

Balance Sheet Report Canyon Gate at Cinco Ranch

As of June 30, 2019

	<u>Balance Jun 30, 2019</u>	<u>Balance May 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	249,564.08	301,784.62	(52,220.54)
1010 - Green Bank-6914-Prior Management	24,440.37	24,771.87	(331.50)
1011 - Green Bank-6906-Prior Management	9,889.52	9,888.57	0.95
1012 - Green Bank-MM 3787-Prior Management	5,669.21	5,684.21	(15.00)
1013 - Green Bank-1013-Prior Management	54,256.91	54,223.63	33.28
1014 - Green Bank-7626-Prior Management	13,188.20	13,185.42	2.78
1015 - Green Bank-3557-Prior Management	39,905.96	39,905.96	0.00
1101 - New First Bank MM #8161	246,637.62	246,362.23	275.39
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	643,568.20	695,822.84	(52,254.64)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	581,387.82	560,321.76	21,066.06
1325 - PPB RSRV #6596	75,062.51	62,541.64	12,520.87
Total Reserve Funds	656,450.33	622,863.40	33,586.93
Accounts Receivable			
1500 - Residential Assessments Receivable	148,546.31	167,631.18	(19,084.87)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	122,195.53	141,280.40	(19,084.87)
Other Current Assets			
1600 - Prepaid Insurance	15,196.17	17,288.96	(2,092.79)
1640 - Other Prepaid Expenses	9,686.84	9,680.83	6.01
1760 - Transition In - Homeowners Balances	2,990.90	2,990.90	0.00
1799 - Clearing Account	(1,600.00)	0.00	(1,600.00)
Total Other Current Assets	26,273.91	29,960.69	(3,686.78)

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	<u>Balance Jun 30, 2019</u>	<u>Balance May 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	1,460,388.27	1,501,827.63	(41,439.36)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	100.00	40.00	60.00
2036 - PMG Collections	1,980.00	430.00	1,550.00
2037 - Payment Plan Fees	3,950.00	3,455.00	495.00
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)	0.00	(200.00)
2395 - Other Accrued Expenses	16,193.18	10,911.41	5,281.77
2400 - Accrued Payroll Payable	1,522.31	1,519.25	3.06
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	4,088.92	5,342.89	(1,253.97)
2595 - Deferred Revenue	441,612.52	515,214.60	(73,602.08)
Total Liabilities	1,261,680.08	1,329,346.30	(67,666.22)
Total Liabilities	1,261,680.08	1,329,346.30	(67,666.22)
<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 Jun 30, 2019</u>	<u>Balance May 31, 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>151,250.39</u>	<u>125,023.53</u>	<u>26,226.86</u>
Total Liabilities and Equity	<u><u>1,460,388.27</u></u>	<u><u>1,501,827.63</u></u>	<u><u>(41,439.36)</u></u>

