

Balance Sheet Report Canyon Gate at Cinco Ranch

As of January 31, 2019

	<u>Balance Jan 31, 2019</u>	<u>Balance Dec 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	328,375.50	285,765.41	42,610.09
1010 - Green Bank-6914-Prior Management	26,103.39	26,630.72	(527.33)
1011 - Green Bank-6906-Prior Management	9,885.27	9,884.43	0.84
1012 - Green Bank-MM 3787-Prior Management	5,682.52	5,680.83	1.69
1013 - Green Bank-1013-Prior Management	54,078.88	54,042.16	36.72
1014 - Green Bank-7626-Prior Management	13,174.41	13,171.61	2.80
1015 - Green Bank-3557-Prior Management	39,905.96	39,905.96	0.00
1101 - New First Bank MM #8161	245,151.03	0.00	245,151.03
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	722,373.29	435,097.45	287,275.84
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	541,927.14	524,584.57	17,342.57
Total Reserve Funds	541,927.14	524,584.57	17,342.57
Accounts Receivable			
1500 - Residential Assessments Receivable	458,038.94	123,173.79	334,865.15
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	431,688.16	96,823.01	334,865.15
Other Current Assets			
1600 - Prepaid Insurance	1,162.34	3,434.73	(2,272.39)
1650 - Inter-fund Due to / from - Current 1	(12,500.00)	0.00	(12,500.00)
1651 - Inter-fund Due to / from - Current 2	12,500.00	0.00	12,500.00
1760 - Transition In - Homeowners Balances	2,990.90	2,990.90	0.00
1799 - Clearing Account	0.00	1,225.00	(1,225.00)
Total Other Current Assets	4,153.24	7,650.63	(3,497.39)

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	<u>Balance Jan 31, 2019</u>	<u>Balance Dec 31, 2018</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	1,712,042.13	1,076,055.96	635,986.17
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	7,727.80	818.42	6,909.38
2015 - Returned Check Fee Payable	130.00	45.00	85.00
2036 - PMG Collections	345.00	405.00	(60.00)
2037 - Payment Plan Fees	440.00	440.00	0.00
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
2395 - Other Accrued Expenses	1,766.60	22,717.10	(20,950.50)
2400 - Accrued Payroll Payable	1,571.43	1,565.24	6.19
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	4,917.46	210,846.32	(205,928.86)
2595 - Deferred Revenue	809,622.92	0.00	809,622.92
Total Liabilities	1,618,954.36	1,029,270.23	589,684.13
Total Liabilities	1,618,954.36	1,029,270.23	589,684.13

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As of January 31, 2019

	<u>Balance Jan 31, 2019</u>	<u>Balance Dec 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(477,798.84)	(477,798.84)	0.00
Total Owners Equity - Prior Years	<u>(477,798.84)</u>	<u>(477,798.84)</u>	<u>0.00</u>
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	524,584.57	524,584.57	0.00
Total Capital Reserves - Prior Years	<u>524,584.57</u>	<u>524,584.57</u>	<u>0.00</u>
Total Owners' Equity	<u>46,785.73</u>	<u>46,785.73</u>	<u>0.00</u>
Net Income / (Loss)	<u>46,302.04</u>	<u>0.00</u>	<u>46,302.04</u>
Total Liabilities and Equity	<u><u>1,712,042.13</u></u>	<u><u>1,076,055.96</u></u>	<u><u>635,986.17</u></u>

Income Statement Report Canyon Gate at Cinco Ranch Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
User Fee Income								
4248 - Administrative Fees	3,585.00	0.00	3,585.00	3,585.00	0.00	3,585.00	0.00	(3,585.00)
Total User Fee Income	3,585.00	0.00	3,585.00	3,585.00	0.00	3,585.00	0.00	(3,585.00)
Income								
4000 - Residential Assessments	72,377.08	73,602.00	(1,224.92)	72,377.08	73,602.00	(1,224.92)	883,225.00	810,847.92
4016 - Residential Assessments 17	(50.00)	0.00	(50.00)	(50.00)	0.00	(50.00)	0.00	50.00
4220 - Gate & Access Fees	150.00	42.00	108.00	150.00	42.00	108.00	500.00	350.00
4250 - Pool Fees	0.00	21.00	(21.00)	0.00	21.00	(21.00)	250.00	250.00
4265 - Transfer Fees	1,166.01	1,250.00	(83.99)	1,166.01	1,250.00	(83.99)	15,000.00	13,833.99
4400 - Room Rental Fees	140.00	250.00	(110.00)	140.00	250.00	(110.00)	3,000.00	2,860.00
4710 - Late Fees & Interest	6,742.66	583.00	6,159.66	6,742.66	583.00	6,159.66	7,000.00	257.34
4720 - Legal Reimbursements	1,265.46	83.00	1,182.46	1,265.46	83.00	1,182.46	1,000.00	(265.46)
4900 - Interest Earned - Operating Accounts	193.08	83.00	110.08	193.08	83.00	110.08	1,000.00	806.92
Total Income	81,984.29	75,914.00	6,070.29	81,984.29	75,914.00	6,070.29	910,975.00	828,990.71
Total Operating Income	85,569.29	75,914.00	9,655.29	85,569.29	75,914.00	9,655.29	910,975.00	825,405.71
Expense								
Administrative								
5000 - General Administrative	(43.00)	83.00	(126.00)	(43.00)	83.00	(126.00)	1,000.00	1,043.00
5010 - Bad Debt	3,250.00	667.00	2,583.00	3,250.00	667.00	2,583.00	8,000.00	4,750.00
5015 - Bank Charges	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
5025 - Billing/Collections	2,283.00	0.00	2,283.00	2,283.00	0.00	2,283.00	0.00	(2,283.00)
5035 - Decorations	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
5045 - Dues & Subscriptions	169.33	42.00	127.33	169.33	42.00	127.33	500.00	330.67
5075 - Meeting Expense	25.00	0.00	25.00	25.00	0.00	25.00	0.00	(25.00)
5085 - Office Equipment Lease	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
5090 - Office Supplies	122.60	83.00	39.60	122.60	83.00	39.60	1,000.00	877.40
5115 - Web Site Maintenance	27.01	83.00	(55.99)	27.01	83.00	(55.99)	1,000.00	972.99

