

Balance Sheet Report Canyon Gate at Cinco Ranch

As of September 30, 2018

	<u>Balance Sep 30, 2018</u>	<u>Balance Aug 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	72,295.65	103,238.72	(30,943.07)
1010 - Green Bank-6914-Prior Management	27,616.12	27,803.59	(187.47)
1011 - Green Bank-6906-Prior Management	9,881.94	9,881.21	0.73
1012 - Green Bank-MM 3787-Prior Management	55,643.26	55,619.04	24.22
1013 - Green Bank-1013-Prior Management	53,937.91	53,914.43	23.48
1014 - Green Bank-7626-Prior Management	13,163.32	13,160.88	2.44
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	368,007.87	399,087.54	(31,079.67)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	558,769.49	560,514.77	(1,745.28)
Total Reserve Funds	558,769.49	560,514.77	(1,745.28)
Accounts Receivable			
1500 - Residential Assessments Receivable	150,762.06	171,802.12	(21,040.06)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	124,411.28	145,451.34	(21,040.06)
Other Current Assets			
1600 - Prepaid Insurance	10,251.90	10,300.88	(48.98)
Total Other Current Assets	10,251.90	10,300.88	(48.98)
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	1,073,340.84	1,127,254.83	(53,913.99)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	45.00	45.00	0.00
2036 - PMG Collections	1,645.00	650.00	995.00
2037 - Payment Plan Fees	680.00	320.00	360.00
2038 - Adopt A School	12,967.40	12,967.40	0.00
2039 - Undisbursed Insurance Payments	71,905.96	79,580.61	(7,674.65)
2040 - Accrued Casualty Loss	716,779.00	716,779.00	0.00
2395 - Other Accrued Expenses	15,083.50	12,210.06	2,873.44
2400 - Accrued Payroll Payable	0.00	1,525.48	(1,525.48)
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	3,879.12	3,538.05	341.07
2595 - Deferred Revenue	208,051.00	278,108.00	(70,057.00)
Total Liabilities	1,053,816.77	1,128,504.39	(74,687.62)
Total Liabilities	1,053,816.77	1,128,504.39	(74,687.62)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(858,290.09)	(331,076.74)	(527,213.35)
3005 - Equity Adjustments - Prior Periods	114,147.38	114,007.38	140.00
Total Owners Equity - Prior Years	(744,142.71)	(217,069.36)	(527,073.35)

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	<u>Balance Sep 30, 2018</u>	<u>Balance Aug 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	548,131.69	20,918.34	527,213.35
Total Capital Reserves - Prior Years	<u>548,131.69</u>	<u>20,918.34</u>	<u>527,213.35</u>
Total Owners' Equity	<u>(196,011.02)</u>	<u>(196,151.02)</u>	<u>140.00</u>
Net Income / (Loss)	<u>215,535.09</u>	<u>194,901.46</u>	<u>20,633.63</u>
Total Liabilities and Equity	<u><u>1,073,340.84</u></u>	<u><u>1,127,254.83</u></u>	<u><u>(53,913.99)</u></u>

