

Champion Lakes HOA

1 Balance Sheet

Transaction 01/31/2019

**Assets**

Cash

CAB Operating	40,101.80
CAB - MM Operating	9,533.34

<u>Total Cash</u>	<u>49,635.14</u>
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Accounts Receivable

A/R Assessments	31,277.63
A/R Late Fees	325.00
A/R Interest	5.52
A/R Legal Fees	270.00
A/R Collection Costs	560.00
A/R Fines	1,275.00
A/R Other	500.00

<u>Total Accounts Receivable</u>	<u>34,213.15</u>
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<i>Total Assets</i>		<u><u>83,848.29</u></u>
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**Liabilities & Equity**

Liabilities and Equity

Prepaid Assessments	325.00
Current Period Income/(Loss)	28,612.59

<u>Total Liabilities and Equity</u>	<u>28,937.59</u>
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Operating

Operating Fund Balance	54,510.70
Developer Contributions	400.00

<u>Total Operating</u>	<u>54,910.70</u>
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<i>Total Liabilities &amp; Equity</i>		<u><u>83,848.29</u></u>
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# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 1/1/2019 To 1/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
Assessments	27,600.00	27,600.00	0.00	27,600.00	27,600.00	0.00	27,600.00
<b>TOTAL Assessment Revenue</b>	<b>27,600.00</b>	<b>27,600.00</b>	<b>0.00</b>	<b>27,600.00</b>	<b>27,600.00</b>	<b>0.00</b>	<b>27,600.00</b>
<b><u>Other Revenue</u></b>							
Late Fees	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Collection Costs	480.00	0.00	480.00	480.00	0.00	480.00	0.00
Fines	1,150.00	0.00	1,150.00	1,150.00	0.00	1,150.00	0.00
Interest	8.40	0.00	8.40	8.40	0.00	8.40	0.00
<b>TOTAL Other Revenue</b>	<b>1,888.40</b>	<b>0.00</b>	<b>1,888.40</b>	<b>1,888.40</b>	<b>0.00</b>	<b>1,888.40</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>29,488.40</b>	<b>27,600.00</b>	<b>1,888.40</b>	<b>29,488.40</b>	<b>27,600.00</b>	<b>1,888.40</b>	<b>27,600.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	0.00	5.00	(5.00)	0.00	5.00	(5.00)	215.00
Postage	0.00	20.00	(20.00)	0.00	20.00	(20.00)	340.00
Clerical	239.00	10.00	229.00	239.00	10.00	229.00	120.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Website	132.66	0.00	132.66	132.66	0.00	132.66	140.34
<b>TOTAL Administrative</b>	<b>371.66</b>	<b>35.00</b>	<b>336.66</b>	<b>371.66</b>	<b>35.00</b>	<b>336.66</b>	<b>1,015.34</b>
<b><u>Contract Services</u></b>							
Landscape Maintenance	0.00	811.88	(811.88)	0.00	811.88	(811.88)	9,739.92
Management Services	405.94	405.94	0.00	405.94	405.94	0.00	4,868.46
<b>TOTAL Contract Services</b>	<b>405.94</b>	<b>1,217.82</b>	<b>(811.88)</b>	<b>405.94</b>	<b>1,217.82</b>	<b>(811.88)</b>	<b>14,608.38</b>
<b><u>Insurance</u></b>							
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	330.00
Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	550.00
Directors & Officers Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Commercial Package Insurance	0.00	0.00	0.00	0.00	0.00	0.00	778.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,858.00</b>
<b><u>Professional Fees</u></b>							
Legal Fees	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	300.00
<b>TOTAL Professional Fees</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>1,500.00</b>
<b><u>Repairs and Maintenance</u></b>							
Reserve Contribution	0.00	550.00	(550.00)	0.00	550.00	(550.00)	6,600.00
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>550.00</b>	<b>(550.00)</b>	<b>0.00</b>	<b>550.00</b>	<b>(550.00)</b>	<b>6,600.00</b>
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.00</b>
<b><u>Utilities</u></b>							
Electric	37.30	19.06	18.24	37.30	19.06	18.24	228.86
Water	60.91	43.44	17.47	60.91	43.44	17.47	439.12
<b>TOTAL Utilities</b>	<b>98.21</b>	<b>62.50</b>	<b>35.71</b>	<b>98.21</b>	<b>62.50</b>	<b>35.71</b>	<b>667.98</b>

