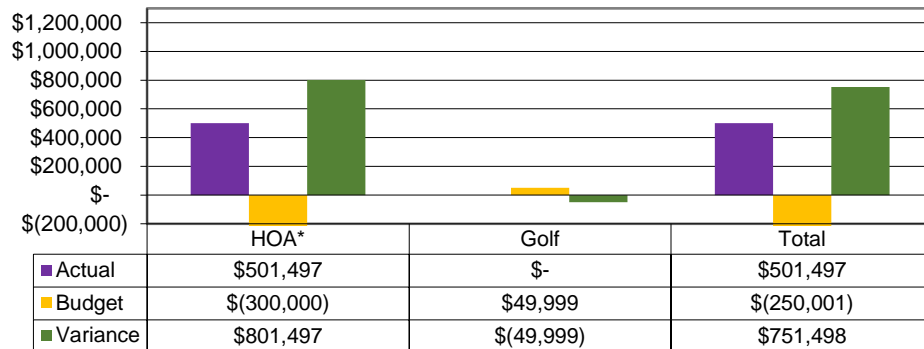


## Sun City Texas CA Financial Information As of December 31, 2019

**Net Operating Surplus/Deficit\***  
**YTD\* Actuals vs. YTD Budget**

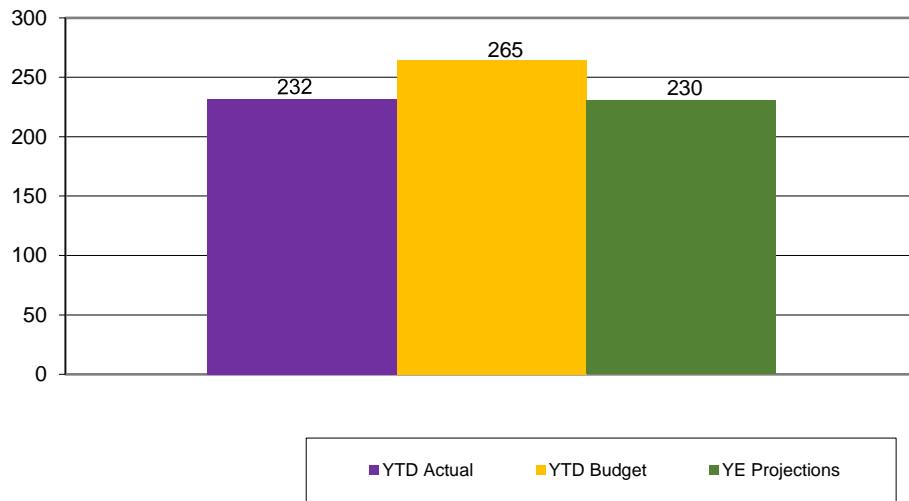


**Summary:**

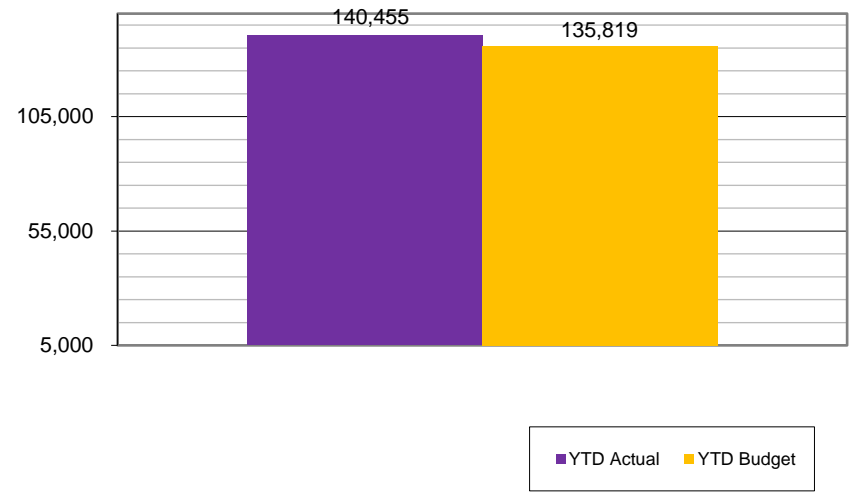
- **HOA** is favorable to budget by \$501K due to a non cash Developer contribution related to capitalized assets at the Retreat booked based on generally acceptable accounting principles for HOAs. In addition, the HOA had a surplus of \$128K from operations due to savings in salaries and wages and utilities. The \$128K surplus was accrued to the Capital Asset Fund.

