

Balance Sheet Report Canyon Gate at Cinco Ranch

As of March 31, 2019

	<u>Balance Mar 31, 2019</u>	<u>Balance Feb 28, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	421,840.04	428,128.61	(6,288.57)
1010 - Green Bank-6914-Prior Management	25,443.03	25,774.62	(331.59)
1011 - Green Bank-6906-Prior Management	9,886.87	9,886.03	0.84
1012 - Green Bank-MM 3787-Prior Management	5,684.21	5,684.05	0.16
1013 - Green Bank-1013-Prior Management	54,148.83	54,112.07	36.76
1014 - Green Bank-7626-Prior Management	13,179.73	13,176.94	2.79
1015 - Green Bank-3557-Prior Management	39,905.96	39,905.96	0.00
1101 - New First Bank MM #8161	245,725.62	245,433.12	292.50
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	815,830.62	822,117.73	(6,287.11)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	563,736.34	557,801.10	5,935.24
1325 - PPB RSRV #6596	37,510.58	25,002.05	12,508.53
Total Reserve Funds	601,246.92	582,803.15	18,443.77
Accounts Receivable			
1500 - Residential Assessments Receivable	228,218.93	309,655.52	(81,436.59)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	201,868.15	283,304.74	(81,436.59)
Other Current Assets			
1600 - Prepaid Insurance	21,474.54	1,181.25	20,293.29
1760 - Transition In - Homeowners Balances	2,990.90	2,990.90	0.00
1799 - Clearing Account	1,150.00	(1,150.00)	2,300.00
Total Other Current Assets	25,615.44	3,022.15	22,593.29

Balance Sheet Report Canyon Gate at Cinco Ranch

As of March 31, 2019

	<u>Balance Mar 31, 2019</u>	<u>Balance Feb 28, 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	1,656,461.43	1,703,148.07	(46,686.64)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	0.00	11,150.03	(11,150.03)
2015 - Returned Check Fee Payable	40.00	130.00	(90.00)
2025 - Transfer Fee Payable	200.00	0.00	200.00
2036 - PMG Collections	460.00	460.00	0.00
2037 - Payment Plan Fees	1,520.00	380.00	1,140.00
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	792.76	4,059.12	(3,266.36)
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	3,682.79	6,184.60	(2,501.81)
2595 - Deferred Revenue	662,418.76	736,020.84	(73,602.08)
Total Liabilities	1,463,069.77	1,552,340.05	(89,270.28)
Total Liabilities	1,463,069.77	1,552,340.05	(89,270.28)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	(477,798.84)	(477,798.84)	0.00

Balance Sheet Report Canyon Gate at Cinco Ranch

As of March 31, 2019

	<u>Balance Mar 31, 2019</u>	<u>Balance Feb 28, 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>145,933.86</u>	<u>103,350.22</u>	<u>42,583.64</u>
Total Liabilities and Equity	<u><u>1,656,461.43</u></u>	<u><u>1,703,148.07</u></u>	<u><u>(46,686.64)</u></u>

