

Balance Sheet Report Canyon Gate at Cinco Ranch

As of April 30, 2018

	<u>Balance Apr 30, 2018</u>	<u>Balance Mar 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	210,372.39	0.00	210,372.39
1010 - Green Bank-6914-Prior Management	29,255.84	(2,994.82)	32,250.66
1011 - Green Bank-6906-Prior Management	9,877.80	48,625.40	(38,747.60)
1012 - Green Bank-MM 3787-Prior Management	155,378.07	355,258.86	(199,880.79)
1013 - Green Bank-1013-Prior Management	53,821.47	53,800.10	21.37
1014 - Green Bank-7626-Prior Management	13,149.53	13,146.92	2.61
1015 - Green Bank-3557-Prior Management	135,453.34	205,453.34	(70,000.00)
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	607,324.77	673,306.13	(65,981.36)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	544,758.04	548,490.86	(3,732.82)
Total Reserve Funds	544,758.04	548,490.86	(3,732.82)
Accounts Receivable			
1500 - Residential Assessments Receivable	227,268.91	239,837.69	(12,568.78)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	200,918.13	213,486.91	(12,568.78)
Other Current Assets			
1600 - Prepaid Insurance	19,390.44	21,662.83	(2,272.39)
Total Other Current Assets	19,390.44	21,662.83	(2,272.39)
Fixed Assets			
1940 - Office Equipment	221,095.30	221,095.30	0.00

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<u>Assets</u>			
Fixed Assets			
1945 - Accum Depr - Office Equipment	(209,195.00)	(209,195.00)	0.00
Total Fixed Assets	11,900.30	11,900.30	0.00
Total Assets	1,384,291.68	1,468,847.03	(84,555.35)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	25.00	0.00	25.00
2036 - PMG Collections	700.00	0.00	700.00
2038 - Adopt A School	12,967.40	12,967.40	0.00
2039 - Undisbursed Insurance Payments	339,513.00	339,513.00	0.00
2040 - Accrued Casualty Loss	716,779.00	716,779.00	0.00
2055 - Prior Mgmt A/P Trade	12,110.67	12,110.67	0.00
2395 - Other Accrued Expenses	22,817.07	0.00	22,817.07
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	1,522.10	51.10	1,471.00
2595 - Deferred Revenue	558,336.00	628,393.00	(70,057.00)
Total Liabilities	1,687,551.03	1,732,594.96	(45,043.93)
Total Liabilities	1,687,551.03	1,732,594.96	(45,043.93)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(331,076.74)	(331,076.74)	0.00
Total Owners Equity - Prior Years	(331,076.74)	(331,076.74)	0.00

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<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	17,750.98	20,918.34	(3,167.36)
Total Capital Reserves - Prior Years	<u>17,750.98</u>	<u>20,918.34</u>	<u>(3,167.36)</u>
Total Owners' Equity	<u>(313,325.76)</u>	<u>(310,158.40)</u>	<u>(3,167.36)</u>
Net Income / (Loss)	<u>10,066.41</u>	<u>46,410.47</u>	<u>(36,344.06)</u>
Total Liabilities and Equity	<u><u>1,384,291.68</u></u>	<u><u>1,468,847.03</u></u>	<u><u>(84,555.35)</u></u>