- **Golf** is ended the year with a surplus of \$73K which was accrued to the Capital Asset Fund.

**New Home Closings**



**Golf Rounds**



Sun City Texas CA  
Preliminary YTD Statement of Operations - Consolidated Summary  
For the Month Ended, December 31, 2019

Positive variances are favorable: (negative) variances are unfavorable

HOA	December 19 - MTD				December 19- YTD				December 18-YTD			YOY	
	Actuals	Budget	\$ Var	% Var	Actuals	Budget	\$ Var	% Var	Actuals	\$Var	%Var		
Revenue													
HOA Dues	\$ 800,240	\$ 801,344	\$ (1,104)	0%	\$ 9,469,231	\$ 9,474,026	\$ (4,795)	0%	\$ 8,852,575	\$ 616,656	7%		
Other Revenue	245,679	238,150	7,529	3%	3,709,466	3,050,083	659,383	22%	3,036,582	672,884	22%		
<b>Total Revenue</b>	<b>1,045,919</b>	<b>1,039,495</b>	<b>6,424</b>	<b>1%</b>	<b>13,178,697</b>	<b>12,524,109</b>	<b>654,588</b>	<b>5%</b>	<b>11,889,157</b>	<b>1,289,540</b>	<b>11%</b>		
Costs & Expenses													
Cost of Sales	122,493	119,115	(3,378)	-3%	1,343,617	1,328,885	(14,732)	-1%	1,300,027	(43,590)	-3%		
Salary & Wage Expense	368,936	339,300	(29,636)	-9%	3,925,121	4,110,246	185,125	5%	3,693,795	(231,326)	-6%		
Landscape Maint Contr	86,924	86,736	(188)	0%	1,037,426	1,054,332	16,906	2%	984,403	(53,023)	-5%		
Reserve	180,833	180,835	2	0%	1,749,996	1,750,000	4	0%	1,100,004	(649,992)	-59%		
Other Expenses	602,406	376,596	(225,810)	-60%	4,621,040	4,580,646	(40,394)	-1%	4,810,538	189,498	4%		
<b>Total Costs &amp; Expenses</b>	<b>1,361,592</b>	<b>1,102,582</b>	<b>(259,010)</b>	<b>-23%</b>	<b>12,677,200</b>	<b>12,824,109</b>	<b>146,909</b>	<b>1%</b>	<b>11,888,767</b>	<b>(788,433)</b>	<b>-7%</b>		
<b>Net Operating Surplus (Deficit)</b>	<b>\$ (315,673)</b>	<b>\$ (63,087)</b>	<b>\$ (252,586)</b>	<b>-400%</b>	<b>\$ 501,497</b>	<b>\$ (300,000)</b>	<b>\$ 801,497</b>	<b>267%</b>	<b>\$ 390</b>	<b>\$ 501,107</b>	<b>128489%</b>		

TOTAL CY19		\$	%
Projections	Actual	Var	Var
\$ 9,467,224	\$ 9,469,231	\$ 2,008	0%
3,699,537	3,709,466	9,929	0%
<b>13,166,761</b>	<b>13,178,697</b>	<b>11,936</b>	<b>0%</b>
1,344,910	1,343,617	1,293	0%
3,907,485	3,925,121	(17,636)	0%
1,037,238	1,037,426	(188)	0%
1,750,000	1,749,996	4	0%
4,560,949	4,621,040	(60,091)	-1%
<b>12,600,582</b>	<b>12,677,200</b>	<b>(76,618)</b>	<b>-1%</b>
<b>\$ 566,179</b>	<b>\$ 501,497</b>	<b>\$ (64,682)</b>	<b>-13%</b>