Income Statement Report Canyon Gate at Cinco Ranch Operating

June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
User Fee Income								
4248 - Administrative Fees	(1,485.00)	0.00	(1,485.00)	2,970.00	0.00	2,970.00	0.00	(2,970.00)
Total User Fee Income	(1,485.00)	0.00	(1,485.00)	2,970.00	0.00	2,970.00	0.00	(2,970.00)
Income								
4000 - Residential Assessments	73,602.08	73,603.00	(0.92)	440,387.48	441,613.00	(1,225.52)	883,225.00	442,837.52
4016 - Residential Assessments 17	0.00	0.00	0.00	29.69	0.00	29.69	0.00	(29.69)
4220 - Gate & Access Fees	40.00	42.00	(2.00)	300.00	250.00	50.00	500.00	200.00
4225 - Key Fees	230.00	0.00	230.00	545.00	0.00	545.00	0.00	(545.00)
4250 - Pool Fees	0.00	21.00	(21.00)	0.00	125.00	(125.00)	250.00	250.00
4265 - Transfer Fees	2,568.40	1,250.00	1,318.40	11,433.70	7,500.00	3,933.70	15,000.00	3,566.30
4400 - Room Rental Fees	0.00	250.00	(250.00)	1,395.00	1,500.00	(105.00)	3,000.00	1,605.00
4405 - Apartment Rental Fees	1,200.00	0.00	1,200.00	1,550.00	0.00	1,550.00	0.00	(1,550.00)
4710 - Late Fees & Interest	815.11	583.00	232.11	16,520.19	3,500.00	13,020.19	7,000.00	(9,520.19)
4720 - Legal Reimbursements	25.00	83.00	(58.00)	2,170.08	500.00	1,670.08	1,000.00	(1,170.08)
4900 - Interest Earned - Operating Accounts	312.40	83.00	229.40	1,877.43	500.00	1,377.43	1,000.00	(877.43)
Total Income	78,792.99	75,915.00	2,877.99	476,208.57	455,488.00	20,720.57	910,975.00	434,766.43
Total Operating Income	77,307.99	75,915.00	1,392.99	479,178.57	455,488.00	23,690.57	910,975.00	431,796.43
<u>Expense</u>								
Administrative								
5000 - General Administrative	201.00	83.00	118.00	683.23	500.00	183.23	1,000.00	316.77
5010 - Bad Debt	3,379.04	667.00	2,712.04	8,738.76	4,000.00	4,738.76	8,000.00	(738.76)
5015 - Bank Charges	15.00	25.00	(10.00)	15.00	150.00	(135.00)	300.00	285.00
5025 - Billing/Collections	1,934.82	0.00	1,934.82	9,135.42	0.00	9,135.42	0.00	(9,135.42)
5035 - Decorations	0.00	42.00	(42.00)	0.00	250.00	(250.00)	500.00	500.00
5045 - Dues & Subscriptions	0.00	42.00	(42.00)	312.33	250.00	62.33	500.00	187.67
5075 - Meeting Expense	0.00	0.00	0.00	192.46	0.00	192.46	0.00	(192.46)
5085 - Office Equipment Lease	465.46	167.00	298.46	597.38	1,000.00	(402.62)	2,000.00	1,402.62

Income Statement Report Canyon Gate at Cinco Ranch Operating

June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	361.93	83.00	278.93	1,615.38	500.00	1,115.38	1,000.00	(615.38)
5115 - Web Site Maintenance	26.60	83.00	(56.40)	160.01	500.00	(339.99)	1,000.00	839.99
5195 - Other Administrative Services	739.70	167.00	572.70	2,828.75	1,000.00	1,828.75	2,000.00	(828.75)
5200 - Community Events	1,600.02	833.00	767.02	4,670.28	5,000.00	(329.72)	10,000.00	5,329.72
5210 - Printing & Copying	526.40	167.00	359.40	2,528.74	1,000.00	1,528.74	2,000.00	(528.74)
5215 - Postage	493.95	83.00	410.95	5,012.02	500.00	4,512.02	1,000.00	(4,012.02)
5306 - Manager/Assistant Manager Salaries	3,041.56	3,667.00	(625.44)	19,871.50	22,000.00	(2,128.50)	44,000.00	24,128.50
Total Administrative	12,785.48	6,109.00	6,676.48	56,361.26	36,650.00	19,711.26	73,300.00	16,938.74
Insurance								
5400 - Insurance Premiums	2,092.79	2,250.00	(157.21)	11,036.21	13,500.00	(2,463.79)	27,000.00	15,963.79
Total Insurance	2,092.79	2,250.00	(157.21)	11,036.21	13,500.00	(2,463.79)	27,000.00	15,963.79
Utilities								
6000 - Electric Service	5,401.59	5,000.00	401.59	31,936.88	30,000.00	1,936.88	60,000.00	28,063.12
6025 - Water Service	2,963.97	2,917.00	46.97	9,511.64	17,500.00	(7,988.36)	35,000.00	25,488.36
6040 - Bundled Telecom Services	808.36	1,000.00	(191.64)	4,625.03	6,000.00	(1,374.97)	12,000.00	7,374.97
6050 - Telephone Service	50.00	50.00	0.00	342.74	300.00	42.74	600.00	257.26
Total Utilities	9,223.92	8,967.00	256.92	46,416.29	53,800.00	(7,383.71)	107,600.00	61,183.71
Landscaping								
6100 - Grounds & Landscaping - Contract	4,555.47	4,417.00	138.47	26,642.88	26,500.00	142.88	53,000.00	26,357.12
6110 - Landscape Replacement & Installatioi	2,071.88	667.00	1,404.88	2,071.88	4,000.00	(1,928.12)	8,000.00	5,928.12
6120 - Chemical/Fertilizations	0.00	50.00	(50.00)	90.00	300.00	(210.00)	600.00	510.00
6140 - Force Mow	0.00	125.00	(125.00)	79.69	750.00	(670.31)	1,500.00	1,420.31
6160 - Tree Maintenance	0.00	667.00	(667.00)	30.00	4,000.00	(3,970.00)	8,000.00	7,970.00
6165 - Tree Removal	2,337.50	0.00	2,337.50	2,337.50	0.00	2,337.50	0.00	(2,337.50)
6199 - Landscape Other	0.00	417.00	(417.00)	0.00	2,500.00	(2,500.00)	5,000.00	5,000.00

