

Champion Lakes HOA

1 Balance Sheet

Transaction 05/31/2019

**Assets**

Cash

CAB Operating 46,424.81  
CAB - MM Operating 9,545.89

Total Cash 55,970.70

Accounts Receivable

A/R Assessments 14,519.14  
A/R Late Fees 150.00  
A/R Interest 5.12  
A/R Legal Fees 270.00  
A/R Collection Costs 300.00  
A/R Fines 625.95  
A/R Other 1,299.78

Total Accounts Receivable 17,169.99

*Total Assets* 73,140.69

**Liabilities & Equity**

Liabilities and Equity

Prepaid Assessments 505.96  
Current Period Income/(Loss) 19,844.03

Total Liabilities and Equity 20,349.99

Operating

Operating Fund Balance 52,390.70  
Developer Contributions 400.00

Total Operating 52,790.70

*Total Liabilities & Equity* 73,140.69

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 5/1/2019 To 5/31/2019 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	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	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Interest	1.75	0.00	1.75	0.47	0.00	0.47	0.00
Collection Costs	100.00	0.00	100.00	490.00	0.00	490.00	0.00
Fines	250.00	0.00	250.00	1,125.00	0.00	1,125.00	0.00
Other	225.00	0.00	225.00	1,200.00	0.00	1,200.00	0.00
Interest	5.26	0.00	5.26	28.70	0.00	28.70	0.00
TOTAL Other Revenue	582.01	0.00	582.01	2,919.17	0.00	2,919.17	0.00
TOTAL Income	582.01	0.00	582.01	30,519.17	27,600.00	2,919.17	27,600.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	0.00	5.00	(5.00)	29.35	125.00	(95.65)	215.00
Postage	0.00	20.00	(20.00)	43.45	170.00	(126.55)	340.00
Clerical	390.00	10.00	380.00	1,919.00	50.00	1,869.00	120.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Website	0.00	140.34	(140.34)	132.66	140.34	(7.68)	140.34
Bank Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
TOTAL Administrative	390.00	175.34	214.66	2,134.46	485.34	1,649.12	1,015.34
<b><u>Contract Services</u></b>							
Landscape Maintenance	811.88	811.88	0.00	4,059.40	3,247.52	811.88	9,739.92
Management Services	405.94	405.94	0.00	2,029.70	2,029.70	0.00	4,868.46
TOTAL Contract Services	1,217.82	1,217.82	0.00	6,089.10	5,277.22	811.88	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
Workers Comp Insurance	330.00	0.00	330.00	330.00	0.00	330.00	0.00
Commercial Package Insurance	0.00	0.00	0.00	0.00	0.00	0.00	778.00
TOTAL Insurance	330.00	0.00	330.00	330.00	0.00	330.00	2,858.00
<b><u>Professional Fees</u></b>							
Legal Fees	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
Audit/Tax	0.00	0.00	0.00	425.00	300.00	125.00	300.00
TOTAL Professional Fees	0.00	100.00	(100.00)	425.00	800.00	(375.00)	1,500.00
<b><u>Repairs and Maintenance</u></b>							
Annual Color	449.24	0.00	449.24	449.24	0.00	449.24	0.00
Irrigation	755.00	0.00	755.00	755.00	0.00	755.00	0.00
Reserve Contribution	0.00	550.00	(550.00)	0.00	2,750.00	(2,750.00)	6,600.00
TOTAL Repairs and Maintenance	1,204.24	550.00	654.24	1,204.24	2,750.00	(1,545.76)	6,600.00
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 5/1/2019 To 5/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	6.00
<b>Utilities</b>							
Electric	20.34	18.38	1.96	132.36	93.86	38.50	228.86
Water	161.28	34.46	126.82	359.98	181.28	178.70	439.12
TOTAL Utilities	181.62	52.84	128.78	492.34	275.14	217.20	667.98
TOTAL Expense	3,323.68	2,096.00	1,227.68	10,675.14	9,587.70	1,087.44	27,255.70
Excess Revenue / Expense	(2,741.67)	(2,096.00)	(645.67)	19,844.03	18,012.30	1,831.73	344.30