GOLF	December 19 - MTD				December 19- YTD				December 18-YTD			YOY	
	Actuals	Budget	\$ Var	% Var	Actuals	Budget	\$ Var	% Var	Actuals	\$Var	%Var		
Revenue													
Resident Green Fees	\$ 421,267	\$ 329,199	\$ 92,068	28%	\$ 3,446,146	\$ 3,353,385	\$ 92,761	3%	\$ 3,419,607	\$ 26,539	1%		
Non-resident Green Fees	39,372	31,000	8,372	27%	665,753	624,300	41,453	7%	660,718	5,035	1%		
Other Revenue	51,481	61,467	(9,986)	-16%	574,290	514,804	59,486	12%	579,511	(5,221)	-1%		
Developer Payment	-	-	-	0%	-	-	-	0%	-	-	0%		
<b>Total Revenue</b>	<b>512,120</b>	<b>421,666</b>	<b>90,454</b>	<b>21%</b>	<b>4,686,189</b>	<b>4,492,489</b>	<b>193,700</b>	<b>4%</b>	<b>4,659,836</b>	<b>26,353</b>	<b>1%</b>		
Costs & Expenses													
Cost of Sales	36,192	38,500	2,308	6%	383,128	332,250	(50,878)	-15%	400,789	17,661	4%		
Salary & Wage Expense	179,015	179,374	359	0%	2,113,006	2,144,013	31,007	1%	2,081,453	(31,553)	-2%		
Reserve	-	-	-	0%	-	-	-	0%	-	-	0%		
Other Expenses	286,308	107,735	(178,573)	-166%	2,190,055	1,966,226	(223,829)	-11%	2,177,594	(12,461)	-1%		
<b>Total Costs &amp; Expenses</b>	<b>501,515</b>	<b>325,609</b>	<b>(175,906)</b>	<b>-54%</b>	<b>4,686,189</b>	<b>4,442,489</b>	<b>(243,700)</b>	<b>-5%</b>	<b>4,659,836</b>	<b>(26,353)</b>	<b>-1%</b>		
<b>Net Operating Surplus (Deficit)</b>	<b>\$ 10,605</b>	<b>\$ 96,057</b>	<b>\$ (85,452)</b>	<b>-89%</b>	<b>\$ -</b>	<b>\$ 49,999</b>	<b>\$ (49,999)</b>	<b>-100%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>n/a</b>		

TOTAL CY19		\$	%
Projections	Actual	Var	Var
\$ 3,421,054	\$ 3,446,146	\$ 25,092	1%
655,381	665,753	10,372	2%
584,376	574,290	(10,086)	-2%
-	-	-	0%
<b>4,660,811</b>	<b>4,686,189</b>	<b>25,378</b>	<b>1%</b>
385,436	383,128	2,308	1%
2,103,756	2,113,006	(9,250)	0%
-	-	-	0%
2,096,370	2,190,055	(93,676)	-4%
<b>4,585,579</b>	<b>4,686,189</b>	<b>(100,619)</b>	<b>-2%</b>
<b>\$ 75,241</b>	<b>\$ -</b>	<b>\$ (75,241)</b>	<b>n/a</b>