Income Statement Report Canyon Gate at Cinco Ranch Operating

March 01, 2019 thru March 31, 2019

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
User Fee Income								
4248 - Administrative Fees	(120.00)	0.00	(120.00)	3,585.00	0.00	3,585.00	0.00	(3,585.00)
Total User Fee Income	(120.00)	0.00	(120.00)	3,585.00	0.00	3,585.00	0.00	(3,585.00)
Income								
4000 - Residential Assessments	73,602.08	73,602.00	0.08	219,581.24	220,806.00	(1,224.76)	883,225.00	663,643.76
4016 - Residential Assessments 17	0.00	0.00	0.00	(50.00)	0.00	(50.00)	0.00	50.00
4220 - Gate & Access Fees	20.00	42.00	(22.00)	260.00	125.00	135.00	500.00	240.00
4225 - Key Fees	30.00	0.00	30.00	50.00	0.00	50.00	0.00	(50.00)
4250 - Pool Fees	0.00	21.00	(21.00)	0.00	63.00	(63.00)	250.00	250.00
4265 - Transfer Fees	2,449.98	1,250.00	1,199.98	4,782.00	3,750.00	1,032.00	15,000.00	10,218.00
4400 - Room Rental Fees	0.00	250.00	(250.00)	770.00	750.00	20.00	3,000.00	2,230.00
4710 - Late Fees & Interest	(660.95)	583.00	(1,243.95)	11,706.65	1,750.00	9,956.65	7,000.00	(4,706.65)
4720 - Legal Reimbursements	710.12	83.00	627.12	2,080.08	250.00	1,830.08	1,000.00	(1,080.08)
4900 - Interest Earned - Operating Accounts	333.05	83.00	250.05	846.23	250.00	596.23	1,000.00	153.77
Total Income	76,484.28	75,914.00	570.28	240,026.20	227,744.00	12,282.20	910,975.00	670,948.80
Total Operating Income	76,364.28	75,914.00	450.28	243,611.20	227,744.00	15,867.20	910,975.00	667,363.80
<u>Expense</u>								
Administrative								
5000 - General Administrative	172.50	83.00	89.50	188.25	250.00	(61.75)	1,000.00	811.75
5010 - Bad Debt	1,573.96	667.00	906.96	5,100.79	2,000.00	3,100.79	8,000.00	2,899.21
5015 - Bank Charges	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
5025 - Billing/Collections	80.00	0.00	80.00	2,363.00	0.00	2,363.00	0.00	(2,363.00)
5035 - Decorations	0.00	42.00	(42.00)	0.00	125.00	(125.00)	500.00	500.00
5045 - Dues & Subscriptions	0.00	42.00	(42.00)	169.33	125.00	44.33	500.00	330.67
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	500.00	(500.00)	2,000.00	2,000.00
5090 - Office Supplies	219.10	83.00	136.10	897.05	250.00	647.05	1,000.00	102.95

Income Statement Report Canyon Gate at Cinco Ranch Operating

March 01, 2019 thru March 31, 2019

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5115 - Web Site Maintenance	26.60	83.00	(56.40)	80.21	250.00	(169.79)	1,000.00	919.79
5195 - Other Administrative Services	256.59	167.00	89.59	1,392.89	500.00	892.89	2,000.00	607.11
5200 - Community Events	(1,106.32)	833.00	(1,939.32)	70.94	2,500.00	(2,429.06)	10,000.00	9,929.06
5210 - Printing & Copying	363.54	167.00	196.54	1,106.49	500.00	606.49	2,000.00	893.51
5215 - Postage	1,241.55	83.00	1,158.55	3,124.17	250.00	2,874.17	1,000.00	(2,124.17)
5306 - Manager/Assistant Manager Salaries	3,044.62	3,667.00	(622.38)	9,227.57	11,000.00	(1,772.43)	44,000.00	34,772.43
Total Administrative	5,872.14	6,109.00	(236.86)	23,913.15	18,325.00	5,588.15	73,300.00	49,386.85
Insurance								
5400 - Insurance Premiums	1,832.29	2,250.00	(417.71)	4,757.84	6,750.00	(1,992.16)	27,000.00	22,242.16
Total Insurance	1,832.29	2,250.00	(417.71)	4,757.84	6,750.00	(1,992.16)	27,000.00	22,242.16
Utilities								
6000 - Electric Service	5,279.47	5,000.00	279.47	16,386.42	15,000.00	1,386.42	60,000.00	43,613.58
6025 - Water Service	137.86	2,917.00	(2,779.14)	1,790.39	8,750.00	(6,959.61)	35,000.00	33,209.61
6040 - Bundled Telecom Services	695.26	1,000.00	(304.74)	2,199.97	3,000.00	(800.03)	12,000.00	9,800.03
6050 - Telephone Service	50.00	50.00	0.00	200.00	150.00	50.00	600.00	400.00
Total Utilities	6,162.59	8,967.00	(2,804.41)	20,576.78	26,900.00	(6,323.22)	107,600.00	87,023.22
Landscaping								
6100 - Grounds & Landscaping - Contract	4,343.53	4,417.00	(73.47)	12,976.47	13,250.00	(273.53)	53,000.00	40,023.53
6110 - Landscape Replacement & Installation	0.00	667.00	(667.00)	0.00	2,000.00	(2,000.00)	8,000.00	8,000.00
6120 - Chemical/Fertilizations	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00	600.00
6140 - Force Mow	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00
6160 - Tree Maintenance	0.00	667.00	(667.00)	0.00	2,000.00	(2,000.00)	8,000.00	8,000.00
6199 - Landscape Other	0.00	417.00	(417.00)	0.00	1,250.00	(1,250.00)	5,000.00	5,000.00
6200 - Irrigation Repair & Maintenance	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00	3,000.00
Total Landscaping	4,343.53	6,593.00	(2,249.47)	12,976.47	19,775.00	(6,798.53)	79,100.00	66,123.53

