

Balance Sheet Report Canyon Gate at Cinco Ranch

As of April 30, 2019

	<u>Balance Apr 30, 2019</u>	<u>Balance Mar 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	331,721.51	421,840.04	(90,118.53)
1010 - Green Bank-6914-Prior Management	25,103.74	25,443.03	(339.29)
1011 - Green Bank-6906-Prior Management	9,887.68	9,886.87	0.81
1012 - Green Bank-MM 3787-Prior Management	5,684.21	5,684.21	0.00
1013 - Green Bank-1013-Prior Management	54,184.44	54,148.83	35.61
1014 - Green Bank-7626-Prior Management	13,182.44	13,179.73	2.71
1015 - Green Bank-3557-Prior Management	39,905.96	39,905.96	0.00
1101 - New First Bank MM #8161	246,048.77	245,725.62	323.15
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	725,735.08	815,830.62	(90,095.54)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	572,790.38	563,736.34	9,054.04
1325 - PPB RSRV #6596	50,023.77	37,510.58	12,513.19
Total Reserve Funds	622,814.15	601,246.92	21,567.23
Accounts Receivable			
1500 - Residential Assessments Receivable	197,422.78	228,218.93	(30,796.15)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	171,072.00	201,868.15	(30,796.15)
Other Current Assets			
1600 - Prepaid Insurance	19,381.75	21,474.54	(2,092.79)
1760 - Transition In - Homeowners Balances	2,990.90	2,990.90	0.00
1799 - Clearing Account	0.00	1,150.00	(1,150.00)
Total Other Current Assets	22,372.65	25,615.44	(3,242.79)

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	<u>Balance Apr 30, 2019</u>	<u>Balance Mar 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Fixed Assets			
1940 - Office Equipment	221,095.30	221,095.30	0.00
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	1,553,894.18	1,656,461.43	(102,567.25)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	40.00	40.00	0.00
2025 - Transfer Fee Payable	0.00	200.00	(200.00)
2036 - PMG Collections	280.00	460.00	(180.00)
2037 - Payment Plan Fees	2,615.00	1,520.00	1,095.00
2038 - Adopt A School	12,967.40	12,967.40	0.00
2039 - Undisbursed Insurance Payments	39,905.96	39,905.96	0.00
2040 - Accrued Casualty Loss	716,779.00	716,779.00	0.00
2050 - Resident Refunds	700.00	0.00	700.00
2395 - Other Accrued Expenses	5,696.26	792.76	4,903.50
2400 - Accrued Payroll Payable	0.00	1,522.31	(1,522.31)
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	5,843.07	3,682.79	2,160.28
2595 - Deferred Revenue	588,816.68	662,418.76	(73,602.08)
Total Liabilities	1,396,424.16	1,463,069.77	(66,645.61)
Total Liabilities	1,396,424.16	1,463,069.77	(66,645.61)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(477,798.84)	(477,798.84)	0.00

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As of April 30, 2019

	Balance Apr 30, 2019	Balance Mar 31, 2019	Change
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3005 - Equity Adjustments - Prior Periods	672.07	672.07	0.00
Total Owners Equity - Prior Years	(477,126.77)	(477,126.77)	0.00
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	524,584.57	524,584.57	0.00
Total Capital Reserves - Prior Years	524,584.57	524,584.57	0.00
Total Owners' Equity	47,457.80	47,457.80	0.00
 Net Income / (Loss)	110,012.22	145,933.86	(35,921.64)
Total Liabilities and Equity	1,553,894.18	1,656,461.43	(102,567.25)