Landscape Maintained Homes	December 19 - MTD				December 19- YTD				December 18-YTD			YOY	
	Actuals	Budget	\$ Var	% Var	Actuals	Budget	\$ Var	% Var	Actuals	\$Var	%Var		
Revenue													
Garden	56,198	56,198	-	0%	674,376	674,376	-	0%	629,568	44,808	7%		
Cottage	29,376	29,376	-	0%	352,512	352,512	-	0%	347,232	5,280	2%		
<b>Total Revenue</b>	<b>85,574</b>	<b>85,574</b>	<b>-</b>	<b>0%</b>	<b>1,026,888</b>	<b>1,026,888</b>	<b>-</b>	<b>0%</b>	<b>976,800</b>	<b>50,088</b>	<b>5%</b>		
Costs & Expenses													
Cost of Sales	53,293	53,293	-	0%	639,516	639,516	-	0%	597,180	(42,336)	-7%		
Other Expenses	32,281	32,281	-	0%	387,372	387,372	-	0%	379,620	(7,752)	-2%		
<b>Total Costs &amp; Expenses</b>	<b>85,574</b>	<b>85,574</b>	<b>-</b>	<b>0%</b>	<b>1,026,888</b>	<b>1,026,888</b>	<b>-</b>	<b>0%</b>	<b>976,800</b>	<b>(50,088)</b>	<b>-5%</b>		
<b>Net Operating Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>n/a</b>		

TOTAL CY19		\$	%
Projections	Actual	Var	Var
674,376	674,376	-	0%
352,512	352,512	-	0%
<b>1,026,888</b>	<b>1,026,888</b>	<b>-</b>	<b>0%</b>
639,516	639,516	-	0%
387,372	387,372	-	0%
<b>1,026,888</b>	<b>1,026,888</b>	<b>-</b>	<b>0%</b>
<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>

TOTAL CA	December 19 - MTD				December 19- YTD				December 18-YTD			YOY	
	Actuals	Budget	\$ Var	% Var	Actuals	Budget	\$ Var	% Var	Actuals	\$Var	%Var		
Revenue													
HOA	\$ 1,045,919	\$ 1,039,495	\$ 6,424	1%	\$ 13,178,697	\$ 12,524,109	\$ 654,588	5%	\$ 11,889,157	\$ 1,289,540	11%		
Golf	512,120	421,666	90,454	21%	4,686,189	4,492,489	193,700	4%	4,659,836	26,353	1%		
Landscape Maintained Homes	85,574	85,574	-	0%	1,026,888	1,026,888	-	0%	976,800	50,088	5%		
<b>Total Revenue</b>	<b>1,643,613</b>	<b>1,546,735</b>	<b>96,878</b>	<b>6%</b>	<b>18,891,774</b>	<b>18,043,486</b>	<b>848,288</b>	<b>5%</b>	<b>17,525,793</b>	<b>1,365,981</b>	<b>8%</b>		
Costs & Expenses													
Cost of Sales	158,685	157,615	(1,070)	-1%	1,726,745	1,661,135	(65,610)	-4%	1,700,816	(25,929)	-2%		
Salary & Wage Expense	547,951	518,674.26	(29,277)	-6%	6,038,127	6,254,259.52	216,133	3%	5,775,248	(262,879)	-5%		
Other Expenses	1,156,471	751,901.25	(404,570)	-54%	9,598,517	9,351,204.17	(247,313)	-3%	9,072,539.00	(525,978)	-6%		
Maintained Home Costs & Exps	85,574	85,574	-	0%	1,026,888	1,026,888	-	0%	976,800	(50,088)	-5%		
<b>Total Costs &amp; Expenses</b>	<b>1,948,681</b>	<b>1,513,765</b>	<b>(434,916)</b>	<b>-29%</b>	<b>18,390,277</b>	<b>18,293,487</b>	<b>(96,790)</b>	<b>-1%</b>	<b>17,525,403</b>	<b>(864,874)</b>	<b>-5%</b>		
<b>Net Operating Surplus (Deficit)</b>	<b>\$ (305,068)</b>	<b>\$ 32,970</b>	<b>\$ (338,038)</b>	<b>n/m</b>	<b>\$ 501,497</b>	<b>\$ (250,001)</b>	<b>\$ 751,498</b>	<b>301%</b>	<b>\$ 390</b>	<b>\$ 501,107</b>	<b>n/m</b>		

