

Balance Sheet Report Canyon Gate at Cinco Ranch

As of August 31, 2018

	<u>Balance Aug 31, 2018</u>	<u>Balance Jul 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	103,238.72	49,280.01	53,958.71
1010 - Green Bank-6914-Prior Management	27,803.59	28,229.63	(426.04)
1011 - Green Bank-6906-Prior Management	9,881.21	9,880.29	0.92
1012 - Green Bank-MM 3787-Prior Management	55,619.04	155,573.97	(99,954.93)
1013 - Green Bank-1013-Prior Management	53,914.43	53,889.33	25.10
1014 - Green Bank-7626-Prior Management	13,160.88	13,157.82	3.06
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	399,087.54	445,480.72	(46,393.18)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	560,514.77	555,915.53	4,599.24
Total Reserve Funds	560,514.77	555,915.53	4,599.24
Accounts Receivable			
1500 - Residential Assessments Receivable	171,802.12	178,566.06	(6,763.94)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	145,451.34	152,215.28	(6,763.94)
Other Current Assets			
1600 - Prepaid Insurance	10,300.88	12,573.27	(2,272.39)
Total Other Current Assets	10,300.88	12,573.27	(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	1,127,254.83	1,178,085.10	(50,830.27)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	45.00	20.00	25.00
2036 - PMG Collections	650.00	835.00	(185.00)
2037 - Payment Plan Fees	320.00	0.00	320.00
2038 - Adopt A School	12,967.40	12,967.40	0.00
2039 - Undisbursed Insurance Payments	80,298.55	80,298.55	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	12,210.06	14,497.79	(2,287.73)
2400 - Accrued Payroll Payable	1,525.48	0.00	1,525.48
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	3,538.05	3,413.05	125.00
2595 - Deferred Revenue	278,108.00	348,165.00	(70,057.00)
Total Liabilities	1,141,333.00	1,211,867.25	(70,534.25)
Total Liabilities	1,141,333.00	1,211,867.25	(70,534.25)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(331,076.74)	(331,076.74)	0.00

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<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3005 - Equity Adjustments - Prior Periods	114,007.38	114,007.38	0.00
Total Owners Equity - Prior Years	<u>(217,069.36)</u>	<u>(217,069.36)</u>	<u>0.00</u>
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	20,918.34	20,918.34	0.00
Total Capital Reserves - Prior Years	<u>20,918.34</u>	<u>20,918.34</u>	<u>0.00</u>
Total Owners' Equity	<u>(196,151.02)</u>	<u>(196,151.02)</u>	<u>0.00</u>
Net Income / (Loss)	<u>182,072.85</u>	<u>162,368.87</u>	<u>19,703.98</u>
Total Liabilities and Equity	<u><u>1,127,254.83</u></u>	<u><u>1,178,085.10</u></u>	<u><u>(50,830.27)</u></u>