Income Statement Report Canyon Gate at Cinco Ranch Operating

September 01, 2018 thru September 30, 2018

	Current Period			Year to Date (9 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	632,191.30	630,513.00	1,678.30	840,684.00	208,492.70
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	3,109.36	1,042.00	2,067.36	27,210.10	9,375.00	17,835.10	12,500.00	(14,710.10)
4400 - Room Rental Fees	420.00	417.00	3.00	1,210.00	3,750.00	(2,540.00)	5,000.00	3,790.00
4710 - Late Fees & Interest	689.42	583.00	106.42	8,033.53	5,250.00	2,783.53	7,000.00	(1,033.53)
4720 - Legal Reimbursements	87.00	1,667.00	(1,580.00)	1,146.47	15,000.00	(13,853.53)	20,000.00	18,853.53
4810 - Compliance Fines	270.60	0.00	270.60	270.60	0.00	270.60	0.00	(270.60)
4900 - Interest Earned - Operating Accounts	50.87	417.00	(366.13)	543.85	3,750.00	(3,206.15)	5,000.00	4,456.15
Total Income	74,684.25	74,183.00	501.25	671,070.85	667,638.00	3,432.85	890,184.00	219,113.15
Total Operating Income	74,684.25	74,183.00	501.25	671,070.85	667,638.00	3,432.85	890,184.00	219,113.15
<u>Expense</u>								
Administrative								
5000 - General Administrative	(297.70)	0.00	(297.70)	2,259.89	0.00	2,259.89	0.00	(2,259.89)
5010 - Bad Debt	8.93	833.00	(824.07)	108.93	7,500.00	(7,391.07)	10,000.00	9,891.07
5015 - Bank Charges	382.80	400.00	(17.20)	961.41	3,600.00	(2,638.59)	4,800.00	3,838.59
5025 - Billing/Collections	0.00	0.00	0.00	65.00	0.00	65.00	0.00	(65.00)
5045 - Dues & Subscriptions	33.74	0.00	33.74	143.74	0.00	143.74	0.00	(143.74)
5075 - Meeting Expense	289.00	42.00	247.00	599.09	375.00	224.09	500.00	(99.09)
5085 - Office Equipment Lease	0.00	0.00	0.00	131.92	0.00	131.92	0.00	(131.92)
5090 - Office Supplies	206.13	233.00	(26.87)	1,254.34	2,100.00	(845.66)	2,800.00	1,545.66
5115 - Web Site Maintenance	6.73	208.00	(201.27)	637.30	1,875.00	(1,237.70)	2,500.00	1,862.70
5195 - Other Administrative Services	327.47	175.00	152.47	3,949.55	1,575.00	2,374.55	2,100.00	(1,849.55)
5200 - Community Events	1,282.36	208.00	1,074.36	4,801.30	1,875.00	2,926.30	2,500.00	(2,301.30)
5210 - Printing & Copying	28.65	100.00	(71.35)	1,610.40	900.00	710.40	1,200.00	(410.40)

Income Statement Report Canyon Gate at Cinco Ranch Operating

September 01, 2018 thru September 30, 2018

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5215 - Postage	402.28	167.00	235.28	2,501.77	1,500.00	1,001.77	2,000.00	(501.77)
5306 - Manager/Assistant Manager Salaries	3,045.18	4,120.00	(1,074.82)	30,438.01	37,077.00	(6,638.99)	49,436.00	18,997.99
5380 - Payroll Taxes-Child Support	0.00	0.00	0.00	242.31	0.00	242.31	0.00	(242.31)
Total Administrative	5,715.57	6,486.00	(770.43)	49,704.96	58,377.00	(8,672.04)	77,836.00	28,131.04
Insurance								
5400 - Insurance Premiums	2,272.39	2,333.00	(60.61)	20,646.57	21,000.00	(353.43)	28,000.00	7,353.43
Total Insurance	2,272.39	2,333.00	(60.61)	20,646.57	21,000.00	(353.43)	28,000.00	7,353.43
Utilities								
6000 - Electric Service	6,719.48	5,833.00	886.48	50,342.72	52,500.00	(2,157.28)	70,000.00	19,657.28
6025 - Water Service	6,194.88	2,167.00	4,027.88	25,455.59	19,500.00	5,955.59	26,000.00	544.41
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	583.00	104.67	5,910.17	5,250.00	660.17	7,000.00	1,089.83
6050 - Telephone Service	50.00	50.00	0.00	450.00	450.00	0.00	600.00	150.00
Total Utilities	13,652.03	8,633.00	5,019.03	82,169.35	77,700.00	4,469.35	103,600.00	21,430.65
Landscaping								
6100 - Grounds & Landscaping - Contract	4,532.97	4,167.00	365.97	39,992.90	37,500.00	2,492.90	50,000.00	10,007.10
6110 - Landscape Replacement & Installation	(862.12)	0.00	(862.12)	0.00	0.00	0.00	0.00	0.00
6140 - Force Mow	270.62	0.00	270.62	703.62	0.00	703.62	0.00	(703.62)
6160 - Tree Maintenance	0.00	0.00	0.00	915.64	0.00	915.64	0.00	(915.64)
6199 - Landscape Other	5,920.72	1,417.00	4,503.72	10,753.93	12,750.00	(1,996.07)	17,000.00	6,246.07
6200 - Irrigation Repair & Maintenance	162.37	417.00	(254.63)	5,692.70	3,750.00	1,942.70	5,000.00	(692.70)
Total Landscaping	10,024.56	6,001.00	4,023.56	58,058.79	54,000.00	4,058.79	72,000.00	13,941.21
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

