

Champion Lakes HOA

1 Balance Sheet

Transaction 12/31/2018

Assets

Cash

CAB Operating 33,606.48
CAB - MM Operating 9,530.10

Total Cash 43,136.58

Accounts Receivable

A/R Assessments 16,079.86
A/R Late Fees 75.00
A/R Interest 2.03
A/R Legal Fees 270.00
A/R Collection Costs 90.00
A/R Fines 150.00
A/R Other 275.00

Total Accounts Receivable 16,941.89

Total Assets 60,078.47

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments 5,392.77
Current Period Income/(Loss) 5,543.10

Total Liabilities and Equity 10,935.87

Operating

Operating Fund Balance 48,742.60
Developer Contributions 400.00

Total Operating 49,142.60

Total Liabilities & Equity 60,078.47

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
Assessments	0.00	0.00	0.00	30,650.00	31,150.00	(500.00)	31,150.00
TOTAL Assessment Revenue	0.00	0.00	0.00	30,650.00	31,150.00	(500.00)	31,150.00
<u>Other Revenue</u>							
Late Fees	0.00	0.00	0.00	60.16	0.00	60.16	0.00
Interest	0.00	0.00	0.00	0.36	0.00	0.36	0.00
Legal Fees	0.00	0.00	0.00	270.00	0.00	270.00	0.00
Collection Costs	0.00	0.00	0.00	40.00	0.00	40.00	0.00
Fines	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Other	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Interest	4.52	0.00	4.52	38.12	15.43	22.69	15.43
TOTAL Other Revenue	4.52	0.00	4.52	783.64	15.43	768.21	15.43
TOTAL Income	4.52	0.00	4.52	31,433.64	31,165.43	268.21	31,165.43
Expense							
<u>Administrative</u>							
Copies	4.80	0.00	4.80	91.70	16.90	74.80	16.90
Postage	0.94	0.00	0.94	322.10	16.52	305.58	16.52
Clerical	312.00	0.00	312.00	1,564.00	10.00	1,554.00	10.00
Coupons/Statements	276.00	0.00	276.00	276.00	200.00	76.00	200.00
Website	0.00	0.00	0.00	0.00	140.34	(140.34)	140.34
Storage	262.00	0.00	262.00	262.00	0.00	262.00	0.00
Meetings	0.00	0.00	0.00	61.49	0.00	61.49	0.00
TOTAL Administrative	855.74	0.00	855.74	2,577.29	383.76	2,193.53	383.76
<u>Contract Services</u>							
Landscape Maintenance	811.88	0.00	811.88	14,057.56	7,306.92	6,750.64	7,306.92
Management Services	405.94	0.00	405.94	4,871.28	3,653.46	1,217.82	3,653.46
TOTAL Contract Services	1,217.82	0.00	1,217.82	18,928.84	10,960.38	7,968.46	10,960.38
<u>Insurance</u>							
Liability Insurance	0.00	0.00	0.00	330.00	1,104.00	(774.00)	1,104.00
Umbrella Insurance	0.00	0.00	0.00	550.00	550.00	0.00	550.00
Directors & Officers Insurance	0.00	0.00	0.00	1,146.00	1,194.00	(48.00)	1,194.00
Commercial Package Insurance	0.00	0.00	0.00	778.00	0.00	778.00	0.00
TOTAL Insurance	0.00	0.00	0.00	2,804.00	2,848.00	(44.00)	2,848.00
<u>Professional Fees</u>							
Legal Fees	0.00	0.00	0.00	270.00	0.00	270.00	0.00
Audit/Tax	0.00	0.00	0.00	400.00	400.00	0.00	400.00
TOTAL Professional Fees	0.00	0.00	0.00	670.00	400.00	270.00	400.00
<u>Taxes</u>							
Property Tax	0.00	0.00	0.00	5.74	5.80	(0.06)	5.80
TOTAL Taxes	0.00	0.00	0.00	5.74	5.80	(0.06)	5.80
<u>Utilities</u>							
Electric	29.93	0.00	29.93	264.45	152.86	111.59	152.86
Water	126.00	0.00	126.00	640.22	319.12	321.10	319.12

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 12/1/2018 To 12/31/2018 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	155.93	0.00	155.93	904.67	471.98	432.69	471.98
TOTAL Expense	2,229.49	0.00	2,229.49	25,890.54	15,069.92	10,820.62	15,069.92
Excess Revenue / Expense	(2,224.97)	0.00	(2,224.97)	5,543.10	16,095.51	(10,552.41)	16,095.51

3 Income Statement Spreadsheet

Thursday, January 3, 2019

12:24

Transaction 12/1/2018 To 12/31/2018 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Assessment Revenue													
62000 Assessments	30,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,650.00
TOTAL Assessment Revent	30,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,650.00
Other Revenue													
63000 Late Fees	0.00	0.00	25.00	35.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.16
63001 Interest	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.36
63002 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	90.00	0.00	270.00
63003 Collection Costs	0.00	0.00	10.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	40.00
63107 Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	75.00
63599 Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00
70000 Interest	1.64	1.62	2.40	2.66	2.80	2.69	3.53	3.52	3.64	4.69	4.41	4.52	38.12
TOTAL Other Revenue	1.64	1.62	37.55	37.82	2.80	2.69	3.53	108.73	183.64	4.69	394.41	4.52	783.64
TOTAL INCOME	30,651.64	1.62	37.55	37.82	2.80	2.69	3.53	108.73	183.64	4.69	394.41	4.52	31,433.64
EXPENSES													
Administrative													
80000 Copies	1.10	1.40	3.25	0.00	69.20	8.85	0.30	0.00	2.40	0.00	0.40	4.80	91.70
80001 Postage	0.92	0.47	1.41	0.00	289.62	8.02	0.00	0.00	20.25	0.00	0.47	0.94	322.10
80002 Clerical	10.00	2.00	782.00	332.00	12.00	12.00	10.00	12.00	44.00	14.00	22.00	312.00	1,564.00
80005 Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.00	276.00
80006 Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80016 Storage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	262.00	262.00
80017 Meetings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.49	0.00	61.49
TOTAL Administrative	12.02	3.87	786.66	332.00	370.82	28.87	10.30	12.00	66.65	14.00	84.36	855.74	2,577.29
Contract Services													
83001 Landscape Maintenance	811.88	811.88	811.88	811.88	811.88	811.88	811.88	811.88	811.88	5,126.88	811.88	811.88	14,057.56
83003 Management Services	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	4,871.28
TOTAL Contract Services	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	5,532.82	1,217.82	1,217.82	18,928.84
Insurance													

