

Balance Sheet Report Canyon Gate at Cinco Ranch

As of May 31, 2019

	<u>Balance May 31, 2019</u>	<u>Balance Apr 30, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB OPER #5706	301,784.62	331,721.51	(29,936.89)
1010 - Green Bank-6914-Prior Management	24,771.87	25,103.74	(331.87)
1011 - Green Bank-6906-Prior Management	9,888.57	9,887.68	0.89
1012 - Green Bank-MM 3787-Prior Management	5,684.21	5,684.21	0.00
1013 - Green Bank-1013-Prior Management	54,223.63	54,184.44	39.19
1014 - Green Bank-7626-Prior Management	13,185.42	13,182.44	2.98
1015 - Green Bank-3557-Prior Management	39,905.96	39,905.96	0.00
1101 - New First Bank MM #8161	246,362.23	246,048.77	313.46
1220 - Petty Cash 1	16.33	16.33	0.00
Total Operating Funds	695,822.84	725,735.08	(29,912.24)
Reserve Funds			
1313 - Edward Jones-MM-Prior Management	560,321.76	572,790.38	(12,468.62)
1325 - PPB RSRV #6596	62,541.64	50,023.77	12,517.87
Total Reserve Funds	622,863.40	622,814.15	49.25
Accounts Receivable			
1500 - Residential Assessments Receivable	167,631.18	197,422.78	(29,791.60)
1530 - Allowance for Doubtful accounts	(26,350.78)	(26,350.78)	0.00
Total Accounts Receivable	141,280.40	171,072.00	(29,791.60)
Other Current Assets			
1600 - Prepaid Insurance	17,288.96	19,381.75	(2,092.79)
1640 - Other Prepaid Expenses	9,680.83	0.00	9,680.83
1760 - Transition In - Homeowners Balances	2,990.90	2,990.90	0.00
Total Other Current Assets	29,960.69	22,372.65	7,588.04

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	<u>Balance May 31, 2019</u>	<u>Balance Apr 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	1,501,827.63	1,553,894.18	(52,066.55)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	40.00	40.00	0.00
2036 - PMG Collections	430.00	280.00	150.00
2037 - Payment Plan Fees	3,455.00	2,615.00	840.00
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	0.00	700.00	(700.00)
2395 - Other Accrued Expenses	10,911.41	5,696.26	5,215.15
2400 - Accrued Payroll Payable	1,519.25	0.00	1,519.25
2500 - Fitness Center Key Deposits	22,780.79	22,780.79	0.00
2550 - Prepaid Assessments	5,342.89	5,843.07	(500.18)
2595 - Deferred Revenue	515,214.60	588,816.68	(73,602.08)
Total Liabilities	1,329,346.30	1,396,424.16	(67,077.86)
Total Liabilities	1,329,346.30	1,396,424.16	(67,077.86)
<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 May 31, 2019</u>	<u>Balance Apr 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>125,023.53</u>	<u>110,012.22</u>	<u>15,011.31</u>
Total Liabilities and Equity	<u><u>1,501,827.63</u></u>	<u><u>1,553,894.18</u></u>	<u><u>(52,066.55)</u></u>