Income Statement Report Canyon Gate at Cinco Ranch Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5195 - Other Administrative Services	807.53	167.00	640.53	807.53	167.00	640.53	2,000.00	1,192.47
5200 - Community Events	1,177.26	833.00	344.26	1,177.26	833.00	344.26	10,000.00	8,822.74
5210 - Printing & Copying	548.00	167.00	381.00	548.00	167.00	381.00	2,000.00	1,452.00
5215 - Postage	949.68	83.00	866.68	949.68	83.00	866.68	1,000.00	50.32
5306 - Manager/Assistant Manager Salaries	3,136.67	3,667.00	(530.33)	3,136.67	3,667.00	(530.33)	44,000.00	40,863.33
Total Administrative	12,453.08	6,109.00	6,344.08	12,453.08	6,109.00	6,344.08	73,300.00	60,846.92
Insurance								
5400 - Insurance Premiums	2,272.39	2,250.00	22.39	2,272.39	2,250.00	22.39	27,000.00	24,727.61
Total Insurance	2,272.39	2,250.00	22.39	2,272.39	2,250.00	22.39	27,000.00	24,727.61
Utilities								
6000 - Electric Service	5,826.76	5,000.00	826.76	5,826.76	5,000.00	826.76	60,000.00	54,173.24
6025 - Water Service	2,434.78	2,917.00	(482.22)	2,434.78	2,917.00	(482.22)	35,000.00	32,565.22
6040 - Bundled Telecom Services	696.08	1,000.00	(303.92)	696.08	1,000.00	(303.92)	12,000.00	11,303.92
6050 - Telephone Service	100.00	50.00	50.00	100.00	50.00	50.00	600.00	500.00
Total Utilities	9,057.62	8,967.00	90.62	9,057.62	8,967.00	90.62	107,600.00	98,542.38
Landscaping								
6100 - Grounds & Landscaping - Contract	4,289.41	4,417.00	(127.59)	4,289.41	4,417.00	(127.59)	53,000.00	48,710.59
6110 - Landscape Replacement & Installation	0.00	667.00	(667.00)	0.00	667.00	(667.00)	8,000.00	8,000.00
6120 - Chemical/Fertilizations	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
6140 - Force Mow	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6160 - Tree Maintenance	0.00	667.00	(667.00)	0.00	667.00	(667.00)	8,000.00	8,000.00
6199 - Landscape Other	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6200 - Irrigation Repair & Maintenance	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
Total Landscaping	4,289.41	6,593.00	(2,303.59)	4,289.41	6,593.00	(2,303.59)	79,100.00	74,810.59