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 1/1/2019 To 1/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Expense	<u>875.81</u>	<u>1,965.32</u>	<u>(1,089.51)</u>	<u>875.81</u>	<u>1,965.32</u>	<u>(1,089.51)</u>	<u>27,255.70</u>
Excess Revenue / Expense	<u><u>28,612.59</u></u>	<u><u>25,634.68</u></u>	<u><u>2,977.91</u></u>	<u><u>28,612.59</u></u>	<u><u>25,634.68</u></u>	<u><u>2,977.91</u></u>	<u><u>344.30</u></u>

# 3 Income Statement Spreadsheet

Transaction 1/1/2019 To 1/31/2019 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Assessment Revenue</u></b>													
62000Assessments	27,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,600.00
TOTAL Assessment Revenue	27,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,600.00
<b><u>Other Revenue</u></b>													
63000Late Fees	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
63003Collection Costs	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
63107Fines	1,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
70000Interest	8.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.40
TOTAL Other Revenue	1,888.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,888.40
TOTAL INCOME	29,488.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,488.40
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	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
80001Postage	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
80002Clerical	239.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.00
80005Coupons/Statements	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
80006Website	132.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.66
TOTAL Administrative	371.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371.66
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	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
83003Management Services	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	405.94
TOTAL Contract Services	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	405.94
<b><u>Insurance</u></b>													
93001Liability Insurance	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
93002Umbrella Insurance	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
93004Directors & Officers Insur	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
93054Commercial Package Insur	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
TOTAL Insurance	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

### 3 Income Statement Spreadsheet

Transaction 1/1/2019 To 1/31/2019 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Professional Fees</b>													
81000Legal Fees	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
81001Audit/Tax	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
TOTAL Professional Fees	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
<b>Repairs and Maintenance</b>													
91002Reserve Contribution	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
TOTAL Repairs and Mainter	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
<b>Taxes</b>													
94000Property Tax	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
TOTAL Taxes	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
<b>Utilities</b>													
92000Electric	37.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.30
92003Water	60.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.91
TOTAL Utilities	98.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98.21
TOTAL EXPENSES	875.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	875.81
Excess Revenue / Expense	28,612.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,612.59

# 4 Expense Register

Tuesday, February 5, 2019 17:13

Created Date 1/1/2019 To 1/31/2019 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					
244019	20190115_39172	1/15/2019 CAB Operating	92003: Water	60.91	10921	1/23/2019	Acct 391721076603 Svc thru 1/2/19	PAID
				<b>60.91</b>				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
242847	69188550	1/1/2019 CAB Operating	83003: Management Services	405.94	10919	1/2/2019	January Management Fee	PAID
244179	69188841	1/20/2019 CAB Operating	80002: Clerical	225.00	10922	1/25/2019	December 2018 Credit Reporting Fee	PAID
244179	69188841	1/20/2019 CAB Operating	80002: Clerical	14.00	10922	1/25/2019	December 2018 - Invoice Processing Fee	PAID
				<b>644.94</b>				
Tania Ware			Location: Tania Ware					
243326	Reimb010919	1/10/2019 CAB Operating	80006: Website	132.66	10920	1/10/2019	Reimb-Website Renewal	PAID
				<b>132.66</b>				
TXU ELECTRIC			Location: TXU ELECTRIC					
244564	054177380196	1/11/2019 CAB Operating	92000: Electric	37.30	Auto	1/30/2019	Acct#900008875570 Svc thru 1/9/19	PAID
				<b>37.30</b>				
<b>Count: 6</b>	<b>Total: Champion Lakes HOA</b>			<b>\$875.81</b>				