Income Statement Report Canyon Gate at Cinco Ranch Operating

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4000 - Residential Assessments	71,308.30	70,057.00	1,251.30	281,806.30	280,228.00	1,578.30	840,684.00	558,877.70
4130 - Commercial Assessments	0.00	0.00	0.00	11,375.00	0.00	11,375.00	0.00	(11,375.00)
4265 - Transfer Fees	4,002.34	1,042.00	2,960.34	4,002.34	4,167.00	(164.66)	12,500.00	8,497.66
4400 - Room Rental Fees	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
4710 - Late Fees & Interest	70.36	583.00	(512.64)	4,720.36	2,333.00	2,387.36	7,000.00	2,279.64
4720 - Legal Reimbursements	0.00	1,667.00	(1,667.00)	0.00	6,667.00	(6,667.00)	20,000.00	20,000.00
4900 - Interest Earned - Operating Accounts	144.29	417.00	(272.71)	144.29	1,667.00	(1,522.71)	5,000.00	4,855.71
Total Income	75,525.29	74,183.00	1,342.29	302,048.29	296,729.00	5,319.29	890,184.00	588,135.71
Total Operating Income	75,525.29	74,183.00	1,342.29	302,048.29	296,729.00	5,319.29	890,184.00	588,135.71
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	2,155.10	0.00	2,155.10	0.00	(2,155.10)
5010 - Bad Debt	0.00	833.00	(833.00)	0.00	3,333.00	(3,333.00)	10,000.00	10,000.00
5015 - Bank Charges	0.00	0.00	0.00	809.28	0.00	809.28	0.00	(809.28)
5075 - Meeting Expense	0.00	42.00	(42.00)	196.84	167.00	29.84	500.00	303.16
5090 - Office Supplies	0.00	233.00	(233.00)	360.64	933.00	(572.36)	2,800.00	2,439.36
5115 - Web Site Maintenance	0.00	208.00	(208.00)	630.57	833.00	(202.43)	2,500.00	1,869.43
5195 - Other Administrative Services	1,739.08	175.00	1,564.08	12,345.84	700.00	11,645.84	2,100.00	(10,245.84)
5200 - Community Events	0.00	208.00	(208.00)	300.00	833.00	(533.00)	2,500.00	2,200.00
5210 - Printing & Copying	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00	1,200.00
5215 - Postage	15.99	167.00	(151.01)	244.66	667.00	(422.34)	2,000.00	1,755.34
5306 - Manager/Assistant Manager Salaries	3,079.87	4,120.00	(1,040.13)	3,079.87	16,479.00	(13,399.13)	49,436.00	46,356.13
5380 - Payroll Taxes-Child Support	242.31	0.00	242.31	242.31	0.00	242.31	0.00	(242.31)
Total Administrative	5,077.25	6,086.00	(1,008.75)	20,365.11	24,345.00	(3,979.89)	73,036.00	52,670.89
Insurance								
5400 - Insurance Premiums	2,377.39	2,333.00	44.39	8,520.15	9,333.00	(812.85)	28,000.00	19,479.85

Income Statement Report

Canyon Gate at Cinco Ranch

Operating

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5456 - Hurricane Insurance Claims	0.00	0.00	0.00	58,905.53	0.00	58,905.53	0.00	(58,905.53)
Total Insurance	2,377.39	2,333.00	44.39	67,425.68	9,333.00	58,092.68	28,000.00	(39,425.68)
Utilities								
6000 - Electric Service	9,942.88	833.00	9,109.88	12,739.71	3,333.00	9,406.71	10,000.00	(2,739.71)
6025 - Water Service	882.39	2,167.00	(1,284.61)	2,380.15	8,667.00	(6,286.85)	26,000.00	23,619.85
6040 - Bundled Telecom Services	858.62	583.00	275.62	2,578.02	2,333.00	245.02	7,000.00	4,421.98
6050 - Telephone Service	100.00	0.00	100.00	250.00	0.00	250.00	0.00	(250.00)
Total Utilities	11,783.89	3,583.00	8,200.89	17,947.88	14,333.00	3,614.88	43,000.00	25,052.12
Landscaping								
6100 - Grounds & Landscaping - Contract	5,453.09	4,167.00	1,286.09	17,609.20	16,667.00	942.20	50,000.00	32,390.80
6110 - Landscape Replacement & Installation	0.00	1,417.00	(1,417.00)	320.87	5,667.00	(5,346.13)	17,000.00	16,679.13
6120 - Chemical/Fertilizations	0.00	0.00	0.00	595.38	0.00	595.38	0.00	(595.38)
6199 - Landscape Other	0.00	0.00	0.00	3,587.74	0.00	3,587.74	0.00	(3,587.74)
6200 - Irrigation Repair & Maintenance	0.00	417.00	(417.00)	1,855.24	1,667.00	188.24	5,000.00	3,144.76
Total Landscaping	5,453.09	6,001.00	(547.91)	23,968.43	24,001.00	(32.57)	72,000.00	48,031.57
Operations								
6305 - Easement Expenses	612.50	0.00	612.50	612.50	0.00	612.50	0.00	(612.50)
Total Operations	612.50	0.00	612.50	612.50	0.00	612.50	0.00	(612.50)
Contracted Services								
6416 - Fitness Room Services	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
6428 - Sport Park	0.00	1,225.00	(1,225.00)	0.00	4,900.00	(4,900.00)	14,700.00	14,700.00
6430 - Janitorial Services	613.00	875.00	(262.00)	3,164.16	3,500.00	(335.84)	10,500.00	7,335.84
6434 - Pest Control	357.13	433.00	(75.87)	513.01	1,733.00	(1,219.99)	5,200.00	4,686.99
6438 - Pool Management	0.00	2,500.00	(2,500.00)	0.00	10,000.00	(10,000.00)	30,000.00	30,000.00
6440 - Safety & Security	18,888.58	14,708.00	4,180.58	57,426.27	58,833.00	(1,406.73)	176,500.00	119,073.73
Total Contracted Services	19,858.71	20,158.00	(299.29)	61,103.44	80,633.00	(19,529.56)	241,900.00	180,796.56