September 01, 2018 thru September 30, 2018

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6416 - Fitness Room Services	0.00	417.00	(417.00)	30.29	3,750.00	(3,719.71)	5,000.00	4,969.71
6428 - Sport Park	0.00	1,225.00	(1,225.00)	2,269.28	11,025.00	(8,755.72)	14,700.00	12,430.72
6430 - Janitorial Services	540.00	875.00	(335.00)	7,336.15	7,875.00	(538.85)	10,500.00	3,163.85
6434 - Pest Control	520.33	433.00	87.33	2,657.63	3,900.00	(1,242.37)	5,200.00	2,542.37
6438 - Pool Management	0.00	2,500.00	(2,500.00)	29,347.78	22,500.00	6,847.78	30,000.00	652.22
6440 - Safety & Security	12,928.34	14,708.00	(1,779.66)	127,551.81	132,375.00	(4,823.19)	176,500.00	48,948.19
Total Contracted Services	13,988.67	20,158.00	(6,169.33)	169,192.94	181,425.00	(12,232.06)	241,900.00	72,707.06
Repair & Maintenance								
6515 - Building Repair & Maintenance	333.30	0.00	333.30	333.30	0.00	333.30	0.00	(333.30)
6525 - Clubhouse Repair & Maintenance	0.00	1,250.00	(1,250.00)	3,930.16	11,250.00	(7,319.84)	15,000.00	11,069.84
6530 - Common Areas Repair & Maintenance	2,895.00	1,250.00	1,645.00	25,084.24	11,250.00	13,834.24	15,000.00	(10,084.24)
6555 - Equipment Rental/Repair & Maintenance	0.00	292.00	(292.00)	730.70	2,625.00	(1,894.30)	3,500.00	2,769.30
6560 - Fence Repair & Maintenance	30.00	0.00	30.00	990.00	0.00	990.00	0.00	(990.00)
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	1,054.90	250.00	804.90	4,477.99	2,250.00	2,227.99	3,000.00	(1,477.99)
6600 - General Repair & Maintenance	0.00	0.00	0.00	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	1,125.00	(321.59)	1,500.00	696.59
6625 - HVAC Supplies/Repair & Maintenance	89.00	0.00	89.00	258.00	0.00	258.00	0.00	(258.00)
6630 - Hydrant/Standpipe Repair & Maintenance	54.09	0.00	54.09	54.09	0.00	54.09	0.00	(54.09)
6635 - Janitorial Supplies & Maintenance	223.51	0.00	223.51	387.59	0.00	387.59	0.00	(387.59)
6685 - Playground Maintenance/Repairs	0.00	125.00	(125.00)	692.57	1,125.00	(432.43)	1,500.00	807.43
6694 - Pet Stations & Supplies	0.00	58.00	(58.00)	90.00	525.00	(435.00)	700.00	610.00
6700 - Pool Supplies/Repair & Maintenance	1,313.81	625.00	688.81	17,839.52	5,625.00	12,214.52	7,500.00	(10,339.52)
6702 - Pool Chemicals	0.00	700.00	(700.00)	5,641.01	6,300.00	(658.99)	8,400.00	2,758.99
6730 - Security System Repair & Maintenance	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00	3,000.00
6745 - Signage Repair & Maintenance	0.00	125.00	(125.00)	463.63	1,125.00	(661.37)	1,500.00	1,036.37
6765 - Tennis Court Repair & Maintenance	0.00	208.00	(208.00)	156.59	1,875.00	(1,718.41)	2,500.00	2,343.41