3 Income Statement Spreadsheet

Thursday, January 3, 2019 12:24

Transaction 12/1/2018 To 12/31/2018 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
93001 Liability Insurance	0.00	0.00	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.00
93002 Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	550.00
93004 Directors & Officers Insur	0.00	0.00	0.00	0.00	0.00	0.00	1,146.00	0.00	0.00	0.00	0.00	0.00	1,146.00
93054 Commercial Package Insur.	0.00	0.00	0.00	0.00	0.00	778.00	0.00	0.00	0.00	0.00	0.00	0.00	778.00
TOTAL Insurance	0.00	0.00	0.00	0.00	330.00	778.00	1,696.00	0.00	0.00	0.00	0.00	0.00	2,804.00
Professional Fees													
81000 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	180.00	0.00	0.00	0.00	270.00
81001 Audit/Tax	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
TOTAL Professional Fees	0.00	0.00	0.00	400.00	0.00	0.00	0.00	90.00	180.00	0.00	0.00	0.00	670.00
Taxes													
94000 Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.74	0.00	0.00	5.74
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.74	0.00	0.00	5.74
Utilities													
92000 Electric	19.83	21.28	21.44	21.27	21.05	21.05	21.05	20.48	20.47	20.16	26.44	29.93	264.45
92003 Water	38.00	39.27	35.47	39.27	36.73	40.62	39.27	38.00	38.00	41.80	127.79	126.00	640.22
TOTAL Utilities	57.83	60.55	56.91	60.54	57.78	61.67	60.32	58.48	58.47	61.96	154.23	155.93	904.67
TOTAL EXPENSES	1,287.67	1,282.24	2,061.39	2,010.36	1,976.42	2,086.36	2,984.44	1,378.30	1,522.94	5,614.52	1,456.41	2,229.49	25,890.54
Excess Revenue / Expense	29,363.97	(1,280.62)	(2,023.84)	(1,972.54)	(1,973.62)	(2,083.67)	(2,980.91)	(1,269.57)	(1,339.30)	(5,609.83)	(1,062.00)	(2,224.97)	5,543.10

4 Expense Register

Thursday, January 3, 2019 12:24

Created Date 12/1/2018 To 12/31/2018 11:59:00 PM

Champion Lakes HOA

Ctrl # Invoice # Invoice Bank Expense Amount Check # Check Date Memo Status

CITY OF ROWLETT Location: CITY OF ROWLETT

242173	20181214_39177	12/14/2018 CAB Operating	92003: Water	126.00	10917	12/22/2018	Acct 391721076603 Svc thru 12/03/18	PAID
				126.00				

EXCEL ASSOCIATION MGMT

		Location: EXCEL ASSOCIATION MGMT						
240487	69188116	12/1/2018 CAB Operating	83003: Management Services	405.94	10913	12/1/2018	Management Fee - December	PAID
241548	69188281	12/10/2018 CAB Operating	80016: Storage	232.00	10915	12/14/2018	2018 storage fee and file boxes	PAID
241912	69188405	12/18/2018 CAB Operating	80000: Copies	0.30	10916	12/20/2018	October 2018 Copies	PAID
241912	69188405	12/18/2018 CAB Operating	80002: Clerical	12.00	10916	12/20/2018	November 2018 Invoice Processing Fee	PAID
241912	69188405	12/18/2018 CAB Operating	80005: Coupons/Statements	276.00	10916	12/20/2018	January 2019 Statements	PAID
241912	69188405	12/18/2018 CAB Operating	80002: Clerical	300.00	10916	12/20/2018	November 2018 Credit Reporting Fee (12 Accts)	PAID
241912	69188405	12/18/2018 CAB Operating	80016: Storage	30.00	10916	12/20/2018	Destruction of documents dated 2010 & 2011	PAID
242599	69188681	12/27/2018 CAB Operating	80001: Postage	0.94	10918	12/28/2018	November 2018 Postage	PAID
242599	69188681	12/27/2018 CAB Operating	80000: Copies	4.50	10918	12/28/2018	November 2018 Copies	PAID
				1,261.68				

Lucky Lawn and Landscape, LLC

		Location: Lucky Lawn and Landscape, LLC						
241155	15401	12/6/2018 CAB Operating	83001: Landscape Maintenance	811.88	10914	12/11/2018	Monthly Svc - December	PAID
				811.88				

TXU ELECTRIC

		Location: TXU ELECTRIC						
242348	055402178587	12/12/2018 CAB Operating	92000: Electric	29.93	Auto	12/28/2018	Acct#900008875570 Svc thru 12/10/18	PAID
				29.93				

Count: 12 Total: Champion Lakes HOA \$2,229.49