

Balance Sheet Report Canyon Gate at Cinco Ranch

As of October 31, 2018

	<u>Balance Oct 31, 2018</u>	<u>Balance Sep 30, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	10,199.75	72,295.65	(62,095.90)
1010 - Green Bank-6914-Prior Management	27,287.67	27,616.12	(328.45)
1011 - Green Bank-6906-Prior Management	9,882.78	9,881.94	0.84
1012 - Green Bank-MM 3787-Prior Management	55,676.35	55,643.26	33.09
1013 - Green Bank-1013-Prior Management	53,969.98	53,937.91	32.07
1014 - Green Bank-7626-Prior Management	13,166.11	13,163.32	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	305,652.31	368,007.87	(62,355.56)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	531,015.46	558,769.49	(27,754.03)
Total Reserve Funds	531,015.46	558,769.49	(27,754.03)
Accounts Receivable			
1500 - Residential Assessments Receivable	134,856.41	150,762.06	(15,905.65)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	108,505.63	124,411.28	(15,905.65)
Other Current Assets			
1600 - Prepaid Insurance	7,979.51	10,251.90	(2,272.39)
1760 - Transition In - Homeowners Balances	1,739.60	0.00	1,739.60
Total Other Current Assets	9,719.11	10,251.90	(532.79)
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	966,792.81	1,073,340.84	(106,548.03)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	45.00	45.00	0.00
2036 - PMG Collections	2,105.00	1,645.00	460.00
2037 - Payment Plan Fees	740.00	680.00	60.00
2038 - Adopt A School	12,967.40	12,967.40	0.00
2039 - Undisbursed Insurance Payments	39,905.96	71,905.96	(32,000.00)
2040 - Accrued Casualty Loss	716,779.00	716,779.00	0.00
2395 - Other Accrued Expenses	7,663.33	15,083.50	(7,420.17)
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	4,239.41	3,879.12	360.29
2595 - Deferred Revenue	137,994.00	208,051.00	(70,057.00)
Total Liabilities	945,219.89	1,053,816.77	(108,596.88)
Total Liabilities	945,219.89	1,053,816.77	(108,596.88)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(858,290.09)	(858,290.09)	0.00
3005 - Equity Adjustments - Prior Periods	114,147.38	114,147.38	0.00
Total Owners Equity - Prior Years	(744,142.71)	(744,142.71)	0.00

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<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	548,131.69	548,131.69	0.00
Total Capital Reserves - Prior Years	548,131.69	548,131.69	0.00
Total Owners' Equity	(196,011.02)	(196,011.02)	0.00
Net Income / (Loss)	217,583.94	215,535.09	2,048.85
Total Liabilities and Equity	966,792.81	1,073,340.84	(106,548.03)

Income Statement Report Canyon Gate at Cinco Ranch Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 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	702,248.30	700,570.00	1,678.30	840,684.00	138,435.70
4016 - Residential Assessments 17	(54.12)	0.00	(54.12)	(54.12)	0.00	(54.12)	0.00	54.12
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	1,042.00	901.35	29,153.45	10,417.00	18,736.45	12,500.00	(16,653.45)
4400 - Room Rental Fees	280.00	417.00	(137.00)	1,490.00	4,167.00	(2,677.00)	5,000.00	3,510.00
4710 - Late Fees & Interest	2,850.44	583.00	2,267.44	10,883.97	5,833.00	5,050.97	7,000.00	(3,883.97)
4720 - Legal Reimbursements	62.50	1,667.00	(1,604.50)	1,208.97	16,667.00	(15,458.03)	20,000.00	18,791.03
4810 - Compliance Fines	350.00	0.00	350.00	620.60	0.00	620.60	0.00	(620.60)
4900 - Interest Earned - Operating Accounts	68.79	417.00	(348.21)	612.64	4,167.00	(3,554.36)	5,000.00	4,387.36
Total Income	75,557.96	74,183.00	1,374.96	746,628.81	741,821.00	4,807.81	890,184.00	143,555.19
Total Operating Income	75,557.96	74,183.00	1,374.96	746,628.81	741,821.00	4,807.81	890,184.00	143,555.19
<u>Expense</u>								
Administrative								
5000 - General Administrative	130.00	0.00	130.00	2,389.89	0.00	2,389.89	0.00	(2,389.89)
5010 - Bad Debt	76.90	833.00	(756.10)	185.83	8,333.00	(8,147.17)	10,000.00	9,814.17
5015 - Bank Charges	0.00	400.00	(400.00)	961.41	4,000.00	(3,038.59)	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	0.00	0.00	0.00	143.74	0.00	143.74	0.00	(143.74)
5075 - Meeting Expense	0.00	42.00	(42.00)	599.09	417.00	182.09	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	4.10	233.00	(228.90)	1,258.44	2,333.00	(1,074.56)	2,800.00	1,541.56
5115 - Web Site Maintenance	106.96	208.00	(101.04)	744.26	2,083.00	(1,338.74)	2,500.00	1,755.74
5195 - Other Administrative Services	503.40	175.00	328.40	4,452.95	1,750.00	2,702.95	2,100.00	(2,352.95)
5200 - Community Events	412.91	208.00	204.91	5,214.21	2,083.00	3,131.21	2,500.00	(2,714.21)

