

Balance Sheet Report Canyon Gate at Cinco Ranch

As of July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	186,325.40	249,564.08	(63,238.68)
1010 - Green Bank-6914-Prior Management	24,108.02	24,440.37	(332.35)
1011 - Green Bank-6906-Prior Management	9,891.20	9,889.52	1.68
1012 - Green Bank-MM 3787-Prior Management	5,654.21	5,669.21	(15.00)
1013 - Green Bank-1013-Prior Management	54,293.77	54,256.91	36.86
1014 - Green Bank-7626-Prior Management	13,192.12	13,188.20	3.92
1015 - Green Bank-3557-Prior Management	39,905.96	39,905.96	0.00
1101 - New First Bank MM #8161	246,949.80	246,637.62	312.18
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	580,336.81	643,568.20	(63,231.39)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	581,387.82	581,387.82	0.00
1325 - PPB RSRV #6596	87,586.38	75,062.51	12,523.87
Total Reserve Funds	668,974.20	656,450.33	12,523.87
Accounts Receivable			
1500 - Residential Assessments Receivable	136,434.77	148,546.31	(12,111.54)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	110,083.99	122,195.53	(12,111.54)
Other Current Assets			
1600 - Prepaid Insurance	13,167.09	15,196.17	(2,029.08)
1640 - Other Prepaid Expenses	7,004.05	9,686.84	(2,682.79)
1760 - Transition In - Homeowners Balances	2,990.90	2,990.90	0.00
1799 - Clearing Account	(2,650.00)	(1,600.00)	(1,050.00)
Total Other Current Assets	20,512.04	26,273.91	(5,761.87)

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	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 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	1,391,807.34	1,460,388.27	(68,580.93)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	25.00	100.00	(75.00)
2036 - PMG Collections	2,510.00	1,980.00	530.00
2037 - Payment Plan Fees	3,950.00	3,950.00	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
2050 - Resident Refunds	(200.00)	(200.00)	0.00
2395 - Other Accrued Expenses	13,700.86	16,193.18	(2,492.32)
2400 - Accrued Payroll Payable	1,522.31	1,522.31	0.00
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	5,019.98	4,088.92	931.06
2595 - Deferred Revenue	368,010.44	441,612.52	(73,602.08)
Total Liabilities	1,186,971.74	1,261,680.08	(74,708.34)
Total Liabilities	1,186,971.74	1,261,680.08	(74,708.34)
<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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	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3005 - Equity Adjustments - Prior Periods	672.07	672.07	0.00
Total Owners Equity - Prior Years	<u>(477,126.77)</u>	<u>(477,126.77)</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>47,457.80</u>	<u>47,457.80</u>	<u>0.00</u>
Net Income / (Loss)	<u>157,377.80</u>	<u>151,250.39</u>	<u>6,127.41</u>
Total Liabilities and Equity	<u><u>1,391,807.34</u></u>	<u><u>1,460,388.27</u></u>	<u><u>(68,580.93)</u></u>