TOTAL CY19		\$	%
Projections	Actual	Var	Var
\$ 13,166,761	\$ 13,178,697	\$ 11,936	0%
4,660,811	4,686,189	25,378	1%
1,026,888	1,026,888	-	0%
<b>18,854,460</b>	<b>18,891,774</b>	<b>37,314</b>	<b>0%</b>
1,730,346	1,726,745	3,601	0%
6,011,240.59	6,038,127.00	(26,886)	0%
9,444,565.49	9,598,516.98	(153,951)	-2%
1,026,888	1,026,888	-	0%
<b>18,213,040</b>	<b>18,390,277</b>	<b>(177,237)</b>	<b>-1%</b>
<b>\$ 641,420</b>	<b>\$ 501,497</b>	<b>\$ (139,923)</b>	<b>-28%</b>

Note: Other Expenses include Utilities, Property Taxes, Lease Expenses, Insurance, Reserve Expenses, Office Supplies/Equipment, etc.

Sun City Texas CA  
Supplemental Information  
December 31, 2019

Rentals	As of 12/31/2019	% Total
Regular	258	3%
Garden	31	0%
Cottage	51	1%
Custom	-	0%
	<hr/>	
	340	4%

Dept Net Surplus/(Deficit)	2019 Full Yr Actuals	Per Avg Proj Rooftop
HOA Dues	\$ 9,469,231	\$ 1,169
Pulte Operational (DDO and HOA)	-	-
Total HOA Dues and Operational	<hr/> 9,469,231	<hr/> 1,169
Executive/Finance/Comm. Standards/IT/Commincator	(3,604,358)	(445)
Lifestyles	(223,543)	(28)
Fitness	(975,830)	(120)
Facilities & CA Landscape	(3,126,577)	(386)
Landscape Maintenance Contract	(1,037,426)	(128)
HOA Surplus, Net of HOA Dues	<hr/> 501,497	<hr/> 62
Golf	-	-
Landscape Maintained Homes	-	-
Total CA Net Surplus/(Deficit)	<hr/> \$ 501,497	<hr/> \$ 62

Home Closings	ITD @ 01/01/19	% Total	YTD 19	% Total	ITD @ 12/31/2019	% Total
Regular	7,224	88%	232	100%	7,456	91%
Garden	400	7%	-	0%	400	5%
Cottage	308	5%	-	0%	308	4%
Custom	50	0%	-	0%	50	1%
	<hr/> 7,982	<hr/> 100%	<hr/> 232	<hr/> 100%	<hr/> 8,214	<hr/> 100%

Fitness	MTD	YTD	Total Year	YTD Dly Avg
Texas Drive	16,811	249,596		684
Cowan Creek	9,628	158,968		436
Retreat	2,783	34,121		112
<b>Total Log-ins 2019</b>	<b>29,222</b>	<b>442,685</b>	<b>440,295</b>	<b>1,119</b>
Texas Drive	16,748	258,786		709
Cowan Creek	10,944	156,587		429
Retreat	-	-		-
<b>Total Log-ins 2018</b>	<b>27,692</b>	<b>415,373</b>	<b>415,373</b>	<b>1,138</b>

Headcount	Full Time Equivalents			Total Employees		
	YTD Actual	YTD Budget	Variance	YTD Actual	YTD Budget	Variance
Exec/Fin/Comm Stds/Comm/IT	24.84	25.50	0.66	32.00	32.00	-
Lifestyles	14.46	15.20	0.74	29.00	31.00	2.00
Fitness	16.52	17.28	0.76	30.00	28.00	(2.00)
Facillities Maintenance	19.64	22.00	2.36	20.00	22.00	2.00
Total HOA	75.46	79.98	4.52	111.00	113.00	2.00
Golf	49.75	52.63	2.88	77.00	79.00	2.00
LMH	2.07	2.50	0.43	2.00	3.00	1.00
<b>Total CA</b>	<b>127.27</b>	<b>135.10</b>	<b>7.83</b>	<b>190.00</b>	<b>195.00</b>	<b>5.00</b>