Income Statement Report

Canyon Gate at Cinco Ranch

Operating

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4000 - Residential Assessments	70,057.00	70,057.00	0.00	562,134.30	560,456.00	1,678.30	840,684.00	278,549.70
4220 - Gate & Access Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4225 - Key Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
4250 - Pool Fees	0.00	0.00	0.00	340.00	0.00	340.00	0.00	(340.00)
4265 - Transfer Fees	1,943.35	1,041.00	902.35	24,100.74	8,333.00	15,767.74	12,500.00	(11,600.74)
4400 - Room Rental Fees	140.00	416.00	(276.00)	790.00	3,333.00	(2,543.00)	5,000.00	4,210.00
4710 - Late Fees & Interest	1,524.80	584.00	940.80	7,344.11	4,667.00	2,677.11	7,000.00	(344.11)
4720 - Legal Reimbursements	299.97	1,666.00	(1,366.03)	1,059.47	13,333.00	(12,273.53)	20,000.00	18,940.53
4900 - Interest Earned - Operating Accounts	74.15	416.00	(341.85)	492.98	3,333.00	(2,840.02)	5,000.00	4,507.02
Total Income	74,039.27	74,180.00	(140.73)	596,386.60	593,455.00	2,931.60	890,184.00	293,797.40
Total Operating Income	74,039.27	74,180.00	(140.73)	596,386.60	593,455.00	2,931.60	890,184.00	293,797.40
Expense								
Administrative								
5000 - General Administrative	188.25	0.00	188.25	2,557.59	0.00	2,557.59	0.00	(2,557.59)
5010 - Bad Debt	100.00	834.00	(734.00)	100.00	6,667.00	(6,567.00)	10,000.00	9,900.00
5015 - Bank Charges	30.00	400.00	(370.00)	839.28	3,200.00	(2,360.72)	4,800.00	3,960.72
5025 - Billing/Collections	0.00	0.00	0.00	65.00	0.00	65.00	0.00	(65.00)
5045 - Dues & Subscriptions	0.00	0.00	0.00	110.00	0.00	110.00	0.00	(110.00)
5075 - Meeting Expense	0.00	41.00	(41.00)	310.09	333.00	(22.91)	500.00	189.91
5085 - Office Equipment Lease	131.92	0.00	131.92	131.92	0.00	131.92	0.00	(131.92)
5090 - Office Supplies	51.64	234.00	(182.36)	1,048.21	1,867.00	(818.79)	2,800.00	1,751.79
5115 - Web Site Maintenance	0.00	209.00	(209.00)	630.57	1,667.00	(1,036.43)	2,500.00	1,869.43
5195 - Other Administrative Services	426.04	175.00	251.04	3,622.08	1,400.00	2,222.08	2,100.00	(1,522.08)
5200 - Community Events	743.94	209.00	534.94	3,518.94	1,667.00	1,851.94	2,500.00	(1,018.94)
5210 - Printing & Copying	1,158.95	100.00	1,058.95	1,581.75	800.00	781.75	1,200.00	(381.75)
5215 - Postage	1,096.36	166.00	930.36	2,099.49	1,333.00	766.49	2,000.00	(99.49)

Income Statement Report Canyon Gate at Cinco Ranch Operating

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5306 - Manager/Assistant Manager Salaries	3,048.07	4,119.00	(1,070.93)	27,392.83	32,957.00	(5,564.17)	49,436.00	22,043.17
5380 - Payroll Taxes-Child Support	0.00	0.00	0.00	242.31	0.00	242.31	0.00	(242.31)
Total Administrative	6,975.17	6,487.00	488.17	44,250.06	51,891.00	(7,640.94)	77,836.00	33,585.94
Insurance								
5400 - Insurance Premiums	2,272.39	2,334.00	(61.61)	18,374.18	18,667.00	(292.82)	28,000.00	9,625.82
5456 - Hurricane Insurance Claims	717.94	0.00	717.94	717.94	0.00	717.94	0.00	(717.94)
Total Insurance	2,990.33	2,334.00	656.33	19,092.12	18,667.00	425.12	28,000.00	8,907.88
Utilities								
6000 - Electric Service	6,289.03	5,834.00	455.03	48,873.24	46,667.00	2,206.24	70,000.00	21,126.76
6025 - Water Service	4,275.51	2,166.00	2,109.51	19,860.71	17,333.00	2,527.71	26,000.00	6,139.29
6030 - Sewer Service	0.00	0.00	0.00	10.87	0.00	10.87	0.00	(10.87)
6040 - Bundled Telecom Services	687.67	584.00	103.67	5,222.50	4,667.00	555.50	7,000.00	1,777.50
6050 - Telephone Service	0.00	50.00	(50.00)	400.00	400.00	0.00	600.00	200.00
Total Utilities	11,252.21	8,634.00	2,618.21	74,367.32	69,067.00	5,300.32	103,600.00	29,232.68
Landscaping								
6100 - Grounds & Landscaping - Contract	5,145.47	4,166.00	979.47	35,459.93	33,333.00	2,126.93	50,000.00	14,540.07
6110 - Landscape Replacement & Installation	0.00	0.00	0.00	862.12	0.00	862.12	0.00	(862.12)
6140 - Force Mow	0.00	0.00	0.00	433.00	0.00	433.00	0.00	(433.00)
6160 - Tree Maintenance	120.00	0.00	120.00	915.64	0.00	915.64	0.00	(915.64)
6199 - Landscape Other	0.00	1,416.00	(1,416.00)	4,833.21	11,333.00	(6,499.79)	17,000.00	12,166.79
6200 - Irrigation Repair & Maintenance	3,675.09	416.00	3,259.09	5,530.33	3,333.00	2,197.33	5,000.00	(530.33)
Total Landscaping	8,940.56	5,998.00	2,942.56	48,034.23	47,999.00	35.23	72,000.00	23,965.77
Operations								
6305 - Easement Expenses	0.00	0.00	0.00	1,575.00	0.00	1,575.00	0.00	(1,575.00)
Total Operations	0.00	0.00	0.00	1,575.00	0.00	1,575.00	0.00	(1,575.00)