Income Statement Report

Canyon Gate at Cinco Ranch

Operating

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
User Fee Income								
4248 - Administrative Fees	0.00	0.00	0.00	2,970.00	0.00	2,970.00	0.00	(2,970.00)
Total User Fee Income	0.00	0.00	0.00	2,970.00	0.00	2,970.00	0.00	(2,970.00)
Income								
4000 - Residential Assessments	73,582.08	73,602.00	(19.92)	513,969.56	515,215.00	(1,245.44)	883,225.00	369,255.44
4016 - Residential Assessments 17	0.00	0.00	0.00	29.69	0.00	29.69	0.00	(29.69)
4220 - Gate & Access Fees	0.00	42.00	(42.00)	300.00	292.00	8.00	500.00	200.00
4225 - Key Fees	325.00	0.00	325.00	870.00	0.00	870.00	0.00	(870.00)
4250 - Pool Fees	0.00	21.00	(21.00)	0.00	146.00	(146.00)	250.00	250.00
4265 - Transfer Fees	2,041.65	1,250.00	791.65	13,475.35	8,750.00	4,725.35	15,000.00	1,524.65
4400 - Room Rental Fees	250.00	250.00	0.00	1,645.00	1,750.00	(105.00)	3,000.00	1,355.00
4405 - Apartment Rental Fees	99.50	0.00	99.50	1,649.50	0.00	1,649.50	0.00	(1,649.50)
4700 - Collection Processing Fees	105.00	0.00	105.00	105.00	0.00	105.00	0.00	(105.00)
4710 - Late Fees & Interest	1,043.64	583.00	460.64	17,563.83	4,083.00	13,480.83	7,000.00	(10,563.83)
4720 - Legal Reimbursements	(149.78)	83.00	(232.78)	2,020.30	583.00	1,437.30	1,000.00	(1,020.30)
4900 - Interest Earned - Operating Accounts	354.64	83.00	271.64	2,232.07	583.00	1,649.07	1,000.00	(1,232.07)
Total Income	77,651.73	75,914.00	1,737.73	553,860.30	531,402.00	22,458.30	910,975.00	357,114.70
Total Operating Income	77,651.73	75,914.00	1,737.73	556,830.30	531,402.00	25,428.30	910,975.00	354,144.70
<u>Expense</u>								
Administrative								
5000 - General Administrative	67.25	83.00	(15.75)	750.48	583.00	167.48	1,000.00	249.52
5010 - Bad Debt	637.07	667.00	(29.93)	9,375.83	4,667.00	4,708.83	8,000.00	(1,375.83)
5015 - Bank Charges	0.00	25.00	(25.00)	15.00	175.00	(160.00)	300.00	285.00
5025 - Billing/Collections	1,676.30	0.00	1,676.30	10,811.72	0.00	10,811.72	0.00	(10,811.72)
5035 - Decorations	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
5045 - Dues & Subscriptions	42.74	42.00	0.74	355.07	292.00	63.07	500.00	144.93
5075 - Meeting Expense	0.00	0.00	0.00	192.46	0.00	192.46	0.00	(192.46)

Income Statement Report Canyon Gate at Cinco Ranch Operating

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5085 - Office Equipment Lease	0.00	167.00	(167.00)	597.38	1,167.00	(569.62)	2,000.00	1,402.62
5090 - Office Supplies	3,100.16	83.00	3,017.16	4,715.54	583.00	4,132.54	1,000.00	(3,715.54)
5115 - Web Site Maintenance	26.60	83.00	(56.40)	186.61	583.00	(396.39)	1,000.00	813.39
5195 - Other Administrative Services	377.35	167.00	210.35	3,206.10	1,167.00	2,039.10	2,000.00	(1,206.10)
5200 - Community Events	1,597.37	833.00	764.37	6,267.65	5,833.00	434.65	10,000.00	3,732.35
5210 - Printing & Copying	163.60	167.00	(3.40)	2,692.34	1,167.00	1,525.34	2,000.00	(692.34)
5215 - Postage	577.66	83.00	494.66	5,589.68	583.00	5,006.68	1,000.00	(4,589.68)
5306 - Manager/Assistant Manager Salaries	3,044.62	3,667.00	(622.38)	22,916.12	25,667.00	(2,750.88)	44,000.00	21,083.88
Total Administrative	11,310.72	6,109.00	5,201.72	67,671.98	42,759.00	24,912.98	73,300.00	5,628.02
Insurance								
5400 - Insurance Premiums	2,029.08	2,250.00	(220.92)	13,065.29	15,750.00	(2,684.71)	27,000.00	13,934.71
Total Insurance	2,029.08	2,250.00	(220.92)	13,065.29	15,750.00	(2,684.71)	27,000.00	13,934.71
Utilities								
6000 - Electric Service	5,495.15	5,000.00	495.15	37,432.03	35,000.00	2,432.03	60,000.00	22,567.97
6025 - Water Service	7,548.82	2,917.00	4,631.82	17,060.46	20,417.00	(3,356.54)	35,000.00	17,939.54
6040 - Bundled Telecom Services	995.23	1,000.00	(4.77)	5,620.26	7,000.00	(1,379.74)	12,000.00	6,379.74
6050 - Telephone Service	50.00	50.00	0.00	392.74	350.00	42.74	600.00	207.26
Total Utilities	14,089.20	8,967.00	5,122.20	60,505.49	62,767.00	(2,261.51)	107,600.00	47,094.51
Landscaping								
6100 - Grounds & Landscaping - Contract	4,641.22	4,417.00	224.22	31,284.10	30,917.00	367.10	53,000.00	21,715.90
6110 - Landscape Replacement & Installation	0.00	667.00	(667.00)	2,071.88	4,667.00	(2,595.12)	8,000.00	5,928.12
6120 - Chemical/Fertilizations	0.00	50.00	(50.00)	90.00	350.00	(260.00)	600.00	510.00
6140 - Force Mow	0.00	125.00	(125.00)	79.69	875.00	(795.31)	1,500.00	1,420.31
6160 - Tree Maintenance	0.00	667.00	(667.00)	30.00	4,667.00	(4,637.00)	8,000.00	7,970.00
6165 - Tree Removal	0.00	0.00	0.00	2,337.50	0.00	2,337.50	0.00	(2,337.50)
6199 - Landscape Other	0.00	417.00	(417.00)	0.00	2,917.00	(2,917.00)	5,000.00	5,000.00

