCELLANEOUS	0.00	150	150.00	2,300	2,300.00
149.53	2,455	2,305.47	<b>TOTAL REPAIRS &amp; MAINT SUPPL</b>	149.53	2,455	2,305.47	51,879	51,729.47
<b>UTILITES</b>								
2,550.16	2,973	422.84	NBR 9 ELECTRICITY	2,550.16	2,973	422.84	36,370	33,819.84
4,114.50	4,423	308.50	NBR 9 GAS	4,114.50	4,423	308.50	21,438	17,323.50
1,652.92	1,224	(428.92)	NBR 9 WATER	1,652.92	1,224	(428.92)	41,203	39,550.08
8,317.58	8,620	302.42	<b>TOTAL UTILITIES</b>	8,317.58	8,620	302.42	99,011	90,693.42

POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
			INSURANCE					
654.17	639	(15.17)	NBR 9 MASTER POLICY	654.17	639	(15.17)	7,646	6,991.83
654.17	639	(15.17)	TOTAL INSURANCE	654.17	639	(15.17)	7,646	6,991.83
25,487.33	28,293	2,805.67	TOTAL NBR 9 EXPENSES	25,487.33	28,293	2,805.67	380,907	355,419.67
6,234.19	3,179	3,055.19	NEIGHBORHOOD 9 PROFIT (LOS	6,234.19	3,179	3,055.19	7	(6,227.19)



POWER RANCH COMMUNITY ASSOCIATION  
OPERATING STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

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	6,900.00	6,440	460.00	77,280	70,380.00
(70.00)	(70)	0.00	LESS N10 BAD DEBT	(70.00)	(70)	0.00	(840)	(770.00)
(810.00)	(810)	0.00	TRAN TO RSV-N 10 D&E	(810.00)	(810)	0.00	(9,720)	(8,910.00)
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6,020.00	5,560	460.00	TOTAL INCOME	6,020.00	5,560	460.00	66,720	60,700.00
EXPENSES								
2,600.00	2,600	0.00	LANDSCAPING-N 10 D&E	2,600.00	2,600	0.00	31,200	28,600.00
0.00	0	0.00	N10 TREE TRIMMING	0.00	0	0.00	3,686	3,686.00
0.00	290	290.00	N10 LANDSCAPE EXTRAS	0.00	290	290.00	3,436	3,436.00
285.61	307	21.39	ELECTRIC N 10 D & E	285.61	307	21.39	3,684	3,398.39
1,012.38	1,063	50.62	LEASED LIGHTING N 10 D & E	1,012.38	1,063	50.62	12,378	11,365.62
503.25	1,028	524.75	NGHBRHOOD 10 WATER	503.25	1,028	524.75	12,336	11,832.75
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4,401.24	5,288	886.76	TOTAL EXPENSES	4,401.24	5,288	886.76	66,720	62,318.76
1,618.76	272	1,346.76	NGBRHD 10 PROFIT (LOSS)	1,618.76	272	1,346.76	0	(1,618.76)
=====	=====	=====		=====	=====	=====	=====	=====
20,360.83	18,995	1,365.83	CONSOLIDATED NET INCOME (LOSS)	20,360.83	18,995	1,365.83	20	(20,340.83)
=====	=====	=====		=====	=====	=====	=====	=====

POWER RANCH COMMUNITY ASSOCIATION  
CAPITAL FUND BALANCE SHEET - UNAUDITED  
01/31/2018

Jan 2018 GL#		CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
01080003	CAPITAL FUND CASH CAPITAL IMPROVEMENT FUND	276,731.69	269,534.12	7,197.57
	TOTAL CAPITAL FUND CASH	276,731.69	269,534.12	7,197.57
	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	(312,275.75)	(306,186.65)	(6,089.10)
	TOTAL FIXED ASSETS	815,705.83	821,794.93	(6,089.10)
	TOTAL CAPITAL FUND FIXED ASSET	1,092,437.52	1,091,329.05	1,108.47
	LIABILITIES			
0309290	CAPITAL FUND EQUITY	1,091,329.05	987,079.05	104,250.00
	CURRENT YEAR PROFIT/(LOSS)	1,108.47	0.00	1,108.47
	TOTAL LIABILITIES	1,092,437.52	987,079.05	105,358.47