Income Statement Report Canyon Gate at Cinco Ranch Operating

September 01, 2018 thru September 30, 2018

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	126.81	0.00	126.81	654.69	0.00	654.69	0.00	(654.69)
Total Repair & Maintenance	6,120.42	5,258.00	862.42	64,453.82	47,325.00	17,128.82	63,100.00	(1,353.82)
Professional Services								
7000 - Audit & Tax Services	0.00	500.00	(500.00)	5,613.25	4,500.00	1,113.25	6,000.00	386.75
7020 - Legal Services	92.50	42.00	50.50	8,202.37	375.00	7,827.37	500.00	(7,702.37)
7025 - Legal Services - Collections	87.00	167.00	(80.00)	2,051.00	1,500.00	551.00	2,000.00	(51.00)
7035 - Legal Services - Deed Restrictions	0.00	0.00	0.00	157.47	0.00	157.47	0.00	(157.47)
7040 - Management Fees	1,285.00	1,018.00	267.00	8,995.00	9,161.00	(166.00)	12,215.00	3,220.00
7095 - Other Professional Services	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Professional Services	1,464.50	1,727.00	(262.50)	25,119.09	15,536.00	9,583.09	20,715.00	(4,404.09)
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,442.00	(11,442.00)	0.00	102,983.00	(102,983.00)	137,311.00	137,311.00
Total Association Owned Unit Expenses	0.00	11,442.00	(11,442.00)	0.00	102,983.00	(102,983.00)	137,311.00	137,311.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	1,350.00	(1,350.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	167.00	(167.00)	(48.96)	1,500.00	(1,548.96)	2,000.00	2,048.96
Total Taxes	0.00	317.00	(317.00)	(48.96)	2,850.00	(2,898.96)	3,800.00	3,848.96
Total Operating Expense	53,238.14	62,355.00	(9,116.86)	470,871.56	561,196.00	(90,324.44)	748,262.00	277,390.44
Total Operating Income / (Loss)	21,446.11	11,828.00	9,618.11	200,199.29	106,442.00	93,757.29	141,922.00	(58,277.29)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

September 01, 2018 thru September 30, 2018

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4910 - Interest Earned - Reserve Accounts	(1,168.97)	0.00	(1,168.97)	13,442.52	0.00	13,442.52	0.00	(13,442.52)
Total Income	(1,168.97)	0.00	(1,168.97)	13,442.52	0.00	13,442.52	0.00	(13,442.52)
Total Reserves Income	(1,168.97)	0.00	(1,168.97)	13,442.52	0.00	13,442.52	0.00	(13,442.52)
<u>Expense</u>								
Administrative								
5015 - Bank Charges	576.31	0.00	576.31	2,804.72	0.00	2,804.72	0.00	(2,804.72)
Total Administrative	576.31	0.00	576.31	2,804.72	0.00	2,804.72	0.00	(2,804.72)
Total Reserves Expense	576.31	0.00	576.31	2,804.72	0.00	2,804.72	0.00	(2,804.72)
Total Reserves Income / (Loss)	(1,745.28)	0.00	(1,745.28)	10,637.80	0.00	10,637.80	0.00	(10,637.80)

Income Statement Report Canyon Gate at Cinco Ranch Adopt A School

September 01, 2018 thru September 30, 2018

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4030 - Special Assessments	932.80	0.00	932.80	4,698.00	0.00	4,698.00	0.00	(4,698.00)
Total Income	932.80	0.00	932.80	4,698.00	0.00	4,698.00	0.00	(4,698.00)
Total Adopt A School Income	932.80	0.00	932.80	4,698.00	0.00	4,698.00	0.00	(4,698.00)
Total Adopt A School Income / (Loss)	932.80	0.00	932.80	4,698.00	0.00	4,698.00	0.00	(4,698.00)
Total Association Net Income / (Loss)	20,633.63	11,828.00	8,805.63	215,535.09	106,442.00	109,093.09	141,922.00	(73,613.09)