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
User Fee Income								
4248 - Administrative Fees	240.00	0.00	240.00	4,455.00	0.00	4,455.00	0.00	(4,455.00)
Total User Fee Income	240.00	0.00	240.00	4,455.00	0.00	4,455.00	0.00	(4,455.00)
Income								
4000 - Residential Assessments	73,602.08	73,602.00	0.08	366,785.40	368,010.00	(1,224.60)	883,225.00	516,439.60
4016 - Residential Assessments 17	79.69	0.00	79.69	29.69	0.00	29.69	0.00	(29.69)
4220 - Gate & Access Fees	0.00	41.00	(41.00)	260.00	208.00	52.00	500.00	240.00
4225 - Key Fees	245.00	0.00	245.00	315.00	0.00	315.00	0.00	(315.00)
4250 - Pool Fees	0.00	21.00	(21.00)	0.00	104.00	(104.00)	250.00	250.00
4265 - Transfer Fees	2,449.98	1,250.00	1,199.98	8,865.30	6,250.00	2,615.30	15,000.00	6,134.70
4400 - Room Rental Fees	150.00	250.00	(100.00)	1,395.00	1,250.00	145.00	3,000.00	1,605.00
4405 - Apartment Rental Fees	350.00	0.00	350.00	350.00	0.00	350.00	0.00	(350.00)
4710 - Late Fees & Interest	1,567.34	584.00	983.34	15,705.08	2,917.00	12,788.08	7,000.00	(8,705.08)
4720 - Legal Reimbursements	(214.47)	84.00	(298.47)	2,145.08	417.00	1,728.08	1,000.00	(1,145.08)
4900 - Interest Earned - Operating Accounts	356.52	84.00	272.52	1,565.03	417.00	1,148.03	1,000.00	(565.03)
Total Income	78,586.14	75,916.00	2,670.14	397,415.58	379,573.00	17,842.58	910,975.00	513,559.42
Total Operating Income	78,826.14	75,916.00	2,910.14	401,870.58	379,573.00	22,297.58	910,975.00	509,104.42
<u>Expense</u>								
Administrative								
5000 - General Administrative	215.48	84.00	131.48	482.23	417.00	65.23	1,000.00	517.77
5010 - Bad Debt	13.79	666.00	(652.21)	5,359.72	3,333.00	2,026.72	8,000.00	2,640.28
5015 - Bank Charges	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
5025 - Billing/Collections	1,507.60	0.00	1,507.60	7,200.60	0.00	7,200.60	0.00	(7,200.60)
5035 - Decorations	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
5045 - Dues & Subscriptions	110.00	41.00	69.00	312.33	208.00	104.33	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	131.92	166.00	(34.08)	131.92	833.00	(701.08)	2,000.00	1,868.08

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	318.15	84.00	234.15	1,253.45	417.00	836.45	1,000.00	(253.45)
5115 - Web Site Maintenance	26.60	84.00	(57.40)	133.41	417.00	(283.59)	1,000.00	866.59
5195 - Other Administrative Services	356.87	166.00	190.87	2,089.05	833.00	1,256.05	2,000.00	(89.05)
5200 - Community Events	0.00	834.00	(834.00)	3,070.26	4,167.00	(1,096.74)	10,000.00	6,929.74
5210 - Printing & Copying	697.90	166.00	531.90	2,002.34	833.00	1,169.34	2,000.00	(2.34)
5215 - Postage	766.66	84.00	682.66	4,518.07	417.00	4,101.07	1,000.00	(3,518.07)
5306 - Manager/Assistant Manager Salaries	4,557.75	3,666.00	891.75	16,829.94	18,333.00	(1,503.06)	44,000.00	27,170.06
Total Administrative	8,702.72	6,107.00	2,595.72	43,575.78	30,541.00	13,034.78	73,300.00	29,724.22
Insurance								
5400 - Insurance Premiums	2,092.79	2,250.00	(157.21)	8,943.42	11,250.00	(2,306.58)	27,000.00	18,056.58
Total Insurance	2,092.79	2,250.00	(157.21)	8,943.42	11,250.00	(2,306.58)	27,000.00	18,056.58
Utilities								
6000 - Electric Service	5,202.89	5,000.00	202.89	26,535.29	25,000.00	1,535.29	60,000.00	33,464.71
6025 - Water Service	2,559.60	2,916.00	(356.40)	6,547.67	14,583.00	(8,035.33)	35,000.00	28,452.33
6040 - Bundled Telecom Services	808.36	1,000.00	(191.64)	3,816.67	5,000.00	(1,183.33)	12,000.00	8,183.33
6050 - Telephone Service	42.74	50.00	(7.26)	292.74	250.00	42.74	600.00	307.26
Total Utilities	8,613.59	8,966.00	(352.41)	37,192.37	44,833.00	(7,640.63)	107,600.00	70,407.63
Landscaping								
6100 - Grounds & Landscaping - Contract	4,555.47	4,416.00	139.47	22,087.41	22,083.00	4.41	53,000.00	30,912.59
6110 - Landscape Replacement & Installatioi	0.00	666.00	(666.00)	0.00	3,333.00	(3,333.00)	8,000.00	8,000.00
6120 - Chemical/Fertilizations	90.00	50.00	40.00	90.00	250.00	(160.00)	600.00	510.00
6140 - Force Mow	79.69	125.00	(45.31)	79.69	625.00	(545.31)	1,500.00	1,420.31
6160 - Tree Maintenance	30.00	666.00	(636.00)	30.00	3,333.00	(3,303.00)	8,000.00	7,970.00
6199 - Landscape Other	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
6200 - Irrigation Repair & Maintenance	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00	3,000.00
Total Landscaping	4,755.16	6,589.00	(1,833.84)	22,287.10	32,957.00	(10,669.90)	79,100.00	56,812.90