Income Statement Report Canyon Gate at Cinco Ranch Operating

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
User Fee Income								
4248 - Administrative Fees	630.00	0.00	630.00	4,215.00	0.00	4,215.00	0.00	(4,215.00)
Total User Fee Income	630.00	0.00	630.00	4,215.00	0.00	4,215.00	0.00	(4,215.00)
Income								
4000 - Residential Assessments	73,602.08	73,602.00	0.08	293,183.32	294,408.00	(1,224.68)	883,225.00	590,041.68
4016 - Residential Assessments 17	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00	50.00
4220 - Gate & Access Fees	0.00	42.00	(42.00)	260.00	167.00	93.00	500.00	240.00
4225 - Key Fees	20.00	0.00	20.00	70.00	0.00	70.00	0.00	(70.00)
4250 - Pool Fees	0.00	20.00	(20.00)	0.00	83.00	(83.00)	250.00	250.00
4265 - Transfer Fees	1,633.32	1,250.00	383.32	6,415.32	5,000.00	1,415.32	15,000.00	8,584.68
4400 - Room Rental Fees	475.00	250.00	225.00	1,245.00	1,000.00	245.00	3,000.00	1,755.00
4710 - Late Fees & Interest	2,431.09	583.00	1,848.09	14,137.74	2,333.00	11,804.74	7,000.00	(7,137.74)
4720 - Legal Reimbursements	279.47	83.00	196.47	2,359.55	333.00	2,026.55	1,000.00	(1,359.55)
4900 - Interest Earned - Operating Accounts	362.28	83.00	279.28	1,208.51	333.00	875.51	1,000.00	(208.51)
Total Income	78,803.24	75,913.00	2,890.24	318,829.44	303,657.00	15,172.44	910,975.00	592,145.56
Total Operating Income	79,433.24	75,913.00	3,520.24	323,044.44	303,657.00	19,387.44	910,975.00	587,930.56
<u>Expense</u>								
Administrative								
5000 - General Administrative	78.50	83.00	(4.50)	266.75	333.00	(66.25)	1,000.00	733.25
5010 - Bad Debt	245.14	667.00	(421.86)	5,345.93	2,667.00	2,678.93	8,000.00	2,654.07
5015 - Bank Charges	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00	300.00
5025 - Billing/Collections	3,330.00	0.00	3,330.00	5,693.00	0.00	5,693.00	0.00	(5,693.00)
5035 - Decorations	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
5045 - Dues & Subscriptions	33.00	42.00	(9.00)	202.33	167.00	35.33	500.00	297.67
5075 - Meeting Expense	0.00	0.00	0.00	192.46	0.00	192.46	0.00	(192.46)
5085 - Office Equipment Lease	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
5090 - Office Supplies	38.25	83.00	(44.75)	935.30	333.00	602.30	1,000.00	64.70

Income Statement Report Canyon Gate at Cinco Ranch Operating

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5115 - Web Site Maintenance	26.60	83.00	(56.40)	106.81	333.00	(226.19)	1,000.00	893.19
5195 - Other Administrative Services	339.29	167.00	172.29	1,732.18	667.00	1,065.18	2,000.00	267.82
5200 - Community Events	2,999.32	833.00	2,166.32	3,070.26	3,333.00	(262.74)	10,000.00	6,929.74
5210 - Printing & Copying	197.95	167.00	30.95	1,304.44	667.00	637.44	2,000.00	695.56
5215 - Postage	627.24	83.00	544.24	3,751.41	333.00	3,418.41	1,000.00	(2,751.41)
5306 - Manager/Assistant Manager Salaries	3,044.62	3,667.00	(622.38)	12,272.19	14,667.00	(2,394.81)	44,000.00	31,727.81
Total Administrative	10,959.91	6,109.00	4,850.91	34,873.06	24,434.00	10,439.06	73,300.00	38,426.94
Insurance								
5400 - Insurance Premiums	2,092.79	2,250.00	(157.21)	6,850.63	9,000.00	(2,149.37)	27,000.00	20,149.37
Total Insurance	2,092.79	2,250.00	(157.21)	6,850.63	9,000.00	(2,149.37)	27,000.00	20,149.37
Utilities								
6000 - Electric Service	4,945.98	5,000.00	(54.02)	21,332.40	20,000.00	1,332.40	60,000.00	38,667.60
6025 - Water Service	2,197.68	2,917.00	(719.32)	3,988.07	11,667.00	(7,678.93)	35,000.00	31,011.93
6040 - Bundled Telecom Services	808.34	1,000.00	(191.66)	3,008.31	4,000.00	(991.69)	12,000.00	8,991.69
6050 - Telephone Service	50.00	50.00	0.00	250.00	200.00	50.00	600.00	350.00
Total Utilities	8,002.00	8,967.00	(965.00)	28,578.78	35,867.00	(7,288.22)	107,600.00	79,021.22
Landscaping								
6100 - Grounds & Landscaping - Contract	4,555.47	4,417.00	138.47	17,531.94	17,667.00	(135.06)	53,000.00	35,468.06
6110 - Landscape Replacement & Installation	0.00	667.00	(667.00)	0.00	2,667.00	(2,667.00)	8,000.00	8,000.00
6120 - Chemical/Fertilizations	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00	600.00
6140 - Force Mow	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6160 - Tree Maintenance	0.00	667.00	(667.00)	0.00	2,667.00	(2,667.00)	8,000.00	8,000.00
6199 - Landscape Other	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
6200 - Irrigation Repair & Maintenance	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
Total Landscaping	4,555.47	6,593.00	(2,037.53)	17,531.94	26,368.00	(8,836.06)	79,100.00	61,568.06