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June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Landscaping								
6200 - Irrigation Repair & Maintenance	334.69	250.00	84.69	334.69	1,500.00	(1,165.31)	3,000.00	2,665.31
Total Landscaping	9,299.54	6,593.00	2,706.54	31,586.64	39,550.00	(7,963.36)	79,100.00	47,513.36
Operations								
6305 - Easement Expenses	0.00	167.00	(167.00)	2,100.00	1,000.00	1,100.00	2,000.00	(100.00)
Total Operations	0.00	167.00	(167.00)	2,100.00	1,000.00	1,100.00	2,000.00	(100.00)
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	720.00	833.00	(113.00)	4,390.00	5,000.00	(610.00)	10,000.00	5,610.00
6434 - Pest Control	77.94	292.00	(214.06)	1,130.13	1,750.00	(619.87)	3,500.00	2,369.87
6438 - Pool Management	9,680.83	2,667.00	7,013.83	15,169.45	16,000.00	(830.55)	32,000.00	16,830.55
6440 - Safety & Security	13,617.69	15,392.00	(1,774.31)	86,027.64	92,350.00	(6,322.36)	184,700.00	98,672.36
Total Contracted Services	24,096.46	19,184.00	4,912.46	108,508.40	115,100.00	(6,591.60)	230,200.00	121,691.60
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	395.84	417.00	(21.16)	575.84	2,500.00	(1,924.16)	5,000.00	4,424.16
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	500.00	230.70	1,000.00	269.30
6560 - Fence Repair & Maintenance	870.00	0.00	870.00	6,905.00	0.00	6,905.00	0.00	(6,905.00)
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	150.00	250.00	(100.00)	480.00	1,500.00	(1,020.00)	3,000.00	2,520.00
6600 - General Repair & Maintenance	840.00	1,250.00	(410.00)	11,499.66	7,500.00	3,999.66	15,000.00	3,500.34
6615 - Guard House Repair & Maintenance	45.00	125.00	(80.00)	1,822.37	750.00	1,072.37	1,500.00	(322.37)
6625 - HVAC Supplies/Repair & Maintenance	229.00	83.00	146.00	424.00	500.00	(76.00)	1,000.00	576.00
6635 - Janitorial Supplies & Maintenance	0.00	83.00	(83.00)	1,252.07	500.00	752.07	1,000.00	(252.07)
6685 - Playground Maintenance/Repairs	821.14	125.00	696.14	2,444.92	750.00	1,694.92	1,500.00	(944.92)
6694 - Pet Stations & Supplies	0.00	42.00	(42.00)	90.61	250.00	(159.39)	500.00	409.39
6700 - Pool Supplies/Repair & Maintenance	683.12	1,667.00	(983.88)	4,012.38	10,000.00	(5,987.62)	20,000.00	15,987.62