Income Statement Report Canyon Gate at Cinco Ranch Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Operations								
6305 - Easement Expenses	962.50	167.00	795.50	962.50	167.00	795.50	2,000.00	1,037.50
Total Operations	962.50	167.00	795.50	962.50	167.00	795.50	2,000.00	1,037.50
Contracted Services								
6430 - Janitorial Services	1,870.00	833.00	1,037.00	1,870.00	833.00	1,037.00	10,000.00	8,130.00
6434 - Pest Control	77.94	292.00	(214.06)	77.94	292.00	(214.06)	3,500.00	3,422.06
6438 - Pool Management	818.42	2,667.00	(1,848.58)	818.42	2,667.00	(1,848.58)	32,000.00	31,181.58
6440 - Safety & Security	16,293.48	15,392.00	901.48	16,293.48	15,392.00	901.48	184,700.00	168,406.52
Total Contracted Services	19,059.84	19,184.00	(124.16)	19,059.84	19,184.00	(124.16)	230,200.00	211,140.16
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6555 - Equipment Rental/Repair & Maintenance	146.14	83.00	63.14	146.14	83.00	63.14	1,000.00	853.86
6560 - Fence Repair & Maintenance	2,990.00	0.00	2,990.00	2,990.00	0.00	2,990.00	0.00	(2,990.00)
6595 - Gate & Monument Repair & Maintenance	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6600 - General Repair & Maintenance	4,051.14	1,250.00	2,801.14	4,051.14	1,250.00	2,801.14	15,000.00	10,948.86
6615 - Guard House Repair & Maintenance	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6625 - HVAC Supplies/Repair & Maintenance	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6635 - Janitorial Supplies & Maintenance	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6685 - Playground Maintenance/Repairs	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6694 - Pet Stations & Supplies	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6700 - Pool Supplies/Repair & Maintenance	0.00	1,667.00	(1,667.00)	0.00	1,667.00	(1,667.00)	20,000.00	20,000.00
6702 - Pool Chemicals	0.00	733.00	(733.00)	0.00	733.00	(733.00)	8,800.00	8,800.00
6745 - Signage Repair & Maintenance	182.50	42.00	140.50	182.50	42.00	140.50	500.00	317.50
6765 - Tennis Court Repair & Maintenance	210.00	83.00	127.00	210.00	83.00	127.00	1,000.00	790.00
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
Total Repair & Maintenance	7,579.78	5,025.00	2,554.78	7,579.78	5,025.00	2,554.78	60,300.00	52,720.22

Income Statement Report Canyon Gate at Cinco Ranch Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7000 - Audit & Tax Services	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
7020 - Legal Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
7025 - Legal Services - Collections	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
7035 - Legal Services - Deed Restrictions	0.00	667.00	(667.00)	0.00	667.00	(667.00)	8,000.00	8,000.00
7040 - Management Fees	1,285.00	1,292.00	(7.00)	1,285.00	1,292.00	(7.00)	15,500.00	14,215.00
7095 - Other Professional Services	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
Total Professional Services	1,285.00	3,043.00	(1,758.00)	1,285.00	3,043.00	(1,758.00)	36,500.00	35,215.00
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,500.00	(11,500.00)	0.00	11,500.00	(11,500.00)	138,000.00	138,000.00
Total Association Owned Unit Expenses	0.00	11,500.00	(11,500.00)	0.00	11,500.00	(11,500.00)	138,000.00	138,000.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	175.00	(175.00)	0.00	175.00	(175.00)	2,100.00	2,100.00
Total Taxes	0.00	325.00	(325.00)	0.00	325.00	(325.00)	3,900.00	3,900.00
Other Expenses								
9105 - Reserve Contribution Expense	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	150,000.00	137,500.00
Total Other Expenses	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	150,000.00	137,500.00
Total Operating Expense	69,459.62	75,663.00	(6,203.38)	69,459.62	75,663.00	(6,203.38)	907,900.00	838,440.38
Total Operating Income / (Loss)	16,109.67	251.00	15,858.67	16,109.67	251.00	15,858.67	3,075.00	(13,034.67)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			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	12,500.00	12,500.00	0.00	150,000.00	137,500.00
4910 - Interest Earned - Reserve Accounts	17,886.92	0.00	17,886.92	17,886.92	0.00	17,886.92	0.00	(17,886.92)
Total Income	30,386.92	12,500.00	17,886.92	30,386.92	12,500.00	17,886.92	150,000.00	119,613.08
Total Reserves Income	30,386.92	12,500.00	17,886.92	30,386.92	12,500.00	17,886.92	150,000.00	119,613.08
<u>Expense</u>								
Administrative								
5015 - Bank Charges	544.35	0.00	544.35	544.35	0.00	544.35	0.00	(544.35)
Total Administrative	544.35	0.00	544.35	544.35	0.00	544.35	0.00	(544.35)
Total Reserves Expense	544.35	0.00	544.35	544.35	0.00	544.35	0.00	(544.35)
Total Reserves Income / (Loss)	29,842.57	12,500.00	17,342.57	29,842.57	12,500.00	17,342.57	150,000.00	120,157.43

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

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			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	208.00	(208.00)	2,500.00	2,500.00
4030 - Special Assessments	349.80	0.00	349.80	349.80	0.00	349.80	0.00	(349.80)
Total Income	349.80	208.00	141.80	349.80	208.00	141.80	2,500.00	2,150.20
Total Adopt A School Income	349.80	208.00	141.80	349.80	208.00	141.80	2,500.00	2,150.20
Total Adopt A School Income / (Loss)	349.80	208.00	141.80	349.80	208.00	141.80	2,500.00	2,150.20
Total Association Net Income / (Loss)	46,302.04	12,959.00	33,343.04	46,302.04	12,959.00	33,343.04	155,575.00	109,272.96