Income Statement Report Canyon Gate at Cinco Ranch Operating

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Operations								
6305 - Easement Expenses	0.00	167.00	(167.00)	1,400.00	667.00	733.00	2,000.00	600.00
Total Operations	0.00	167.00	(167.00)	1,400.00	667.00	733.00	2,000.00	600.00
Contracted Services								
6422 - Gate Services	0.00	0.00	0.00	1,791.18	0.00	1,791.18	0.00	(1,791.18)
6430 - Janitorial Services	540.00	833.00	(293.00)	2,950.00	3,333.00	(383.00)	10,000.00	7,050.00
6434 - Pest Control	372.38	292.00	80.38	606.20	1,167.00	(560.80)	3,500.00	2,893.80
6438 - Pool Management	0.00	2,667.00	(2,667.00)	1,636.84	10,667.00	(9,030.16)	32,000.00	30,363.16
6440 - Safety & Security	16,657.99	15,392.00	1,265.99	59,075.35	61,567.00	(2,491.65)	184,700.00	125,624.65
Total Contracted Services	17,570.37	19,184.00	(1,613.63)	66,059.57	76,734.00	(10,674.43)	230,200.00	164,140.43
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	120.00	417.00	(297.00)	120.00	1,667.00	(1,547.00)	5,000.00	4,880.00
6545 - Electrical Supplies/Repair & Maintena	1,299.00	0.00	1,299.00	1,299.00	0.00	1,299.00	0.00	(1,299.00)
6555 - Equipment Rental/Repair & Maintena	292.28	83.00	209.28	730.70	333.00	397.70	1,000.00	269.30
6560 - Fence Repair & Maintenance	1,500.00	0.00	1,500.00	4,895.00	0.00	4,895.00	0.00	(4,895.00)
6570 - Fitness Equipment Repair & Maintena	0.00	0.00	0.00	1,247.02	0.00	1,247.02	0.00	(1,247.02)
6595 - Gate & Monument Repair & Maintena	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
6600 - General Repair & Maintenance	410.38	1,250.00	(839.62)	10,164.66	5,000.00	5,164.66	15,000.00	4,835.34
6615 - Guard House Repair & Maintenance	182.37	125.00	57.37	1,222.37	500.00	722.37	1,500.00	277.63
6625 - HVAC Supplies/Repair & Maintenance	0.00	83.00	(83.00)	90.00	333.00	(243.00)	1,000.00	910.00
6635 - Janitorial Supplies & Maintenance	357.98	83.00	274.98	1,038.27	333.00	705.27	1,000.00	(38.27)
6685 - Playground Maintenance/Repairs	720.00	125.00	595.00	1,050.00	500.00	550.00	1,500.00	450.00
6694 - Pet Stations & Supplies	0.00	42.00	(42.00)	30.00	167.00	(137.00)	500.00	470.00
6700 - Pool Supplies/Repair & Maintenance	1,485.00	1,667.00	(182.00)	1,845.00	6,667.00	(4,822.00)	20,000.00	18,155.00
6702 - Pool Chemicals	0.00	733.00	(733.00)	818.42	2,933.00	(2,114.58)	8,800.00	7,981.58
6745 - Signage Repair & Maintenance	118.53	42.00	76.53	301.03	167.00	134.03	500.00	198.97
6765 - Tennis Court Repair & Maintenance	0.00	83.00	(83.00)	210.00	333.00	(123.00)	1,000.00	790.00