Resales	ITD @ 01/01/19	MTD 12/31/2019	YTD 19	ITD @ 12/31/2019	Last Year MTD	Last Year YTD
All Homes	5,525	49	534	6,059	50	469

**Sun City Texas CA**  
**Supplemental Information - Golf**  
**For the Month Ended, December 31, 2019**

	Current Month	%	YTD Actual	%	LY YTD Actual	%
<b>Rounds Info YTD</b>						
Annual Pass	1,998	20%	26,519	19%	25,520	19%
Combo Pass	1,036	10%	15,280	11%	16,052	12%
Punch Card	4,828	48%	62,564	45%	61,293	45%
Resident PAG	771	8%	12,588	9%	10,305	8%
Resident Guest	484	5%	1,891	1%	1,841	1%
Non-resident	267	3%	8,405	6%	9,101	7%
Tournament	269	3%	7,337	5%	6,456	5%
Comps	243	2%	2,566	2%	2,146	2%
Comps-Golf Now Trade	249	2%	3,306	2%	3,106	2%
<b>Total Rounds YTD</b>	<b>10,144</b>	<b>100%</b>	<b>140,455</b>	<b>100%</b>	<b>135,819</b>	<b>100%</b>

Rounds by Course	Current Month	YTD Actual
Legacy Hills	3,832	51,722
White Wing	3,302	48,655
Cowan Creek	3,011	40,079

PASSHOLDER INFO ACTUALS:	2019 YTD Actual	Prior YTD Actual	2019 YTD Amt.	Prior YTD Amt.
<b>Combo (\$5,765)</b>				
Adds	70	72	400,247	412,707
Cancellations	(1)	(2)	(24,598)	(9,151)
<b>Net Total</b>	<b>69</b>	<b>70</b>	<b>375,649</b>	<b>403,556</b>
<b>Annual (\$3,603)</b>				
Adds	209	213	716,555	748,749
Cancellations	0	(4)	-	(19,874)
<b>Net Total</b>	<b>209</b>	<b>209</b>	<b>716,555</b>	<b>728,875</b>
<b>Net Total Passes Sold</b>	<b>278</b>	<b>279</b>	<b>1,092,204</b>	<b>1,132,431</b>

	Current Month	%	YTD Actual	%	YTD Budget	%	LY YTD Actual	%
<b>Revenue Info</b>								
Annual Pass	58,737	12%	714,058	16%	\$ 720,600	16%	\$ 728,877	16%
Combo Pass	32,669	6%	378,145	8%	397,785	9%	403,553	9%
Punch Card	306,647	61%	1,984,584	44%	1,923,000	44%	1,984,562	44%
Resident PAG	23,214	5%	369,359	8%	312,000	7%	302,615	7%
Golf 101	0	0%	1,820	0%	1,000	0%	1,575	0%
Resident Guest	4,771	1%	67,449	1%	55,800	1%	66,262	1%
Non-resident	24,261	5%	307,563	7%	358,000	8%	347,246	8%
Tournament	10,340	2%	290,741	6%	210,500	5%	247,210	5%
Merchandise Sales	45,559	9%	438,293	10%	393,000	9%	454,157	10%
<b>Total Green Fees</b>	<b>506,198</b>	<b>100%</b>	<b>4,552,012</b>	<b>100%</b>	<b>4,371,685</b>	<b>100%</b>	<b>4,536,057</b>	<b>100%</b>
Developer DDO	0		-		-		-	
Other Revenue-See Note	5,922	n/a	134,177	n/a	120,804	n/a	123,822	n/a
<b>Total Golf Rev</b>	<b>512,120</b>	<b>100%</b>	<b>\$ 4,686,189</b>	<b>100%</b>	<b>\$ 4,492,489</b>	<b>100%</b>	<b>\$ 4,659,879</b>	<b>100%</b>