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July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Landscaping								
6200 - Irrigation Repair & Maintenance	0.00	250.00	(250.00)	334.69	1,750.00	(1,415.31)	3,000.00	2,665.31
Total Landscaping	4,641.22	6,593.00	(1,951.78)	36,227.86	46,143.00	(9,915.14)	79,100.00	42,872.14
Operations								
6305 - Easement Expenses	700.00	167.00	533.00	2,800.00	1,167.00	1,633.00	2,000.00	(800.00)
Total Operations	700.00	167.00	533.00	2,800.00	1,167.00	1,633.00	2,000.00	(800.00)
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	2,083.85	833.00	1,250.85	6,473.85	5,833.00	640.85	10,000.00	3,526.15
6434 - Pest Control	151.45	292.00	(140.55)	1,281.58	2,042.00	(760.42)	3,500.00	2,218.42
6438 - Pool Management	9,686.84	2,667.00	7,019.84	24,856.29	18,667.00	6,189.29	32,000.00	7,143.71
6440 - Safety & Security	13,567.74	15,392.00	(1,824.26)	99,595.38	107,742.00	(8,146.62)	184,700.00	85,104.62
Total Contracted Services	25,489.88	19,184.00	6,305.88	133,998.28	134,284.00	(285.72)	230,200.00	96,201.72
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	135.00	417.00	(282.00)	710.84	2,917.00	(2,206.16)	5,000.00	4,289.16
6545 - Electrical Supplies/Repair & Maintena	0.00	0.00	0.00	1,299.00	0.00	1,299.00	0.00	(1,299.00)
6555 - Equipment Rental/Repair & Maintena	0.00	83.00	(83.00)	730.70	583.00	147.70	1,000.00	269.30
6560 - Fence Repair & Maintenance	1,050.00	0.00	1,050.00	7,955.00	0.00	7,955.00	0.00	(7,955.00)
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	690.00	250.00	440.00	1,170.00	1,750.00	(580.00)	3,000.00	1,830.00
6600 - General Repair & Maintenance	1,280.83	1,250.00	30.83	12,780.49	8,750.00	4,030.49	15,000.00	2,219.51
6615 - Guard House Repair & Maintenance	0.00	125.00	(125.00)	1,822.37	875.00	947.37	1,500.00	(322.37)
6625 - HVAC Supplies/Repair & Maintenance	0.00	83.00	(83.00)	424.00	583.00	(159.00)	1,000.00	576.00
6635 - Janitorial Supplies & Maintenance	0.00	83.00	(83.00)	1,252.07	583.00	669.07	1,000.00	(252.07)
6685 - Playground Maintenance/Repairs	841.65	125.00	716.65	3,286.57	875.00	2,411.57	1,500.00	(1,786.57)
6694 - Pet Stations & Supplies	250.00	42.00	208.00	340.61	292.00	48.61	500.00	159.39
6695 - Plumbing Supplies/Repair & Maintena	497.95	0.00	497.95	497.95	0.00	497.95	0.00	(497.95)