Income Statement Report Canyon Gate at Cinco Ranch Operating

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	37.16	42.00	(4.84)	232.16	167.00	65.16	500.00	267.84
Total Repair & Maintenance	6,522.70	5,025.00	1,497.70	25,293.63	20,100.00	5,193.63	60,300.00	35,006.37
Professional Services								
7000 - Audit & Tax Services	0.00	417.00	(417.00)	175.00	1,667.00	(1,492.00)	5,000.00	4,825.00
7020 - Legal Services	445.00	250.00	195.00	3,140.50	1,000.00	2,140.50	3,000.00	(140.50)
7025 - Legal Services - Collections	707.00	167.00	540.00	732.05	667.00	65.05	2,000.00	1,267.95
7035 - Legal Services - Deed Restrictions	0.00	667.00	(667.00)	621.62	2,667.00	(2,045.38)	8,000.00	7,378.38
7040 - Management Fees	1,285.00	1,292.00	(7.00)	5,140.00	5,167.00	(27.00)	15,500.00	10,360.00
7095 - Other Professional Services	0.00	250.00	(250.00)	17.75	1,000.00	(982.25)	3,000.00	2,982.25
Total Professional Services	2,437.00	3,043.00	(606.00)	9,826.92	12,168.00	(2,341.08)	36,500.00	26,673.08
Association Owned Unit Expenses								
8110 - Shared Entity Charges	72,771.87	11,500.00	61,271.87	72,771.87	46,000.00	26,771.87	138,000.00	65,228.13
Total Association Owned Unit Expenses	72,771.87	11,500.00	61,271.87	72,771.87	46,000.00	26,771.87	138,000.00	65,228.13
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	175.00	(175.00)	0.00	700.00	(700.00)	2,100.00	2,100.00
Total Taxes	0.00	325.00	(325.00)	0.00	1,300.00	(1,300.00)	3,900.00	3,900.00
Other Expenses								
9105 - Reserve Contribution Expense	12,500.00	12,500.00	0.00	50,000.00	50,000.00	0.00	150,000.00	100,000.00
Total Other Expenses	12,500.00	12,500.00	0.00	50,000.00	50,000.00	0.00	150,000.00	100,000.00
Total Operating Expense	137,412.11	75,663.00	61,749.11	313,186.40	302,638.00	10,548.40	907,900.00	594,713.60
Total Operating Income / (Loss)	(57,978.87)	250.00	(58,228.87)	9,858.04	1,019.00	8,839.04	3,075.00	(6,783.04)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4905 - Reserve Contribution Income	12,500.00	12,500.00	0.00	50,000.00	50,000.00	0.00	150,000.00	100,000.00
4910 - Interest Earned - Reserve Accounts	9,067.23	0.00	9,067.23	49,886.25	0.00	49,886.25	0.00	(49,886.25)
Total Income	21,567.23	12,500.00	9,067.23	99,886.25	50,000.00	49,886.25	150,000.00	50,113.75
Total Reserves Income	21,567.23	12,500.00	9,067.23	99,886.25	50,000.00	49,886.25	150,000.00	50,113.75
<u>Expense</u>								
Administrative								
5015 - Bank Charges	0.00	0.00	0.00	1,656.67	0.00	1,656.67	0.00	(1,656.67)
Total Administrative	0.00	0.00	0.00	1,656.67	0.00	1,656.67	0.00	(1,656.67)
Total Reserves Expense	0.00	0.00	0.00	1,656.67	0.00	1,656.67	0.00	(1,656.67)
Total Reserves Income / (Loss)	21,567.23	12,500.00	9,067.23	98,229.58	50,000.00	48,229.58	150,000.00	51,770.42

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

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4000 - Residential Assessments	0.00	208.00	(208.00)	0.00	833.00	(833.00)	2,500.00	2,500.00
4030 - Special Assessments	490.00	0.00	490.00	1,924.60	0.00	1,924.60	0.00	(1,924.60)
Total Income	490.00	208.00	282.00	1,924.60	833.00	1,091.60	2,500.00	575.40
Total Adopt A School Income	490.00	208.00	282.00	1,924.60	833.00	1,091.60	2,500.00	575.40
Total Adopt A School Income / (Loss)	490.00	208.00	282.00	1,924.60	833.00	1,091.60	2,500.00	575.40
Total Association Net Income / (Loss)	(35,921.64)	12,958.00	(48,879.64)	110,012.22	51,852.00	58,160.22	155,575.00	45,562.78