

Balance Sheet Report Canyon Gate at Cinco Ranch

As of May 31, 2018

	<u>Balance May 31, 2018</u>	<u>Balance Apr 30, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	132,394.40	210,372.39	(77,977.99)
1010 - Green Bank-6914-Prior Management	28,889.69	29,255.84	(366.15)
1011 - Green Bank-6906-Prior Management	9,878.63	9,877.80	0.83
1012 - Green Bank-MM 3787-Prior Management	155,444.06	155,378.07	65.99
1013 - Green Bank-1013-Prior Management	53,844.32	53,821.47	22.85
1014 - Green Bank-7626-Prior Management	13,152.32	13,149.53	2.79
1015 - Green Bank-3557-Prior Management	135,453.34	135,453.34	0.00
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	529,073.09	607,324.77	(78,251.68)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	548,201.60	544,758.04	3,443.56
Total Reserve Funds	548,201.60	544,758.04	3,443.56
Accounts Receivable			
1500 - Residential Assessments Receivable	200,024.77	227,268.91	(27,244.14)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	173,673.99	200,918.13	(27,244.14)
Other Current Assets			
1600 - Prepaid Insurance	17,118.05	19,390.44	(2,272.39)
Total Other Current Assets	17,118.05	19,390.44	(2,272.39)
Fixed Assets			
1940 - Office Equipment	221,095.30	221,095.30	0.00

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	<u>Balance May 31, 2018</u>	<u>Balance Apr 30, 2018</u>	<u>Change</u>
<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	1,279,967.03	1,384,291.68	(104,324.65)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	25.00	25.00	0.00
2036 - PMG Collections	825.00	700.00	125.00
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
2050 - Resident Refunds	198.50	0.00	198.50
2055 - Prior Mgmt A/P Trade	12,110.67	12,110.67	0.00
2395 - Other Accrued Expenses	3,784.88	22,817.07	(19,032.19)
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	1,805.30	1,522.10	283.20
2595 - Deferred Revenue	488,279.00	558,336.00	(70,057.00)
Total Liabilities	1,599,068.54	1,687,551.03	(88,482.49)
Total Liabilities	1,599,068.54	1,687,551.03	(88,482.49)
<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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As of May 31, 2018

	<u>Balance May 31, 2018</u>	<u>Balance Apr 30, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	17,750.98	17,750.98	0.00
Total Capital Reserves - Prior Years	<u>17,750.98</u>	<u>17,750.98</u>	<u>0.00</u>
Total Owners' Equity	<u>(313,325.76)</u>	<u>(313,325.76)</u>	<u>0.00</u>
Net Income / (Loss)	<u>(5,775.75)</u>	<u>10,066.41</u>	<u>(15,842.16)</u>
Total Liabilities and Equity	<u><u>1,279,967.03</u></u>	<u><u>1,384,291.68</u></u>	<u><u>(104,324.65)</u></u>

Income Statement Report

Canyon Gate at Cinco Ranch

Operating

May 01, 2018 thru May 31, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4000 - Residential Assessments	70,057.00	70,057.00	0.00	351,863.30	350,285.00	1,578.30	840,684.00	488,820.70
4130 - Commercial Assessments	0.00	0.00	0.00	11,375.00	0.00	11,375.00	0.00	(11,375.00)
4220 - Gate & Access Fees	30.00	0.00	30.00	30.00	0.00	30.00	0.00	(30.00)
4250 - Pool Fees	40.00	0.00	40.00	40.00	0.00	40.00	0.00	(40.00)
4265 - Transfer Fees	2,943.35	1,041.00	1,902.35	6,945.69	5,208.00	1,737.69	12,500.00	5,554.31
4400 - Room Rental Fees	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
4710 - Late Fees & Interest	0.00	584.00	(584.00)	4,720.36	2,917.00	1,803.36	7,000.00	2,279.64
4720 - Legal Reimbursements	230.50	1,666.00	(1,435.50)	230.50	8,333.00	(8,102.50)	20,000.00	19,769.50
4900 - Interest Earned - Operating Accounts	92.46	416.00	(323.54)	236.75	2,083.00	(1,846.25)	5,000.00	4,763.25
Total Income	73,393.31	74,180.00	(786.69)	375,441.60	370,909.00	4,532.60	890,184.00	514,742.40
Total Operating Income	73,393.31	74,180.00	(786.69)	375,441.60	370,909.00	4,532.60	890,184.00	514,742.40
<u>Expense</u>								
Administrative								
5000 - General Administrative	170.34	0.00	170.34	2,325.44	0.00	2,325.44	0.00	(2,325.44)
5010 - Bad Debt	0.00	834.00	(834.00)	0.00	4,167.00	(4,167.00)	10,000.00	10,000.00
5015 - Bank Charges	30.00	0.00	30.00	839.28	0.00	839.28	0.00	(839.28)
5045 - Dues & Subscriptions	110.00	0.00	110.00	110.00	0.00	110.00	0.00	(110.00)
5075 - Meeting Expense	0.00	41.00	(41.00)	196.84	208.00	(11.16)	500.00	303.16
5090 - Office Supplies	191.07	234.00	(42.93)	551.71	1,167.00	(615.29)	2,800.00	2,248.29
5115 - Web Site Maintenance	0.00	209.00	(209.00)	630.57	1,042.00	(411.43)	2,500.00	1,869.43
5195 - Other Administrative Services	616.15	175.00	441.15	12,961.99	875.00	12,086.99	2,100.00	(10,861.99)
5200 - Community Events	0.00	209.00	(209.00)	300.00	1,042.00	(742.00)	2,500.00	2,200.00
5210 - Printing & Copying	339.90	100.00	239.90	339.90	500.00	(160.10)	1,200.00	860.10
5215 - Postage	477.42	166.00	311.42	722.08	833.00	(110.92)	2,000.00	1,277.92
5306 - Manager/Assistant Manager Salaries	3,045.18	4,119.00	(1,073.82)	6,125.05	20,598.00	(14,472.95)	49,436.00	43,310.95