Income Statement Report Canyon Gate at Cinco Ranch Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5210 - Printing & Copying	81.85	100.00	(18.15)	1,692.25	1,000.00	692.25	1,200.00	(492.25)
5215 - Postage	293.37	167.00	126.37	2,795.14	1,667.00	1,128.14	2,000.00	(795.14)
5306 - Manager/Assistant Manager Salaries	3,045.18	4,120.00	(1,074.82)	33,483.19	41,197.00	(7,713.81)	49,436.00	15,952.81
5380 - Payroll Taxes-Child Support	0.00	0.00	0.00	242.31	0.00	242.31	0.00	(242.31)
Total Administrative	4,654.67	6,486.00	(1,831.33)	54,359.63	64,863.00	(10,503.37)	77,836.00	23,476.37
Insurance								
5400 - Insurance Premiums	2,272.39	2,333.00	(60.61)	22,918.96	23,333.00	(414.04)	28,000.00	5,081.04
Total Insurance	2,272.39	2,333.00	(60.61)	22,918.96	23,333.00	(414.04)	28,000.00	5,081.04
Utilities								
6000 - Electric Service	6,466.50	5,833.00	633.50	56,809.22	58,333.00	(1,523.78)	70,000.00	13,190.78
6025 - Water Service	2,590.36	2,167.00	423.36	28,045.95	21,667.00	6,378.95	26,000.00	(2,045.95)
6030 - Sewer Service	0.00	0.00	0.00	10.87	0.00	10.87	0.00	(10.87)
6040 - Bundled Telecom Services	546.17	583.00	(36.83)	6,456.34	5,833.00	623.34	7,000.00	543.66
6050 - Telephone Service	50.00	50.00	0.00	500.00	500.00	0.00	600.00	100.00
Total Utilities	9,653.03	8,633.00	1,020.03	91,822.38	86,333.00	5,489.38	103,600.00	11,777.62
Landscaping								
6100 - Grounds & Landscaping - Contract	4,532.97	4,167.00	365.97	44,525.87	41,667.00	2,858.87	50,000.00	5,474.13
6140 - Force Mow	378.87	0.00	378.87	1,082.49	0.00	1,082.49	0.00	(1,082.49)
6160 - Tree Maintenance	0.00	0.00	0.00	915.64	0.00	915.64	0.00	(915.64)
6199 - Landscape Other	9,044.28	1,417.00	7,627.28	19,798.21	14,167.00	5,631.21	17,000.00	(2,798.21)
6200 - Irrigation Repair & Maintenance	0.00	417.00	(417.00)	5,692.70	4,167.00	1,525.70	5,000.00	(692.70)
Total Landscaping	13,956.12	6,001.00	7,955.12	72,014.91	60,001.00	12,013.91	72,000.00	(14.91)
Operations								
6305 - Easement Expenses	350.00	0.00	350.00	1,925.00	0.00	1,925.00	0.00	(1,925.00)
Total Operations	350.00	0.00	350.00	1,925.00	0.00	1,925.00	0.00	(1,925.00)

Income Statement Report Canyon Gate at Cinco Ranch Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 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	4,167.00	(4,136.71)	5,000.00	4,969.71
6428 - Sport Park	0.00	1,225.00	(1,225.00)	2,269.28	12,250.00	(9,980.72)	14,700.00	12,430.72
6430 - Janitorial Services	540.00	875.00	(335.00)	7,876.15	8,750.00	(873.85)	10,500.00	2,623.85
6434 - Pest Control	77.94	433.00	(355.06)	2,735.57	4,333.00	(1,597.43)	5,200.00	2,464.43
6438 - Pool Management	0.00	2,500.00	(2,500.00)	29,347.78	25,000.00	4,347.78	30,000.00	652.22
6440 - Safety & Security	6,635.81	14,708.00	(8,072.19)	134,187.62	147,083.00	(12,895.38)	176,500.00	42,312.38
Total Contracted Services	7,253.75	20,158.00	(12,904.25)	176,446.69	201,583.00	(25,136.31)	241,900.00	65,453.31
Repair & Maintenance								
6515 - Building Repair & Maintenance	0.00	0.00	0.00	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	12,500.00	(8,569.84)	15,000.00	11,069.84
6530 - Common Areas Repair & Maintenance	3,510.00	1,250.00	2,260.00	28,594.24	12,500.00	16,094.24	15,000.00	(13,594.24)
6555 - Equipment Rental/Repair & Maintenance	0.00	292.00	(292.00)	730.70	2,917.00	(2,186.30)	3,500.00	2,769.30
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	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	0.00	250.00	(250.00)	4,477.99	2,500.00	1,977.99	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	1,250.00	(446.59)	1,500.00	696.59
6625 - HVAC Supplies/Repair & Maintenance	0.00	0.00	0.00	258.00	0.00	258.00	0.00	(258.00)
6630 - Hydrant/Standpipe Repair & Maintenance	0.00	0.00	0.00	54.09	0.00	54.09	0.00	(54.09)
6635 - Janitorial Supplies & Maintenance	403.20	0.00	403.20	790.79	0.00	790.79	0.00	(790.79)
6685 - Playground Maintenance/Repairs	0.00	125.00	(125.00)	692.57	1,250.00	(557.43)	1,500.00	807.43
6694 - Pet Stations & Supplies	0.00	58.00	(58.00)	90.00	583.00	(493.00)	700.00	610.00
6700 - Pool Supplies/Repair & Maintenance	0.00	625.00	(625.00)	17,839.52	6,250.00	11,589.52	7,500.00	(10,339.52)
6702 - Pool Chemicals	818.42	700.00	118.42	6,459.43	7,000.00	(540.57)	8,400.00	1,940.57
6730 - Security System Repair & Maintenance	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00	3,000.00
6745 - Signage Repair & Maintenance	0.00	125.00	(125.00)	463.63	1,250.00	(786.37)	1,500.00	1,036.37
6765 - Tennis Court Repair & Maintenance	0.00	208.00	(208.00)	156.59	2,083.00	(1,926.41)	2,500.00	2,343.41