PASSHOLDER INFO BUDGET:	2019 Total Budget	PY Total Actual	2019 Total Amt. Budget	PY Total Amt. Actual
<b>Combo (\$5,765)</b>				
Adds	69	72	397,785	412,707
Cancellations		(2)	-	(9,151)
<b>Net Total</b>	<b>69</b>	<b>70</b>	<b>397,785</b>	<b>403,556</b>
<b>Annual (\$3,603)</b>				
Adds	200	213	720,600	748,749
Cancellations		(4)	-	(19,874)
<b>Net Total</b>	<b>200</b>	<b>209</b>	<b>720,600</b>	<b>728,875</b>
<b>Net Total Passes Sold</b>	<b>269</b>	<b>279</b>	<b>1,118,385</b>	<b>1,132,431</b>

Note 1 - Other Revenue includes GHIN Handicap Fees, Interest Income, Lesson Income, and Range Fees.

PUNCH CARD HOLDER INFO ACTUALS:		2019 ACTUAL					
YTD Actual	Price Per Round	YTD 19 Actual**	Additional Punch Cards Sold			Total YTD Rnds Sold***	Total Amt. Sold***
			50	25	10		
100 Rds	\$32.08	169	1	10	51	17,710	568,137
50 Rds	\$38.36	357		-	193	19,780	779,859
25 Rds	\$40.76	504		22	187	15,020	589,797
15 Rds	\$26.00	141				2,115	67,680
Cancellations							(20,889)
One Off Purchases							-
		<u>1171</u>	<u>1</u>	<u>32</u>	<u>431</u>	<u>54,625</u>	<u>\$1,984,584</u>

PUNCH CARD HOLDER INFO BUDGET:		2019 BUDGET		
YTD Actual	Total PC's	Total Rnds	Total Amt. Budgeted	
100 Rds	170	17,000	545,360	
50 Rds	365	18,250	700,070	
25 Rds	502	12,550	511,538	
15 Rds	115	1,725	44,850	
Cancellations				
One Off Purchases			111,005	
	<u>\$1,152</u>	<u>\$49,525</u>	<u>\$1,912,823</u>	

**2019 Operating Profit & Loss - Summary Format by Functional Area**  
**Year to Date through December 31, 2019**

	<b>Total</b>	<b>Administration</b>	<b>LS/Activities</b>	<b>Total Lifestyle</b>		<b>Golf</b>	<b>Maintenance</b>
				<b>Fitness</b>			
HOA Assessment Revenue	\$ 9,469,231	\$ 9,469,231	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Contribution	(1,749,996)	(1,749,996)					
Other Revenue	8,395,655	2,154,951	769,317	785,198	4,686,189		
<b>Total Revenue</b>	<b>\$ 16,114,890</b>	<b>\$ 9,874,186</b>	<b>\$ 769,317</b>	<b>\$ 785,198</b>	<b>\$ 4,686,189</b>		<b>\$ -</b>
Cost of Sales	1,726,745	421,624	473,532	448,461	383,128		
<b>Total Net Revenue</b>	<b>\$ 14,388,145</b>	<b>\$ 9,452,562</b>	<b>\$ 295,785</b>	<b>\$ 336,737</b>	<b>\$ 4,303,061</b>		<b>\$ -</b>
Payroll, Utilities, Repair and Maintenance	8,531,240	2,024,662	485,231	849,521	2,727,880		2,443,946
Operating Expenses	4,905,751	1,223,881	12,897	448,008	1,500,908		1,720,057
Taxes, License and Fees	449,657	339,146	21,200	15,038	74,273		
<b>Total Expenses</b>	<b>13,886,648</b>	<b>3,587,689</b>	<b>519,328</b>	<b>1,312,567</b>	<b>4,303,061</b>		<b>4,164,003</b>
<b>Income/(Loss) from Operations</b>	<b>\$ 501,497</b>	<b>\$ 5,864,873</b>	<b>\$ (223,543)</b>	<b>\$ (975,830)</b>	<b>\$ -</b>		<b>\$ (4,164,003)</b>

Does not include non-cash expenses, such as depreciation