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2018 thru May 31, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5380 - Payroll Taxes-Child Support	0.00	0.00	0.00	242.31	0.00	242.31	0.00	(242.31)
Total Administrative	4,980.06	6,087.00	(1,106.94)	25,345.17	30,432.00	(5,086.83)	73,036.00	47,690.83
Insurance								
5400 - Insurance Premiums	2,272.39	2,334.00	(61.61)	10,792.54	11,667.00	(874.46)	28,000.00	17,207.46
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	2,272.39	2,334.00	(61.61)	69,698.07	11,667.00	58,031.07	28,000.00	(41,698.07)
Utilities								
6000 - Electric Service	5,978.00	834.00	5,144.00	18,717.71	4,167.00	14,550.71	10,000.00	(8,717.71)
6025 - Water Service	3,439.54	2,166.00	1,273.54	5,819.69	10,833.00	(5,013.31)	26,000.00	20,180.31
6030 - Sewer Service	10.87	0.00	10.87	10.87	0.00	10.87	0.00	(10.87)
6040 - Bundled Telecom Services	295.34	584.00	(288.66)	2,873.36	2,917.00	(43.64)	7,000.00	4,126.64
6050 - Telephone Service	50.00	0.00	50.00	300.00	0.00	300.00	0.00	(300.00)
Total Utilities	9,773.75	3,584.00	6,189.75	27,721.63	17,917.00	9,804.63	43,000.00	15,278.37
Landscaping								
6100 - Grounds & Landscaping - Contract	4,289.41	4,166.00	123.41	21,898.61	20,833.00	1,065.61	50,000.00	28,101.39
6110 - Landscape Replacement & Installatio	0.00	1,416.00	(1,416.00)	320.87	7,083.00	(6,762.13)	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	416.00	(416.00)	1,855.24	2,083.00	(227.76)	5,000.00	3,144.76
Total Landscaping	4,289.41	5,998.00	(1,708.59)	28,257.84	29,999.00	(1,741.16)	72,000.00	43,742.16
Operations								
6305 - Easement Expenses	87.50	0.00	87.50	700.00	0.00	700.00	0.00	(700.00)
Total Operations	87.50	0.00	87.50	700.00	0.00	700.00	0.00	(700.00)
Contracted Services								
6416 - Fitness Room Services	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
6428 - Sport Park	0.00	1,225.00	(1,225.00)	0.00	6,125.00	(6,125.00)	14,700.00	14,700.00

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2018 thru May 31, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6430 - Janitorial Services	540.00	875.00	(335.00)	3,704.16	4,375.00	(670.84)	10,500.00	6,795.84
6434 - Pest Control	233.82	434.00	(200.18)	746.83	2,167.00	(1,420.17)	5,200.00	4,453.17
6438 - Pool Management	9,064.84	2,500.00	6,564.84	9,064.84	12,500.00	(3,435.16)	30,000.00	20,935.16
6440 - Safety & Security	16,910.58	14,709.00	2,201.58	74,336.85	73,542.00	794.85	176,500.00	102,163.15
Total Contracted Services	26,749.24	20,159.00	6,590.24	87,852.68	100,792.00	(12,939.32)	241,900.00	154,047.32
Repair & Maintenance								
6515 - Building Repair & Maintenance	916.94	0.00	916.94	916.94	0.00	916.94	0.00	(916.94)
6525 - Clubhouse Repair & Maintenance	0.00	1,250.00	(1,250.00)	54,530.00	6,250.00	48,280.00	15,000.00	(39,530.00)
6530 - Common Areas Repair & Maintenance	0.00	0.00	0.00	8,124.54	0.00	8,124.54	0.00	(8,124.54)
6555 - Equipment Rental/Repair & Maintenance	0.00	291.00	(291.00)	0.00	1,458.00	(1,458.00)	3,500.00	3,500.00
6560 - Fence Repair & Maintenance	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
6595 - Gate & Monument Repair & Maintenance	1,790.64	250.00	1,540.64	2,738.30	1,250.00	1,488.30	3,000.00	261.70
6600 - General Repair & Maintenance	3,519.27	1,250.00	2,269.27	6,347.97	6,250.00	97.97	15,000.00	8,652.03
6615 - Guard House Repair & Maintenance	0.00	125.00	(125.00)	592.96	625.00	(32.04)	1,500.00	907.04
6625 - HVAC Supplies/Repair & Maintenance	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
6685 - Playground Maintenance/Repairs	60.00	125.00	(65.00)	2,269.28	625.00	1,644.28	1,500.00	(769.28)
6694 - Pet Stations & Supplies	0.00	59.00	(59.00)	0.00	292.00	(292.00)	700.00	700.00
6700 - Pool Supplies/Repair & Maintenance	10,922.80	500.00	10,422.80	15,230.53	2,500.00	12,730.53	6,000.00	(9,230.53)
6702 - Pool Chemicals	818.42	700.00	118.42	2,604.56	3,500.00	(895.44)	8,400.00	5,795.44
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	1,250.00	(1,250.00)	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	30.00	209.00	(179.00)	11,505.73	1,042.00	10,463.73	2,500.00	(9,005.73)
6795 - Other Supplies/Repair & Maintenance	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
Total Repair & Maintenance	18,178.07	5,009.00	13,169.07	108,244.03	25,042.00	83,202.03	60,100.00	(48,144.03)