Income Statement Report Canyon Gate at Cinco Ranch Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	0.00	0.00	0.00	654.69	0.00	654.69	0.00	(654.69)
Total Repair & Maintenance	4,731.62	5,258.00	(526.38)	69,185.44	52,583.00	16,602.44	63,100.00	(6,085.44)
Professional Services								
7000 - Audit & Tax Services	0.00	500.00	(500.00)	5,613.25	5,000.00	613.25	6,000.00	386.75
7020 - Legal Services	2,119.00	42.00	2,077.00	10,321.37	417.00	9,904.37	500.00	(9,821.37)
7025 - Legal Services - Collections	62.50	167.00	(104.50)	2,113.50	1,667.00	446.50	2,000.00	(113.50)
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	10,280.00	10,179.00	101.00	12,215.00	1,935.00
7095 - Other Professional Services	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Professional Services	3,466.50	1,727.00	1,739.50	28,585.59	17,263.00	11,322.59	20,715.00	(7,870.59)
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,443.00	(11,443.00)	0.00	114,426.00	(114,426.00)	137,311.00	137,311.00
Total Association Owned Unit Expenses	0.00	11,443.00	(11,443.00)	0.00	114,426.00	(114,426.00)	137,311.00	137,311.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	1,500.00	(1,500.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	167.00	(167.00)	(48.96)	1,667.00	(1,715.96)	2,000.00	2,048.96
Total Taxes	0.00	317.00	(317.00)	(48.96)	3,167.00	(3,215.96)	3,800.00	3,848.96
Total Operating Expense	46,338.08	62,356.00	(16,017.92)	517,209.64	623,552.00	(106,342.36)	748,262.00	231,052.36
Total Operating Income / (Loss)	29,219.88	11,827.00	17,392.88	229,419.17	118,269.00	111,150.17	141,922.00	(87,497.17)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4910 - Interest Earned - Reserve Accounts	(27,196.43)	0.00	(27,196.43)	(13,753.91)	0.00	(13,753.91)	0.00	13,753.91
Total Income	(27,196.43)	0.00	(27,196.43)	(13,753.91)	0.00	(13,753.91)	0.00	13,753.91
Total Reserves Income	(27,196.43)	0.00	(27,196.43)	(13,753.91)	0.00	(13,753.91)	0.00	13,753.91
<u>Expense</u>								
Administrative								
5015 - Bank Charges	557.60	0.00	557.60	3,362.32	0.00	3,362.32	0.00	(3,362.32)
Total Administrative	557.60	0.00	557.60	3,362.32	0.00	3,362.32	0.00	(3,362.32)
Total Reserves Expense	557.60	0.00	557.60	3,362.32	0.00	3,362.32	0.00	(3,362.32)
Total Reserves Income / (Loss)	(27,754.03)	0.00	(27,754.03)	(17,116.23)	0.00	(17,116.23)	0.00	17,116.23

Income Statement Report Canyon Gate at Cinco Ranch Adopt A School

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4030 - Special Assessments	583.00	0.00	583.00	5,281.00	0.00	5,281.00	0.00	(5,281.00)
Total Income	583.00	0.00	583.00	5,281.00	0.00	5,281.00	0.00	(5,281.00)
Total Adopt A School Income	583.00	0.00	583.00	5,281.00	0.00	5,281.00	0.00	(5,281.00)
Total Adopt A School Income / (Loss)	583.00	0.00	583.00	5,281.00	0.00	5,281.00	0.00	(5,281.00)
Total Association Net Income / (Loss)	2,048.85	11,827.00	(9,778.15)	217,583.94	118,269.00	99,314.94	141,922.00	(75,661.94)