### 3 Income Statement Spreadsheet

Transaction 5/1/2019 To 5/31/2019 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 Revent	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	25.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
63001Interest	0.00	0.20	(0.56)	(0.92)	1.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47
63003Collection Costs	360.00	0.00	0.00	30.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	490.00
63107Fines	875.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,125.00
63599Other	175.00	75.00	375.00	350.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
70000Interest	8.40	4.64	5.28	5.12	5.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.70
TOTAL Other Revenue	1,443.40	79.84	379.72	434.20	582.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,919.17
TOTAL INCOME	29,043.40	79.84	379.72	434.20	582.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,519.17
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	0.00	0.35	25.90	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.35
80001Postage	0.00	0.47	39.48	3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.45
80002Clerical	239.00	710.00	114.00	466.00	390.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,919.00
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	179.38	472.60	390.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,134.46
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	0.00	0.00	2,435.64	811.88	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,059.40
83003Management Services	405.94	405.94	405.94	405.94	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,029.70
TOTAL Contract Services	405.94	405.94	2,841.58	1,217.82	1,217.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,089.10
<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

### 3 Income Statement Spreadsheet

Transaction 5/1/2019 To 5/31/2019 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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
93006Workers Comp 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
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
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>330.00</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>330.00</b>
<b><u>Professional Fees</u></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	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00
<b>TOTAL Professional Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>425.00</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>425.00</b>
<b><u>Repairs and Maintenance</u></b>													
84000Annual Color	0.00	0.00	0.00	0.00	449.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	449.24
84200Irrigation	0.00	0.00	0.00	0.00	755.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	755.00
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
<b>TOTAL Repairs and Mainter</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,204.24</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>1,204.24</b>
<b><u>Taxes</u></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
<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><u>Utilities</u></b>													
92000Electric	37.30	27.78	26.42	20.52	20.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	132.36
92003Water	60.91	45.93	45.93	45.93	161.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359.98
<b>TOTAL Utilities</b>	<b>98.21</b>	<b>73.71</b>	<b>72.35</b>	<b>66.45</b>	<b>181.62</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>492.34</b>
<b>TOTAL EXPENSES</b>	<b>875.81</b>	<b>1,200.47</b>	<b>3,518.31</b>	<b>1,756.87</b>	<b>3,323.68</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>10,675.14</b>
<b>Excess Revenue / Expense</b>	<b>28,167.59</b>	<b>(1,120.63)</b>	<b>(3,138.59)</b>	<b>(1,322.67)</b>	<b>(2,741.67)</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>19,844.03</b>

# 4 Expense Register

Monday, June 17, 2019 14:12

Created Date 5/1/2019 To 5/31/2019 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
CAIS, LLC			Location: CAIS, LLC					
251862	2408278	5/7/2019 CAB Operating	93006: Workers Comp Insuranc	330.00	10943	5/17/2019	Workers comp premium Eff 6/21/19	PAID
				<b>330.00</b>				
CITY OF ROWLETT			Location: CITY OF ROWLETT					
252487	20190515_39172	5/15/2019 CAB Operating	92003: Water	161.28	10944	5/24/2019	Acct 391721076603	PAID
				<b>161.28</b>				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
250928	69189870	5/1/2019 CAB Operating	83003: Management Services	405.94	10940	5/1/2019	May Management Fee	PAID
252712	69190072	5/20/2019 CAB Operating	80002: Clerical	350.00	10945	5/29/2019	April 2019 - Credit Reporting Fee	PAID
252712	69190072	5/20/2019 CAB Operating	80002: Clerical	10.00	10945	5/29/2019	April 2019 - Invoice Processing Fee	PAID
252712	69190072	5/20/2019 CAB Operating	80002: Clerical	30.00	10945	5/29/2019	April 2019 - Late Letter Fee	PAID
				<b>795.94</b>				
Lucky Lawn and Landscape, LLC			Location: Lucky Lawn and Landscape, LLC					
251181	14897	5/1/2019 CAB Operating	84200: Irrigation	755.00	10941	5/2/2019	Mainline repair 2 rain freeze sen broke line	PAID
251181	14897	5/1/2019 CAB Operating	84000: Annual Color	449.24	10941	5/2/2019	4 flat begonia mulch edge	PAID
251357	15484	5/2/2019 CAB Operating	83001: Landscape Maintenance	811.88	10942	5/7/2019	Monthly Svc - May	PAID
				<b>2,016.12</b>				
TXU ELECTRIC			Location: TXU ELECTRIC					
251884	055002315361	5/11/2019 CAB Operating	92000: Electric	20.34	Auto	5/17/2019	Acct#900008875570 Svc thru 5/9/19	PAID
				<b>20.34</b>				
<b>Count: 10</b>	<b>Total: Champion Lakes HOA</b>			<b>\$3,323.68</b>				