Income Statement Report Canyon Gate at Cinco Ranch Operating

March 01, 2019 thru March 31, 2019

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Operations								
6305 - Easement Expenses	437.50	167.00	270.50	1,400.00	500.00	900.00	2,000.00	600.00
Total Operations	437.50	167.00	270.50	1,400.00	500.00	900.00	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	0.00	833.00	(833.00)	2,410.00	2,500.00	(90.00)	10,000.00	7,590.00
6434 - Pest Control	77.94	292.00	(214.06)	233.82	875.00	(641.18)	3,500.00	3,266.18
6438 - Pool Management	0.00	2,667.00	(2,667.00)	1,636.84	8,000.00	(6,363.16)	32,000.00	30,363.16
6440 - Safety & Security	10,048.44	15,392.00	(5,343.56)	42,417.36	46,175.00	(3,757.64)	184,700.00	142,282.64
Total Contracted Services	10,126.38	19,184.00	(9,057.62)	48,489.20	57,550.00	(9,060.80)	230,200.00	181,710.80
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	417.00	(417.00)	0.00	1,250.00	(1,250.00)	5,000.00	5,000.00
6555 - Equipment Rental/Repair & Maintenance	146.14	83.00	63.14	438.42	250.00	188.42	1,000.00	561.58
6560 - Fence Repair & Maintenance	405.00	0.00	405.00	3,395.00	0.00	3,395.00	0.00	(3,395.00)
6570 - Fitness Equipment Repair & Maintenance	1,247.02	0.00	1,247.02	1,247.02	0.00	1,247.02	0.00	(1,247.02)
6595 - Gate & Monument Repair & Maintenance	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00	3,000.00
6600 - General Repair & Maintenance	2,324.55	1,250.00	1,074.55	9,754.28	3,750.00	6,004.28	15,000.00	5,245.72
6615 - Guard House Repair & Maintenance	1,040.00	125.00	915.00	1,040.00	375.00	665.00	1,500.00	460.00
6625 - HVAC Supplies/Repair & Maintenance	90.00	83.00	7.00	90.00	250.00	(160.00)	1,000.00	910.00
6635 - Janitorial Supplies & Maintenance	600.00	83.00	517.00	680.29	250.00	430.29	1,000.00	319.71
6685 - Playground Maintenance/Repairs	180.00	125.00	55.00	330.00	375.00	(45.00)	1,500.00	1,170.00
6694 - Pet Stations & Supplies	30.00	42.00	(12.00)	30.00	125.00	(95.00)	500.00	470.00
6700 - Pool Supplies/Repair & Maintenance	360.00	1,667.00	(1,307.00)	360.00	5,000.00	(4,640.00)	20,000.00	19,640.00
6702 - Pool Chemicals	818.42	733.00	85.42	818.42	2,200.00	(1,381.58)	8,800.00	7,981.58
6745 - Signage Repair & Maintenance	0.00	42.00	(42.00)	182.50	125.00	57.50	500.00	317.50
6765 - Tennis Court Repair & Maintenance	0.00	83.00	(83.00)	210.00	250.00	(40.00)	1,000.00	790.00