POWER RANCH COMMUNITY ASSOCIATION CAPITAL FUND STATEMENT - UNAUDITED 01/31/2018
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Jan 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	11,750.00	6,250	5,500.00	CAPITAL RESERVE TRANSFER	11,750.00	6,250	5,500.00	75,000	63,250.00
	11,750.00	6,250	5,500.00	TOTAL CAPITAL INCOME	11,750.00	6,250	5,500.00	75,000	63,250.00
				CAPITAL FUND EXPENSES					
08810009	4,510.49	0	(4,510.49)	CAPITAL IMPROVEMENTS EXPENSE	4,510.49	0	(4,510.49)	0	(4,510.49)
08810010	41.94	0	(41.94)	OTHER PROJECTS	41.94	0	(41.94)	0	(41.94)
	4,552.43	0	(4,552.43)	TOTAL CAPITAL FUND EXPENSE	4,552.43	0	(4,552.43)	0	(4,552.43)
	7,197.57	6,250	947.57	NET CAP INCOME(LOSS)BEFORE D	7,197.57	6,250	947.57	75,000	67,802.43
0894290	6,089.10	0	(6,089.10)	DEPRECIATION EXPENSE	6,089.10	0	(6,089.10)	0	(6,089.10)
	1,108.47	6,250	(5,141.53)	NET CAP INCOME(LOSS) AFTER D	1,108.47	6,250	(5,141.53)	75,000	73,891.53

POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET - RESERVES (UNAUDITED)  
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
CASH - RESERVE FUND			
CASH-RESERVES	159,302.29	159,288.76	13.53
CASH-RESERVES	128,496.51	128,458.65	37.86
CASH RSV	168,972.33	168,972.33	0.00
MID FIRST BANK CD	235,833.74	235,575.10	258.64
CERTIFICATE OF DEPOSIT - MUTUAL OF NEIGHBORHOOD 9 RESERVES	0.00	250,000.00	(250,000.00)
NBR 10 D & E RESERVE ACCOUNT	158,903.40	158,778.98	124.42
CASH-RESERVE NBR 9	93,581.22	92,754.40	826.82
RESERVE CD	286,231.05	277,745.20	8,485.85
CASH-RESERVES UNION BANK	1,229,678.97	1,222,664.07	7,014.90
RESERVE CD TEXAS CAPITAL	1,976,045.70	1,667,106.47	308,939.23
RESERVE CD	250,000.00	250,000.00	0.00
	416,640.00	416,640.00	0.00
	-----	-----	-----
TOTAL CASH - RESERVE FUND	5,103,685.21	5,027,983.96	75,701.25
TOTAL ASSETS	<u>5,103,685.21</u>	<u>5,027,983.96</u>	<u>75,701.25</u>

POWER RANCH COMMUNITY ASSOCIATION  
BALANCE SHEET - RESERVES (UNAUDITED)  
01/31/2018

	CURRENT MONTH BALANCE	PREVIOUS MONTH BALANCE	NET CHANGE
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
ACCRUALS - RESERVES	2,900.65	0.00	2,900.65
DUE TO OPERATING FROM RESERVE FUND	725.16	0.00	725.16
	-----	-----	-----
TOTAL CURRENT LIABILITIES	3,625.81	0.00	3,625.81
TOTAL LIABILITIES	3,625.81	0.00	3,625.81
FUND BALANCE			
RESERVE FUND EQUITY	4,498,705.38	4,602,955.38	(104,250.00)
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)	72,075.44	0.00	72,075.44
	-----	-----	-----
TOTAL FUND BALANCE	5,100,059.40	5,132,233.96	(32,174.56)
TOTAL LIABILITIES & FUND BALANCE	<u>5,103,685.21</u>	<u>5,132,233.96</u>	<u>(28,548.75)</u>