Income Statement Report Canyon Gate at Cinco Ranch Operating

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6700 - Pool Supplies/Repair & Maintenance	5,355.16	1,667.00	3,688.16	9,367.54	11,667.00	(2,299.46)	20,000.00	10,632.46
6702 - Pool Chemicals	340.00	733.00	(393.00)	2,574.52	5,133.00	(2,558.48)	8,800.00	6,225.48
6745 - Signage Repair & Maintenance	0.00	42.00	(42.00)	301.03	292.00	9.03	500.00	198.97
6765 - Tennis Court Repair & Maintenance	75.00	83.00	(8.00)	285.00	583.00	(298.00)	1,000.00	715.00
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	(42.00)	277.16	292.00	(14.84)	500.00	222.84
Total Repair & Maintenance	10,515.59	5,025.00	5,490.59	46,321.87	35,175.00	11,146.87	60,300.00	13,978.13
Professional Services								
7000 - Audit & Tax Services	325.00	417.00	(92.00)	5,095.00	2,917.00	2,178.00	5,000.00	(95.00)
7020 - Legal Services	1,200.00	250.00	950.00	5,490.50	1,750.00	3,740.50	3,000.00	(2,490.50)
7025 - Legal Services - Collections	0.00	167.00	(167.00)	1,482.05	1,167.00	315.05	2,000.00	517.95
7035 - Legal Services - Deed Restrictions	25.00	667.00	(642.00)	646.62	4,667.00	(4,020.38)	8,000.00	7,353.38
7040 - Management Fees	1,835.00	1,292.00	543.00	10,645.00	9,042.00	1,603.00	15,500.00	4,855.00
7095 - Other Professional Services	0.00	250.00	(250.00)	1,467.75	1,750.00	(282.25)	3,000.00	1,532.25
Total Professional Services	3,385.00	3,043.00	342.00	24,826.92	21,293.00	3,533.92	36,500.00	11,673.08
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,500.00	(11,500.00)	72,771.87	80,500.00	(7,728.13)	138,000.00	65,228.13
Total Association Owned Unit Expenses	0.00	11,500.00	(11,500.00)	72,771.87	80,500.00	(7,728.13)	138,000.00	65,228.13
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	2,568.00	1,050.00	1,518.00	1,800.00	(768.00)
9015 - Property/Real Estate Tax	0.00	175.00	(175.00)	0.00	1,225.00	(1,225.00)	2,100.00	2,100.00
Total Taxes	0.00	325.00	(325.00)	2,568.00	2,275.00	293.00	3,900.00	1,332.00

Income Statement Report Canyon Gate at Cinco Ranch Operating

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9105 - Reserve Contribution Expense	12,500.00	12,500.00	0.00	87,500.00	87,500.00	0.00	150,000.00	62,500.00
Total Other Expenses	12,500.00	12,500.00	0.00	87,500.00	87,500.00	0.00	150,000.00	62,500.00
Total Operating Expense	84,660.69	75,663.00	8,997.69	548,257.56	529,613.00	18,644.56	907,900.00	359,642.44
Total Operating Income / (Loss)	(7,008.96)	251.00	(7,259.96)	8,572.74	1,789.00	6,783.74	3,075.00	(5,497.74)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 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	87,500.00	87,500.00	0.00	150,000.00	62,500.00
4910 - Interest Earned - Reserve Accounts	23.87	0.00	23.87	59,796.12	0.00	59,796.12	0.00	(59,796.12)
Total Income	12,523.87	12,500.00	23.87	147,296.12	87,500.00	59,796.12	150,000.00	2,703.88
Total Reserves Income	12,523.87	12,500.00	23.87	147,296.12	87,500.00	59,796.12	150,000.00	2,703.88
<u>Expense</u>								
Administrative								
5015 - Bank Charges	0.00	0.00	0.00	2,906.49	0.00	2,906.49	0.00	(2,906.49)
Total Administrative	0.00	0.00	0.00	2,906.49	0.00	2,906.49	0.00	(2,906.49)
Total Reserves Expense	0.00	0.00	0.00	2,906.49	0.00	2,906.49	0.00	(2,906.49)
Total Reserves Income / (Loss)	12,523.87	12,500.00	23.87	144,389.63	87,500.00	56,889.63	150,000.00	5,610.37

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

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 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	1,458.00	(1,458.00)	2,500.00	2,500.00
4030 - Special Assessments	612.50	0.00	612.50	4,415.43	0.00	4,415.43	0.00	(4,415.43)
Total Income	612.50	208.00	404.50	4,415.43	1,458.00	2,957.43	2,500.00	(1,915.43)
Total Adopt A School Income	612.50	208.00	404.50	4,415.43	1,458.00	2,957.43	2,500.00	(1,915.43)
Total Adopt A School Income / (Loss)	612.50	208.00	404.50	4,415.43	1,458.00	2,957.43	2,500.00	(1,915.43)
Total Association Net Income / (Loss)	6,127.41	12,959.00	(6,831.59)	157,377.80	90,747.00	66,630.80	155,575.00	(1,802.80)