Income Statement Report Canyon Gate at Cinco Ranch Operating

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6416 - Fitness Room Services	0.00	416.00	(416.00)	30.29	3,333.00	(3,302.71)	5,000.00	4,969.71
6428 - Sport Park	0.00	1,225.00	(1,225.00)	2,269.28	9,800.00	(7,530.72)	14,700.00	12,430.72
6430 - Janitorial Services	931.99	875.00	56.99	6,796.15	7,000.00	(203.85)	10,500.00	3,703.85
6434 - Pest Control	435.07	434.00	1.07	2,137.30	3,467.00	(1,329.70)	5,200.00	3,062.70
6438 - Pool Management	1,039.20	2,500.00	(1,460.80)	29,347.78	20,000.00	9,347.78	30,000.00	652.22
6440 - Safety & Security	16,101.56	14,709.00	1,392.56	120,623.47	117,667.00	2,956.47	176,500.00	55,876.53
Total Contracted Services	18,507.82	20,159.00	(1,651.18)	161,204.27	161,267.00	(62.73)	241,900.00	80,695.73
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	1,250.00	(1,250.00)	3,930.16	10,000.00	(6,069.84)	15,000.00	11,069.84
6530 - Common Areas Repair & Maintenance	1,592.34	1,250.00	342.34	22,189.24	10,000.00	12,189.24	15,000.00	(7,189.24)
6555 - Equipment Rental/Repair & Maintenance	438.42	291.00	147.42	730.70	2,333.00	(1,602.30)	3,500.00	2,769.30
6560 - Fence Repair & Maintenance	810.00	0.00	810.00	960.00	0.00	960.00	0.00	(960.00)
6585 - Fountain/Pond/Lake Repair & Maintenance	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
6595 - Gate & Monument Repair & Maintenance	540.00	250.00	290.00	3,423.09	2,000.00	1,423.09	3,000.00	(423.09)
6600 - General Repair & Maintenance	1,746.33	0.00	1,746.33	1,746.33	0.00	1,746.33	0.00	(1,746.33)
6615 - Guard House Repair & Maintenance	0.00	125.00	(125.00)	803.41	1,000.00	(196.59)	1,500.00	696.59
6625 - HVAC Supplies/Repair & Maintenance	0.00	0.00	0.00	169.00	0.00	169.00	0.00	(169.00)
6635 - Janitorial Supplies & Maintenance	164.08	0.00	164.08	164.08	0.00	164.08	0.00	(164.08)
6685 - Playground Maintenance/Repairs	330.00	125.00	205.00	692.57	1,000.00	(307.43)	1,500.00	807.43
6694 - Pet Stations & Supplies	0.00	59.00	(59.00)	90.00	467.00	(377.00)	700.00	610.00
6700 - Pool Supplies/Repair & Maintenance	1,007.29	625.00	382.29	16,525.71	5,000.00	11,525.71	7,500.00	(9,025.71)
6702 - Pool Chemicals	818.42	700.00	118.42	5,641.01	5,600.00	41.01	8,400.00	2,758.99
6730 - Security System Repair & Maintenance	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00	3,000.00
6745 - Signage Repair & Maintenance	96.34	125.00	(28.66)	463.63	1,000.00	(536.37)	1,500.00	1,036.37
6765 - Tennis Court Repair & Maintenance	0.00	209.00	(209.00)	156.59	1,667.00	(1,510.41)	2,500.00	2,343.41

