

Champion Lakes HOA

1 Balance Sheet

Transaction 02/28/2019

**Assets**

Cash

CAB Operating	46,880.66
CAB - MM Operating	9,536.27

<u>Total Cash</u>	<u>56,416.93</u>
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Accounts Receivable

A/R Assessments	23,720.54
A/R Late Fees	425.00
A/R Interest	5.20
A/R Legal Fees	270.00
A/R Collection Costs	360.00
A/R Fines	775.95
A/R Other	475.00

<u>Total Accounts Receivable</u>	<u>26,031.69</u>
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<i>Total Assets</i>		<u><u>82,448.62</u></u>
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**Liabilities & Equity**

Liabilities and Equity

Prepaid Assessments	195.96
Current Period Income/(Loss)	27,341.96

<u>Total Liabilities and Equity</u>	<u>27,537.92</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>82,448.62</u></u>
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# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 2/1/2019 To 2/28/2019 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	0.00	0.00	0.00	27,600.00	27,600.00	0.00	27,600.00
TOTAL Assessment Revenue	0.00	0.00	0.00	27,600.00	27,600.00	0.00	27,600.00
<b><u>Other Revenue</u></b>							
Late Fees	100.00	0.00	100.00	350.00	0.00	350.00	0.00
Interest	0.20	0.00	0.20	0.20	0.00	0.20	0.00
Collection Costs	0.00	0.00	0.00	430.00	0.00	430.00	0.00
Fines	0.00	0.00	0.00	1,025.00	0.00	1,025.00	0.00
Interest	4.64	0.00	4.64	13.04	0.00	13.04	0.00
TOTAL Other Revenue	104.84	0.00	104.84	1,818.24	0.00	1,818.24	0.00
TOTAL Income	104.84	0.00	104.84	29,418.24	27,600.00	1,818.24	27,600.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	0.35	60.00	(59.65)	0.35	65.00	(64.65)	215.00
Postage	0.47	60.00	(59.53)	0.47	80.00	(79.53)	340.00
Clerical	710.00	10.00	700.00	949.00	20.00	929.00	120.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Website	0.00	0.00	0.00	132.66	0.00	132.66	140.34
Bank Charges	10.00	0.00	10.00	10.00	0.00	10.00	0.00
TOTAL Administrative	720.82	130.00	590.82	1,092.48	165.00	927.48	1,015.34
<b><u>Contract Services</u></b>							
Landscape Maintenance	0.00	811.88	(811.88)	0.00	1,623.76	(1,623.76)	9,739.92
Management Services	405.94	405.94	0.00	811.88	811.88	0.00	4,868.46
TOTAL Contract Services	405.94	1,217.82	(811.88)	811.88	2,435.64	(1,623.76)	14,608.38
<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
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,858.00
<b><u>Professional Fees</u></b>							
Legal Fees	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	300.00
TOTAL Professional Fees	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,500.00
<b><u>Repairs and Maintenance</u></b>							
Reserve Contribution	0.00	550.00	(550.00)	0.00	1,100.00	(1,100.00)	6,600.00
TOTAL Repairs and Maintenance	0.00	550.00	(550.00)	0.00	1,100.00	(1,100.00)	6,600.00
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	6.00
<b><u>Utilities</u></b>							
Electric	27.78	18.86	8.92	65.08	37.92	27.16	228.86

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 2/1/2019 To 2/28/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Water	45.93	34.46	11.47	106.84	77.90	28.94	439.12
TOTAL Utilities	73.71	53.32	20.39	171.92	115.82	56.10	667.98
TOTAL Expense	1,200.47	2,051.14	(850.67)	2,076.28	4,016.46	(1,940.18)	27,255.70
Excess Revenue / Expense	(1,095.63)	(2,051.14)	955.51	27,341.96	23,583.54	3,758.42	344.30