POWER RANCH COMMUNITY ASSOCIATION  
RESERVE STATEMENT - DETAIL (UNAUDITED)  
01/31/2018

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	66,533.00	66,533	0.00	798,396	731,863.00
16.82	0	16.82	N 10 D&E RESERVE INT	16.82	0	16.82	0	(16.82)
175.27	0	175.27	NBR 9 RESERVE INTEREST	175.27	0	175.27	0	(175.27)
7,981.45	0	7,981.45	RESERVE INTEREST	7,981.45	0	7,981.45	0	(7,981.45)
810.00	810	0.00	TRAN FROM OPG-N 10 D&E	810.00	810	0.00	9,720	8,910.00
8,435.00	8,435	0.00	NBR 9 TRF FROM OPERATING	8,435.00	8,435	0.00	101,220	92,785.00
83,951.54	75,778	8,173.54	TOTAL INCOME	83,951.54	75,778	8,173.54	909,336	825,384.46
			EXPENSES					
10,146.90	0	(10,146.90)	LANDSCAPE GRANITE	10,146.90	0	(10,146.90)	0	(10,146.90)
760.06	0	(760.06)	BARN POOL FENCE REPLACE	760.06	0	(760.06)	0	(760.06)
823.18	0	(823.18)	PARK FURNITURE	823.18	0	(823.18)	0	(823.18)
145.96	0	(145.96)	OTHER	145.96	0	(145.96)	0	(145.96)
11,876.10	0	(11,876.10)	TOTAL EXPENSES	11,876.10	0	(11,876.10)	0	(11,876.10)
72,075.44	75,778	(3,702.56)	NET INCOME (LOSS)	72,075.44	75,778	(3,702.56)	909,336	837,260.56

**Delinquent & Prepaid Resident Report**  
**290 POWER RANCH**  
**Report Date: 01/31/2018**

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		447,719.25	11,776.77	136,529.82	4,807.54	294,605.12		
	Prepays		-123,918.97	-68,389.04	-19,614.62	-3,851.38	-32,063.93		

	Net		323,800.28	-56,612.27	116,915.20	956.16	262,541.19		
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77	DELINQUENT LETTER		7,108.37	0.00	0.00	2,463.10	4,645.27		
			0.00	0.00	0.00	0.00	0.00		
78	DEMAND LIEN LETTER		13,023.57	0.00	0.00	0.00	13,023.57		
			-11.25	0.00	0.00	0.00	-11.25		
79	LIEN FEE		7,950.00	5,075.00	0.00	0.00	2,875.00		
			0.00	0.00	0.00	0.00	0.00		
82	COURT ACTION DEMAND		915.66	0.00	0.00	0.00	915.66		
			0.00	0.00	0.00	0.00	0.00		
83	LGL/COLL PREP FEE		750.00	0.00	0.00	0.00	750.00		
			0.00	0.00	0.00	0.00	0.00		
85	RETURNED ITEM FEE		593.00	75.00	0.00	25.00	493.00		
			0.00	0.00	0.00	0.00	0.00		
8A	ATTORNEY FEES		99,862.78	837.00	0.00	547.00	98,478.78		
			-1,066.34	0.00	0.00	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		595.00	0.00	0.00	0.00	595.00		
			0.00	0.00	0.00	0.00	0.00		
8L	FILING FEES		1,212.00	812.00	0.00	0.00	400.00		
			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		203.00	0.00	0.00	0.00	203.00		
			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		
IN	INTEREST		19,983.06	0.00	0.00	0.00	19,983.06		
			-22.88	0.00	0.00	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		
PL	LANDSCAPE SELP HELP		0.00	0.00	0.00	0.00	0.00		
			-60.00	0.00	0.00	0.00	-60.00		

**Delinquent & Prepaid Resident Report**  
**290 POWER RANCH**  
**Report Date: 01/31/2018**

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
				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		217,669.36	151.23	113,434.25	0.00	104,083.88
						-120,421.23	-67,928.78	-19,614.62	-3,751.38	-29,126.45
				QP NGBRHD 10 D&E ASSMT		6,786.53	0.00	2,679.58	0.00	4,106.95
						-112.50	-112.50	0.00	0.00	0.00
				QQ N9 SINGLE FAMILY		3,487.67	48.30	1,004.10	0.00	2,435.27
						-138.00	0.00	0.00	0.00	-138.00
				QR N9 QTRLY ASSESSMENT		22,732.63	173.88	12,025.89	0.00	10,532.86
						-863.65	-347.76	0.00	0.00	-515.89
				QS N9 SPECIAL ASMNT		52.36	0.00	0.00	0.00	52.36
						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		33,195.45	3,300.00	300.00	1,772.44	27,823.01
						-409.00	0.00	0.00	-100.00	-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		939.36	554.36	0.00	0.00	385.00
						-465.00	0.00	0.00	0.00	-465.00
				WJ KNOLLS W/C		750.00	750.00	0.00	0.00	0.00
						0.00	0.00	0.00	0.00	0.00
				Z1 MONTHLY DEV ASMNT		7,086.00	0.00	7,086.00	0.00	0.00
						-349.12	0.00	0.00	0.00	-349.12