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Operations								
6305 - Easement Expenses	700.00	166.00	534.00	2,100.00	833.00	1,267.00	2,000.00	(100.00)
Total Operations	700.00	166.00	534.00	2,100.00	833.00	1,267.00	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	834.00	(114.00)	3,670.00	4,167.00	(497.00)	10,000.00	6,330.00
6434 - Pest Control	445.99	291.00	154.99	1,052.19	1,458.00	(405.81)	3,500.00	2,447.81
6438 - Pool Management	3,851.78	2,666.00	1,185.78	5,488.62	13,333.00	(7,844.38)	32,000.00	26,511.38
6440 - Safety & Security	13,334.60	15,391.00	(2,056.40)	72,409.95	76,958.00	(4,548.05)	184,700.00	112,290.05
Total Contracted Services	18,352.37	19,182.00	(829.63)	84,411.94	95,916.00	(11,504.06)	230,200.00	145,788.06
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	60.00	416.00	(356.00)	180.00	2,083.00	(1,903.00)	5,000.00	4,820.00
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	84.00	(84.00)	730.70	417.00	313.70	1,000.00	269.30
6560 - Fence Repair & Maintenance	1,140.00	0.00	1,140.00	6,035.00	0.00	6,035.00	0.00	(6,035.00)
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	330.00	250.00	80.00	330.00	1,250.00	(920.00)	3,000.00	2,670.00
6600 - General Repair & Maintenance	495.00	1,250.00	(755.00)	10,659.66	6,250.00	4,409.66	15,000.00	4,340.34
6615 - Guard House Repair & Maintenance	555.00	125.00	430.00	1,777.37	625.00	1,152.37	1,500.00	(277.37)
6625 - HVAC Supplies/Repair & Maintenance	105.00	84.00	21.00	195.00	417.00	(222.00)	1,000.00	805.00
6635 - Janitorial Supplies & Maintenance	213.80	84.00	129.80	1,252.07	417.00	835.07	1,000.00	(252.07)
6685 - Playground Maintenance/Repairs	573.78	125.00	448.78	1,623.78	625.00	998.78	1,500.00	(123.78)
6694 - Pet Stations & Supplies	60.61	41.00	19.61	90.61	208.00	(117.39)	500.00	409.39
6700 - Pool Supplies/Repair & Maintenance	1,484.26	1,666.00	(181.74)	3,329.26	8,333.00	(5,003.74)	20,000.00	16,670.74
6702 - Pool Chemicals	680.00	734.00	(54.00)	1,498.42	3,667.00	(2,168.58)	8,800.00	7,301.58
6745 - Signage Repair & Maintenance	0.00	41.00	(41.00)	301.03	208.00	93.03	500.00	198.97
6765 - Tennis Court Repair & Maintenance	0.00	84.00	(84.00)	210.00	417.00	(207.00)	1,000.00	790.00