# 3 Income Statement Spreadsheet

Transaction 2/1/2019 To 2/28/2019 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	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
63001Interest	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
63003Collection Costs	430.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	430.00
63107Fines	1,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,025.00
70000Interest	8.40	4.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.04
TOTAL Other Revenue	1,713.40	104.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,818.24
TOTAL INCOME	29,313.40	104.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,418.24
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	0.00	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
80001Postage	0.00	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47
80002Clerical	239.00	710.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	949.00
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
80008Bank Charges	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
TOTAL Administrative	371.66	720.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,092.48
<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	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	811.88
TOTAL Contract Services	405.94	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	811.88
<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 Insurar	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 2/1/2019 To 2/28/2019 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
93054 Commercial 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
<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>0.00</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>Professional Fees</b>													
81000 Legal 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
81001 Audit/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
<b>TOTAL Professional Fees</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>0.00</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>Repairs and Maintenance</b>													
91002 Reserve 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
<b>TOTAL Repairs and Mainter</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>0.00</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>Taxes</b>													
94000 Property 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
<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>0.00</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>Utilities</b>													
92000 Electric	37.30	27.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.08
92003 Water	60.91	45.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.84
<b>TOTAL Utilities</b>	<b>98.21</b>	<b>73.71</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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>171.92</b>
<b>TOTAL EXPENSES</b>	<b>875.81</b>	<b>1,200.47</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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,076.28</b>
<b>Excess Revenue / Expense</b>	<b>28,437.59</b>	<b>(1,095.63)</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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,341.96</b>

# 4 Expense Register

Tuesday, March 5, 2019 10:29

Created Date 2/1/2019 To 2/28/2019 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
			Location: Faith S. Michaels					
AR Refund Vendor								
246249		2/22/2019 CAB Operating	32000: Prepaid Assessments	300.00	10925	2/23/2019	Resident Refund: Faith S. Michaels	PAID
				<b>300.00</b>				
			Location: CITY OF ROWLETT					
CITY OF ROWLETT								
246313	39172107660302	2/15/2019 CAB Operating	92003: Water	45.93	10927	2/25/2019	Acct 391721076603 Svc thru 2/1/19	PAID
				<b>45.93</b>				
			Location: EXCEL ASSOCIATION MGMNT					
EXCEL ASSOCIATION MGMNT								
244852	69188969	2/1/2019 CAB Operating	80000: Copies	0.35	10923	2/1/2019	December 2018	PAID
244852	69188969	2/1/2019 CAB Operating	80001: Postage	0.47	10923	2/1/2019	December 2018	PAID
244852	69188969	2/1/2019 CAB Operating	83003: Management Services	405.94	10923	2/1/2019	February	PAID
245768	act61705-rtrnck3	2/18/2019 CAB Operating	80002: Clerical	10.00	10924	2/19/2019	Acct# 61705 -Returned ck# 3352	PAID
246250	69189116	2/20/2019 CAB Operating	80002: Clerical	480.00	10926	2/25/2019	Jan 2019 late letter fee	PAID
246250	69189116	2/20/2019 CAB Operating	80002: Clerical	200.00	10926	2/25/2019	Jan 2019 credit reporting fee	PAID
246250	69189116	2/20/2019 CAB Operating	80002: Clerical	10.00	10926	2/25/2019	Jan 2019 invoice processing fee	PAID
246581	69189377	2/25/2019 CAB Operating	80002: Clerical	10.00	10928	2/28/2019	Preparation of 2018 1099's and 1096	PAID
				<b>1,116.76</b>				
			Location: TXU ELECTRIC					
TXU ELECTRIC								
245885	056276829172	2/12/2019 CAB Operating	92000: Electric	27.78	Auto	2/19/2019	Acct#900008875570 Svc thru 2/10/19	PAID
				<b>27.78</b>				
<b>Count: 11</b>			<b>Total: Champion Lakes HOA</b>	<b>\$1,490.47</b>				