Income Statement Report Canyon Gate at Cinco Ranch Operating

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	227.88	0.00	227.88	527.88	0.00	527.88	0.00	(527.88)
Total Repair & Maintenance	7,771.10	5,259.00	2,512.10	58,333.40	42,067.00	16,266.40	63,100.00	4,766.60
Professional Services								
7000 - Audit & Tax Services	0.00	500.00	(500.00)	5,613.25	4,000.00	1,613.25	6,000.00	386.75
7020 - Legal Services	1,401.87	41.00	1,360.87	8,109.87	333.00	7,776.87	500.00	(7,609.87)
7025 - Legal Services - Collections	136.00	166.00	(30.00)	1,964.00	1,333.00	631.00	2,000.00	36.00
7035 - Legal Services - Deed Restrictions	157.47	0.00	157.47	157.47	0.00	157.47	0.00	(157.47)
7040 - Management Fees	1,285.00	1,018.00	267.00	7,710.00	8,143.00	(433.00)	12,215.00	4,505.00
7095 - Other Professional Services	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
Total Professional Services	3,080.34	1,725.00	1,355.34	23,654.59	13,809.00	9,845.59	20,715.00	(2,939.59)
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,443.00	(11,443.00)	0.00	91,541.00	(91,541.00)	137,311.00	137,311.00
Total Association Owned Unit Expenses	0.00	11,443.00	(11,443.00)	0.00	91,541.00	(91,541.00)	137,311.00	137,311.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	1,200.00	(1,200.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	166.00	(166.00)	(48.96)	1,333.00	(1,381.96)	2,000.00	2,048.96
Total Taxes	0.00	316.00	(316.00)	(48.96)	2,533.00	(2,581.96)	3,800.00	3,848.96
Total Operating Expense	59,517.53	62,355.00	(2,837.47)	430,462.03	498,841.00	(68,378.97)	748,262.00	317,799.97
Total Operating Income / (Loss)	14,521.74	11,825.00	2,696.74	165,924.57	94,614.00	71,310.57	141,922.00	(24,002.57)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4910 - Interest Earned - Reserve Accounts	5,171.05	0.00	5,171.05	14,611.49	0.00	14,611.49	0.00	(14,611.49)
Total Income	5,171.05	0.00	5,171.05	14,611.49	0.00	14,611.49	0.00	(14,611.49)
Total Reserves Income	5,171.05	0.00	5,171.05	14,611.49	0.00	14,611.49	0.00	(14,611.49)
<u>Expense</u>								
Administrative								
5015 - Bank Charges	571.81	0.00	571.81	2,228.41	0.00	2,228.41	0.00	(2,228.41)
Total Administrative	571.81	0.00	571.81	2,228.41	0.00	2,228.41	0.00	(2,228.41)
Total Reserves Expense	571.81	0.00	571.81	2,228.41	0.00	2,228.41	0.00	(2,228.41)
Total Reserves Income / (Loss)	4,599.24	0.00	4,599.24	12,383.08	0.00	12,383.08	0.00	(12,383.08)

Income Statement Report Canyon Gate at Cinco Ranch Adopt A School

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4030 - Special Assessments	583.00	0.00	583.00	3,765.20	0.00	3,765.20	0.00	(3,765.20)
Total Income	583.00	0.00	583.00	3,765.20	0.00	3,765.20	0.00	(3,765.20)
Total Adopt A School Income	583.00	0.00	583.00	3,765.20	0.00	3,765.20	0.00	(3,765.20)
Total Adopt A School Income / (Loss)	583.00	0.00	583.00	3,765.20	0.00	3,765.20	0.00	(3,765.20)
Total Association Net Income / (Loss)	19,703.98	11,825.00	7,878.98	182,072.85	94,614.00	87,458.85	141,922.00	(40,150.85)