Income Statement Report Canyon Gate at Cinco Ranch Operating

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6795 - Other Supplies/Repair & Maintenance	0.00	41.00	(41.00)	232.16	208.00	24.16	500.00	267.84
Total Repair & Maintenance	5,697.45	5,025.00	672.45	30,991.08	25,125.00	5,866.08	60,300.00	29,308.92
Professional Services								
7000 - Audit & Tax Services	0.00	416.00	(416.00)	175.00	2,083.00	(1,908.00)	5,000.00	4,825.00
7020 - Legal Services	1,150.00	250.00	900.00	4,290.50	1,250.00	3,040.50	3,000.00	(1,290.50)
7025 - Legal Services - Collections	750.00	166.00	584.00	1,482.05	833.00	649.05	2,000.00	517.95
7035 - Legal Services - Deed Restrictions	0.00	666.00	(666.00)	621.62	3,333.00	(2,711.38)	8,000.00	7,378.38
7040 - Management Fees	1,285.00	1,291.00	(6.00)	6,425.00	6,458.00	(33.00)	15,500.00	9,075.00
7095 - Other Professional Services	0.00	250.00	(250.00)	17.75	1,250.00	(1,232.25)	3,000.00	2,982.25
Total Professional Services	3,185.00	3,039.00	146.00	13,011.92	15,207.00	(2,195.08)	36,500.00	23,488.08
Association Owned Unit Expenses								
8110 - Shared Entity Charges	0.00	11,500.00	(11,500.00)	72,771.87	57,500.00	15,271.87	138,000.00	65,228.13
Total Association Owned Unit Expenses	0.00	11,500.00	(11,500.00)	72,771.87	57,500.00	15,271.87	138,000.00	65,228.13
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	750.00	(750.00)	1,800.00	1,800.00
9015 - Property/Real Estate Tax	0.00	175.00	(175.00)	0.00	875.00	(875.00)	2,100.00	2,100.00
Total Taxes	0.00	325.00	(325.00)	0.00	1,625.00	(1,625.00)	3,900.00	3,900.00
Other Expenses								
9105 - Reserve Contribution Expense	12,500.00	12,500.00	0.00	62,500.00	62,500.00	0.00	150,000.00	87,500.00
Total Other Expenses	12,500.00	12,500.00	0.00	62,500.00	62,500.00	0.00	150,000.00	87,500.00
Total Operating Expense	64,599.08	75,649.00	(11,049.92)	377,785.48	378,287.00	(501.52)	907,900.00	530,114.52
Total Operating Income / (Loss)	14,227.06	267.00	13,960.06	24,085.10	1,286.00	22,799.10	3,075.00	(21,010.10)

Income Statement Report Canyon Gate at Cinco Ranch Reserves

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 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	62,500.00	62,500.00	0.00	150,000.00	87,500.00
4910 - Interest Earned - Reserve Accounts	(11,834.47)	0.00	(11,834.47)	38,051.78	0.00	38,051.78	0.00	(38,051.78)
Total Income	665.53	12,500.00	(11,834.47)	100,551.78	62,500.00	38,051.78	150,000.00	49,448.22
Total Reserves Income	665.53	12,500.00	(11,834.47)	100,551.78	62,500.00	38,051.78	150,000.00	49,448.22
<u>Expense</u>								
Administrative								
5015 - Bank Charges	616.28	0.00	616.28	2,272.95	0.00	2,272.95	0.00	(2,272.95)
Total Administrative	616.28	0.00	616.28	2,272.95	0.00	2,272.95	0.00	(2,272.95)
Total Reserves Expense	616.28	0.00	616.28	2,272.95	0.00	2,272.95	0.00	(2,272.95)
Total Reserves Income / (Loss)	49.25	12,500.00	(12,450.75)	98,278.83	62,500.00	35,778.83	150,000.00	51,721.17

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

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4000 - Residential Assessments	0.00	209.00	(209.00)	0.00	1,042.00	(1,042.00)	2,500.00	2,500.00
4030 - Special Assessments	735.00	0.00	735.00	2,659.60	0.00	2,659.60	0.00	(2,659.60)
Total Income	735.00	209.00	526.00	2,659.60	1,042.00	1,617.60	2,500.00	(159.60)
Total Adopt A School Income	735.00	209.00	526.00	2,659.60	1,042.00	1,617.60	2,500.00	(159.60)
Total Adopt A School Income / (Loss)	735.00	209.00	526.00	2,659.60	1,042.00	1,617.60	2,500.00	(159.60)
Total Association Net Income / (Loss)	15,011.31	12,976.00	2,035.31	125,023.53	64,828.00	60,195.53	155,575.00	30,551.47