Pearson Place at Avery Ranch Owners Association, Inc.

Balance Sheet

Period 04/30/2019

Assets			
Bank			
10000	CABANC OPR 9685	123,351.49	
TOTAL Bank		123,351.49	
Reserve			
10001	CABANC RSV 4393	137,635.86	
TOTAL Reserve		137,635.86	
Total Assets			*260,987.35*
Liabilities & Equity			
Liability			
30001	Contingency Reserves	137,635.86	
32000	Prepaid Assessments	24,970.55	
36000	Retained Earnings	121,249.61	
TOTAL Liability		283,856.02	
Equity			
	Net Income	(22,868.67)	
TOTAL Equity		(22,868.67)	
Total Liabilities & Equity			*260,987.35*

Pearson Place at Avery Ranch Owners Association, Inc.

Income Statement

Period 4/1/2019 to 4/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Assessment Revenue							
40000 Assessments	54,884.38	59,340.00	(4,455.62)	120,010.35	118,500.00	1,510.35	239,880.00
TOTAL Assessment Revenue	54,884.38	59,340.00	(4,455.62)	120,010.35	118,500.00	1,510.35	239,880.00
Other Receivable							
42000 Working Capital Contribution	3,057.98	0.00	3,057.98	15,412.01	0.00	15,412.01	0.00
43000 Late Interest	1.24	0.00	1.24	12.69	0.00	12.69	0.00
43001 Interest	5.37	0.00	5.37	20.80	0.00	20.80	0.00
43011 Fines	(70.00)	0.00	(70.00)	275.00	0.00	275.00	0.00
43014 Land Lease	8,290.00	8,290.00	0.00	33,160.00	33,160.00	0.00	99,480.00
43015 Other	0.00	0.00	0.00	429.00	0.00	429.00	0.00
43100 Developer Funding	0.00	5,820.00	(5,820.00)	0.00	12,180.00	(12,180.00)	22,200.00
TOTAL Other Receivable	11,284.59	14,110.00	(2,825.41)	49,309.50	45,340.00	3,969.50	121,680.00
TOTAL Income	66,168.97	73,450.00	(7,281.03)	169,319.85	163,840.00	5,479.85	361,560.00
Expense							
Professional Services							
45000 Management Services	2,500.00	2,500.00	0.00	10,000.00	10,000.00	0.00	30,900.00
45001 Administrative Reimbursements	855.42	1,500.00	644.58	5,568.63	7,500.00	1,931.37	19,500.00
45002 Legal Fees	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
45004 Audit / Tax Preparation	0.00	0.00	0.00	400.00	400.00	0.00	400.00
TOTAL Professional Services	3,355.42	4,100.00	744.58	15,968.63	18,300.00	2,331.37	52,000.00
Community							
81005 Community Events	0.00	500.00	500.00	0.00	500.00	500.00	3,000.00
81006 Website	1,454.90	210.00	(1,244.90)	1,697.25	420.00	(1,277.25)	840.00
TOTAL Community	1,454.90	710.00	(744.90)	1,697.25	920.00	(777.25)	3,840.00
Maintenance							
83000 Maintenance	2,795.84	5,500.00	2,704.16	20,099.19	21,790.00	1,690.81	41,985.00
83003 Landscape Contract	5,316.59	5,350.00	33.41	21,266.36	21,400.00	133.64	64,200.00
83005 Landscape Other	0.00	1,000.00	1,000.00	0.00	8,500.00	8,500.00	20,000.00
83006 Irrigation	0.00	500.00	500.00	1,893.83	1,250.00	(643.83)	4,500.00
83007 Pond Maintenance	200.00	200.00	0.00	800.00	800.00	0.00	2,400.00
83017 Pool Contract	530.43	1,395.00	864.57	2,121.72	3,000.00	878.28	11,580.00
83018 Pool Other	0.00	1,200.00	1,200.00	8,132.46	10,200.00	2,067.54	18,900.00
83019 Pool Chemicals	139.15	1,000.00	860.85	1,395.76	2,500.00	1,104.24	8,900.00
83039 Patrol Service	562.90	570.00	7.10	2,251.60	2,280.00	28.40	6,840.00
TOTAL Maintenance	9,544.91	16,715.00	7,170.09	57,960.92	71,720.00	13,759.08	179,305.00
Utility							
85000 Electric	695.91	900.00	204.09	3,327.66	3,600.00	272.34	10,800.00
85002 Water	1,637.20	2,200.00	562.80	4,569.74	8,800.00	4,230.26	26,400.00
85003 Telephone	82.18	85.00	2.82	327.44	340.00	12.56	1,020.00
TOTAL Utility	2,415.29	3,185.00	769.71	8,224.84	12,740.00	4,515.16	38,220.00
Insurance							
87001 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,054.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,054.00
Taxes							
88000 Property Tax	0.00	0.00	0.00	0.00	3,580.00	3,580.00	3,580.00
TOTAL Taxes	0.00	0.00	0.00	0.00	3,580.00	3,580.00	3,580.00
Reserve							

Pearson Place at Avery Ranch Owners Association, Inc.

Income Statement

Period 4/1/2019 to 4/30/2019 11:59:00 PM

91000 Reserve Contribution	11,437.98	6,380.00	(5,057.98)	46,132.01	25,520.00	(20,612.01)	76,561.00
TOTAL Reserve	11,437.98	6,380.00	(5,057.98)	46,132.01	25,520.00	(20,612.01)	76,561.00
TOTAL Expense	28,208.50	31,090.00	2,881.50	129,983.65	132,780.00	2,796.35	361,560.00
Excess Revenue / Expense	37,960.47	42,360.00	(4,399.53)	39,336.20	31,060.00	8,276.20	0.00

Pearson Place at Avery Ranch Owners Association, Inc.

Income Statement

Period 4/1/2019 to 4/30/2019 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Other Receivable							
43001 Interest	47.51	0.00	47.51	208.22	0.00	208.22	0.00
TOTAL Other Receivable	47.51	0.00	47.51	208.22	0.00	208.22	0.00
TOTAL Income	47.51	0.00	47.51	208.22	0.00	208.22	0.00
Expense							
Reserve							
91001 Capital Expenses	0.00	0.00	0.00	62,413.09	0.00	(62,413.09)	0.00
TOTAL Reserve	0.00	0.00	0.00	62,413.09	0.00	(62,413.09)	0.00
TOTAL Expense	0.00	0.00	0.00	62,413.09	0.00	(62,413.09)	0.00
Excess Revenue / Expense	47.51	0.00	47.51	(62,204.87)	0.00	(62,204.87)	0.00