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April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	54,530.00	1,250.00	53,280.00	54,530.00	5,000.00	49,530.00	15,000.00	(39,530.00)
6530 - Common Areas Repair & Maintenance	1,275.19	0.00	1,275.19	8,124.54	0.00	8,124.54	0.00	(8,124.54)
6555 - Equipment Rental/Repair & Maintenance	0.00	292.00	(292.00)	0.00	1,167.00	(1,167.00)	3,500.00	3,500.00
6595 - Gate & Monument Repair & Maintenance	0.00	250.00	(250.00)	947.66	1,000.00	(52.34)	3,000.00	2,052.34
6600 - General Repair & Maintenance	2,582.20	1,250.00	1,332.20	2,828.70	5,000.00	(2,171.30)	15,000.00	12,171.30
6615 - Guard House Repair & Maintenance	0.00	125.00	(125.00)	592.96	500.00	92.96	1,500.00	907.04
6685 - Playground Maintenance/Repairs	0.00	125.00	(125.00)	2,209.28	500.00	1,709.28	1,500.00	(709.28)
6694 - Pet Stations & Supplies	0.00	58.00	(58.00)	0.00	233.00	(233.00)	700.00	700.00
6700 - Pool Supplies/Repair & Maintenance	4,307.73	500.00	3,807.73	4,307.73	2,000.00	2,307.73	6,000.00	1,692.27
6702 - Pool Chemicals	1,786.14	700.00	1,086.14	1,786.14	2,800.00	(1,013.86)	8,400.00	6,613.86
6710 - Recreation Supplies/Repair & Maintenance	0.00	0.00	0.00	3,013.22	0.00	3,013.22	0.00	(3,013.22)
6730 - Security System Repair & Maintenance	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
6745 - Signage Repair & Maintenance	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00	50.00
6765 - Tennis Court Repair & Maintenance	0.00	208.00	(208.00)	11,475.73	833.00	10,642.73	2,500.00	(8,975.73)
6795 - Other Supplies/Repair & Maintenance	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
Total Repair & Maintenance	64,481.26	5,008.00	59,473.26	90,065.96	20,033.00	70,032.96	60,100.00	(29,965.96)
Professional Services								
7000 - Audit & Tax Services	0.00	500.00	(500.00)	5,613.25	2,000.00	3,613.25	6,000.00	386.75
7020 - Legal Services	173.00	0.00	173.00	2,038.50	0.00	2,038.50	0.00	(2,038.50)
7025 - Legal Services - Collections	50.00	167.00	(117.00)	50.00	667.00	(617.00)	2,000.00	1,950.00
7030 - Legal Services - General Counsel	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
7035 - Legal Services - Deed Restrictions	0.00	0.00	0.00	1,197.00	0.00	1,197.00	0.00	(1,197.00)
7040 - Management Fees	2,570.00	1,018.00	1,552.00	2,570.00	4,072.00	(1,502.00)	12,215.00	9,645.00
Total Professional Services	2,793.00	1,727.00	1,066.00	11,468.75	6,906.00	4,562.75	20,715.00	9,246.25

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	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,442.00	(11,442.00)	0.00	45,770.00	(45,770.00)	137,311.00	137,311.00
Total Association Owned Unit Expenses	0.00	11,442.00	(11,442.00)	0.00	45,770.00	(45,770.00)	137,311.00	137,311.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	600.00	(600.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	167.00	(167.00)	(48.96)	667.00	(715.96)	2,000.00	2,048.96
Total Taxes	0.00	317.00	(317.00)	(48.96)	1,267.00	(1,315.96)	3,800.00	3,848.96
Total Operating Expense	112,437.09	56,655.00	55,782.09	292,908.79	226,621.00	66,287.79	679,862.00	386,953.21
Total Operating Income / (Loss)	(36,911.80)	17,528.00	(54,439.80)	9,139.50	70,108.00	(60,968.50)	210,322.00	201,182.50

Income Statement Report Canyon Gate at Cinco Ranch Reserves

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4910 - Interest Earned - Reserve Accounts	0.00	0.00	0.00	359.17	0.00	359.17	0.00	(359.17)
Total Income	0.00	0.00	0.00	359.17	0.00	359.17	0.00	(359.17)
Total Reserves Income	0.00	0.00	0.00	359.17	0.00	359.17	0.00	(359.17)
<u>Expense</u>								
Administrative								
5015 - Bank Charges	565.46	0.00	565.46	565.46	0.00	565.46	0.00	(565.46)
Total Administrative	565.46	0.00	565.46	565.46	0.00	565.46	0.00	(565.46)
Total Reserves Expense	565.46	0.00	565.46	565.46	0.00	565.46	0.00	(565.46)
Total Reserves Income / (Loss)	(565.46)	0.00	(565.46)	(206.29)	0.00	(206.29)	0.00	206.29