Income Statement Report Canyon Gate at Cinco Ranch Operating

March 01, 2019 thru March 31, 2019

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	195.00	42.00	153.00	195.00	125.00	70.00	500.00	305.00
Total Repair & Maintenance	7,436.13	5,025.00	2,411.13	18,770.93	15,075.00	3,695.93	60,300.00	41,529.07
Professional Services								
7000 - Audit & Tax Services	175.00	417.00	(242.00)	175.00	1,250.00	(1,075.00)	5,000.00	4,825.00
7020 - Legal Services	1,955.00	250.00	1,705.00	2,695.50	750.00	1,945.50	3,000.00	304.50
7025 - Legal Services - Collections	194.48	167.00	27.48	25.05	500.00	(474.95)	2,000.00	1,974.95
7035 - Legal Services - Deed Restrictions	621.62	667.00	(45.38)	621.62	2,000.00	(1,378.38)	8,000.00	7,378.38
7040 - Management Fees	1,285.00	1,292.00	(7.00)	3,855.00	3,875.00	(20.00)	15,500.00	11,645.00
7095 - Other Professional Services	17.75	250.00	(232.25)	17.75	750.00	(732.25)	3,000.00	2,982.25
Total Professional Services	4,248.85	3,043.00	1,205.85	7,389.92	9,125.00	(1,735.08)	36,500.00	29,110.08
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,500.00	(11,500.00)	0.00	34,500.00	(34,500.00)	138,000.00	138,000.00
Total Association Owned Unit Expenses	0.00	11,500.00	(11,500.00)	0.00	34,500.00	(34,500.00)	138,000.00	138,000.00
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	450.00	(450.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	175.00	(175.00)	0.00	525.00	(525.00)	2,100.00	2,100.00
Total Taxes	0.00	325.00	(325.00)	0.00	975.00	(975.00)	3,900.00	3,900.00
Other Expenses								
9105 - Reserve Contribution Expense	12,500.00	12,500.00	0.00	37,500.00	37,500.00	0.00	150,000.00	112,500.00
Total Other Expenses	12,500.00	12,500.00	0.00	37,500.00	37,500.00	0.00	150,000.00	112,500.00
Total Operating Expense	52,959.41	75,663.00	(22,703.59)	175,774.29	226,975.00	(51,200.71)	907,900.00	732,125.71
Total Operating Income / (Loss)	23,404.87	251.00	23,153.87	67,836.91	769.00	67,067.91	3,075.00	(64,761.91)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

March 01, 2019 thru March 31, 2019

	Current Period			Year to Date (3 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	37,500.00	37,500.00	0.00	150,000.00	112,500.00
4910 - Interest Earned - Reserve Accounts	6,502.46	0.00	6,502.46	40,819.02	0.00	40,819.02	0.00	(40,819.02)
Total Income	19,002.46	12,500.00	6,502.46	78,319.02	37,500.00	40,819.02	150,000.00	71,680.98
Total Reserves Income	19,002.46	12,500.00	6,502.46	78,319.02	37,500.00	40,819.02	150,000.00	71,680.98
<u>Expense</u>								
Administrative								
5015 - Bank Charges	558.69	0.00	558.69	1,656.67	0.00	1,656.67	0.00	(1,656.67)
Total Administrative	558.69	0.00	558.69	1,656.67	0.00	1,656.67	0.00	(1,656.67)
Total Reserves Expense	558.69	0.00	558.69	1,656.67	0.00	1,656.67	0.00	(1,656.67)
Total Reserves Income / (Loss)	18,443.77	12,500.00	5,943.77	76,662.35	37,500.00	39,162.35	150,000.00	73,337.65

Income Statement Report Canyon Gate at Cinco Ranch Adopt A School

March 01, 2019 thru March 31, 2019

	Current Period			Year to Date (3 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	625.00	(625.00)	2,500.00	2,500.00
4030 - Special Assessments	735.00	0.00	735.00	1,434.60	0.00	1,434.60	0.00	(1,434.60)
Total Income	735.00	208.00	527.00	1,434.60	625.00	809.60	2,500.00	1,065.40
Total Adopt A School Income	735.00	208.00	527.00	1,434.60	625.00	809.60	2,500.00	1,065.40
Total Adopt A School Income / (Loss)	735.00	208.00	527.00	1,434.60	625.00	809.60	2,500.00	1,065.40
Total Association Net Income / (Loss)	42,583.64	12,959.00	29,624.64	145,933.86	38,894.00	107,039.86	155,575.00	9,641.14