Income Statement Report Canyon Gate at Cinco Ranch Operating

June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6702 - Pool Chemicals	736.10	733.00	3.10	2,234.52	4,400.00	(2,165.48)	8,800.00	6,565.48
6745 - Signage Repair & Maintenance	0.00	42.00	(42.00)	301.03	250.00	51.03	500.00	198.97
6765 - Tennis Court Repair & Maintenance	0.00	83.00	(83.00)	210.00	500.00	(290.00)	1,000.00	790.00
6795 - Other Supplies/Repair & Maintenance	45.00	42.00	3.00	277.16	250.00	27.16	500.00	222.84
Total Repair & Maintenance	4,815.20	5,025.00	(209.80)	35,806.28	30,150.00	5,656.28	60,300.00	24,493.72
Professional Services								
7000 - Audit & Tax Services	4,595.00	417.00	4,178.00	4,770.00	2,500.00	2,270.00	5,000.00	230.00
7020 - Legal Services	0.00	250.00	(250.00)	4,290.50	1,500.00	2,790.50	3,000.00	(1,290.50)
7025 - Legal Services - Collections	0.00	167.00	(167.00)	1,482.05	1,000.00	482.05	2,000.00	517.95
7035 - Legal Services - Deed Restrictions	0.00	667.00	(667.00)	621.62	4,000.00	(3,378.38)	8,000.00	7,378.38
7040 - Management Fees	2,385.00	1,292.00	1,093.00	8,810.00	7,750.00	1,060.00	15,500.00	6,690.00
7095 - Other Professional Services	1,450.00	250.00	1,200.00	1,467.75	1,500.00	(32.25)	3,000.00	1,532.25
Total Professional Services	8,430.00	3,043.00	5,387.00	21,441.92	18,250.00	3,191.92	36,500.00	15,058.08
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,500.00	(11,500.00)	72,771.87	69,000.00	3,771.87	138,000.00	65,228.13
Total Association Owned Unit Expenses	0.00	11,500.00	(11,500.00)	72,771.87	69,000.00	3,771.87	138,000.00	65,228.13
Taxes								
9000 - Federal Income Tax	2,568.00	150.00	2,418.00	2,568.00	900.00	1,668.00	1,800.00	(768.00)
9015 - Property/Real Estate Tax	0.00	175.00	(175.00)	0.00	1,050.00	(1,050.00)	2,100.00	2,100.00
Total Taxes	2,568.00	325.00	2,243.00	2,568.00	1,950.00	618.00	3,900.00	1,332.00
Other Expenses								
9105 - Reserve Contribution Expense	12,500.00	12,500.00	0.00	75,000.00	75,000.00	0.00	150,000.00	75,000.00
Total Other Expenses	12,500.00	12,500.00	0.00	75,000.00	75,000.00	0.00	150,000.00	75,000.00
Total Operating Expense	85,811.39	75,663.00	10,148.39	463,596.87	453,950.00	9,646.87	907,900.00	444,303.13
Total Operating Income / (Loss)	(8,503.40)	252.00	(8,755.40)	15,581.70	1,538.00	14,043.70	3,075.00	(12,506.70)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 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	75,000.00	75,000.00	0.00	150,000.00	75,000.00
4910 - Interest Earned - Reserve Accounts	21,720.47	0.00	21,720.47	59,772.25	0.00	59,772.25	0.00	(59,772.25)
Total Income	34,220.47	12,500.00	21,720.47	134,772.25	75,000.00	59,772.25	150,000.00	15,227.75
Total Reserves Income	34,220.47	12,500.00	21,720.47	134,772.25	75,000.00	59,772.25	150,000.00	15,227.75
<u>Expense</u>								
Administrative								
5015 - Bank Charges	633.54	0.00	633.54	2,906.49	0.00	2,906.49	0.00	(2,906.49)
Total Administrative	633.54	0.00	633.54	2,906.49	0.00	2,906.49	0.00	(2,906.49)
Total Reserves Expense	633.54	0.00	633.54	2,906.49	0.00	2,906.49	0.00	(2,906.49)
Total Reserves Income / (Loss)	33,586.93	12,500.00	21,086.93	131,865.76	75,000.00	56,865.76	150,000.00	18,134.24

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

June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 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	1,250.00	(1,250.00)	2,500.00	2,500.00
4030 - Special Assessments	1,143.33	0.00	1,143.33	3,802.93	0.00	3,802.93	0.00	(3,802.93)
Total Income	1,143.33	208.00	935.33	3,802.93	1,250.00	2,552.93	2,500.00	(1,302.93)
Total Adopt A School Income	1,143.33	208.00	935.33	3,802.93	1,250.00	2,552.93	2,500.00	(1,302.93)
Total Adopt A School Income / (Loss)	1,143.33	208.00	935.33	3,802.93	1,250.00	2,552.93	2,500.00	(1,302.93)
Total Association Net Income / (Loss)	26,226.86	12,960.00	13,266.86	151,250.39	77,788.00	73,462.39	155,575.00	4,324.61