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2018 thru May 31, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7000 - Audit & Tax Services	0.00	500.00	(500.00)	5,613.25	2,500.00	3,113.25	6,000.00	386.75
7020 - Legal Services	1,661.50	0.00	1,661.50	3,700.00	0.00	3,700.00	0.00	(3,700.00)
7025 - Legal Services - Collections	100.00	166.00	(66.00)	150.00	833.00	(683.00)	2,000.00	1,850.00
7030 - Legal Services - General Counsel	0.00	41.00	(41.00)	0.00	208.00	(208.00)	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	1,285.00	1,018.00	267.00	3,855.00	5,090.00	(1,235.00)	12,215.00	8,360.00
Total Professional Services	3,046.50	1,725.00	1,321.50	14,515.25	8,631.00	5,884.25	20,715.00	6,199.75
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,443.00	(11,443.00)	0.00	57,213.00	(57,213.00)	137,311.00	137,311.00
Total Association Owned Unit Expenses	0.00	11,443.00	(11,443.00)	0.00	57,213.00	(57,213.00)	137,311.00	137,311.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	750.00	(750.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	166.00	(166.00)	(48.96)	833.00	(881.96)	2,000.00	2,048.96
Total Taxes	0.00	316.00	(316.00)	(48.96)	1,583.00	(1,631.96)	3,800.00	3,848.96
Reserve Expenses								
9856 - Fitness Room Expenses	24,185.11	0.00	24,185.11	24,185.11	0.00	24,185.11	0.00	(24,185.11)
Total Reserve Expenses	24,185.11	0.00	24,185.11	24,185.11	0.00	24,185.11	0.00	(24,185.11)
Total Operating Expense	93,562.03	56,655.00	36,907.03	386,470.82	283,276.00	103,194.82	679,862.00	293,391.18
Total Operating Income / (Loss)	(20,168.72)	17,525.00	(37,693.72)	(11,029.22)	87,633.00	(98,662.22)	210,322.00	221,351.22

Income Statement Report Canyon Gate at Cinco Ranch Reserves

May 01, 2018 thru May 31, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4910 - Interest Earned - Reserve Accounts	3,986.13	0.00	3,986.13	4,345.30	0.00	4,345.30	0.00	(4,345.30)
Total Income	3,986.13	0.00	3,986.13	4,345.30	0.00	4,345.30	0.00	(4,345.30)
Total Reserves Income	3,986.13	0.00	3,986.13	4,345.30	0.00	4,345.30	0.00	(4,345.30)
<u>Expense</u>								
Administrative								
5015 - Bank Charges	542.57	0.00	542.57	1,108.03	0.00	1,108.03	0.00	(1,108.03)
Total Administrative	542.57	0.00	542.57	1,108.03	0.00	1,108.03	0.00	(1,108.03)
Total Reserves Expense	542.57	0.00	542.57	1,108.03	0.00	1,108.03	0.00	(1,108.03)
Total Reserves Income / (Loss)	3,443.56	0.00	3,443.56	3,237.27	0.00	3,237.27	0.00	(3,237.27)

**Income Statement Report
Canyon Gate at Cinco Ranch
Adopt A School**

May 01, 2018 thru May 31, 2018

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4030 - Special Assessments	883.00	0.00	883.00	2,016.20	0.00	2,016.20	0.00	(2,016.20)
Total Income	883.00	0.00	883.00	2,016.20	0.00	2,016.20	0.00	(2,016.20)
Total Adopt A School Income	883.00	0.00	883.00	2,016.20	0.00	2,016.20	0.00	(2,016.20)
Total Adopt A School Income / (Loss)	883.00	0.00	883.00	2,016.20	0.00	2,016.20	0.00	(2,016.20)
Total Association Net Income / (Loss)	(15,842.16)	17,525.00	(33,367.16)	(5,775.75)	87,633.00	(93,408.75)	210,322.00	216,097.75