

Champion Lakes HOA

1 Balance Sheet

Transaction 06/30/2019

Assets

Cash

CAB Operating	42,897.24
CAB - MM Operating	9,549.03

Total Cash 52,446.27

Accounts Receivable

A/R Assessments	11,749.77
A/R Late Fees	125.00
A/R Interest	5.12
A/R Legal Fees	270.00
A/R Collection Costs	270.00
A/R Fines	575.95
A/R Other	1,424.64

Total Accounts Receivable 14,420.48

Total Assets 66,866.75

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	505.96
Current Period Income/(Loss)	13,595.09

Total Liabilities and Equity 14,101.05

Operating

Operating Fund Balance	52,365.70
Developer Contributions	400.00

Total Operating 52,765.70

Total Liabilities & Equity 66,866.75

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 6/1/2019 To 6/30/2019 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	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
<u>Other Revenue</u>							
Late Fees	0.00	0.00	0.00	75.00	0.00	75.00	0.00
Interest	0.00	0.00	0.00	0.47	0.00	0.47	0.00
Collection Costs	0.00	0.00	0.00	490.00	0.00	490.00	0.00
Fines	0.00	0.00	0.00	1,125.00	0.00	1,125.00	0.00
Other	200.00	0.00	200.00	1,400.00	0.00	1,400.00	0.00
Bad Debt	(1,750.00)	0.00	(1,750.00)	(1,750.00)	0.00	(1,750.00)	0.00
Interest	5.03	0.00	5.03	33.73	0.00	33.73	0.00
TOTAL Other Revenue	(1,544.97)	0.00	(1,544.97)	1,374.20	0.00	1,374.20	0.00
TOTAL Income	(1,544.97)	0.00	(1,544.97)	28,974.20	27,600.00	1,374.20	27,600.00
Expense							
<u>Administrative</u>							
Copies	8.25	5.00	3.25	37.60	130.00	(92.40)	215.00
Postage	26.18	20.00	6.18	69.63	190.00	(120.37)	340.00
Clerical	389.00	10.00	379.00	2,308.00	60.00	2,248.00	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	140.34	(7.68)	140.34
Bank Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00
Storage	12.00	0.00	12.00	12.00	0.00	12.00	0.00
TOTAL Administrative	435.43	35.00	400.43	2,569.89	520.34	2,049.55	1,015.34
<u>Contract Services</u>							
Landscape Maintenance	811.88	811.88	0.00	4,871.28	4,059.40	811.88	9,739.92
Management Services	405.94	405.94	0.00	2,435.64	2,435.64	0.00	4,868.46
TOTAL Contract Services	1,217.82	1,217.82	0.00	7,306.92	6,495.04	811.88	14,608.38
<u>Insurance</u>							
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	330.00
Umbrella Insurance	572.50	0.00	572.50	572.50	0.00	572.50	550.00
Directors & Officers Insurance	1,146.00	0.00	1,146.00	1,146.00	0.00	1,146.00	1,200.00
Workers Comp Insurance	0.00	0.00	0.00	330.00	0.00	330.00	0.00
Commercial Package Insurance	823.00	778.00	45.00	823.00	778.00	45.00	778.00
TOTAL Insurance	2,541.50	778.00	1,763.50	2,871.50	778.00	2,093.50	2,858.00
<u>Professional Fees</u>							
Legal Fees	0.00	100.00	(100.00)	0.00	600.00	(600.00)	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	900.00	(475.00)	1,500.00
<u>Repairs and Maintenance</u>							
Annual Color	0.00	0.00	0.00	449.24	0.00	449.24	0.00
Irrigation	0.00	0.00	0.00	755.00	0.00	755.00	0.00
Reserve Contribution	0.00	550.00	(550.00)	0.00	3,300.00	(3,300.00)	6,600.00
TOTAL Repairs and Maintenance	0.00	550.00	(550.00)	1,204.24	3,300.00	(2,095.76)	6,600.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 6/1/2019 To 6/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Taxes</u>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00
TOTAL Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6.00</u>
<u>Utilities</u>							
Electric	24.66	18.38	6.28	157.02	112.24	44.78	228.86
Water	484.56	34.46	450.10	844.54	215.74	628.80	439.12
TOTAL Utilities	<u>509.22</u>	<u>52.84</u>	<u>456.38</u>	<u>1,001.56</u>	<u>327.98</u>	<u>673.58</u>	<u>667.98</u>
TOTAL Expense	<u>4,703.97</u>	<u>2,733.66</u>	<u>1,970.31</u>	<u>15,379.11</u>	<u>12,321.36</u>	<u>3,057.75</u>	<u>27,255.70</u>
Excess Revenue / Expense	<u>(6,248.94)</u>	<u>(2,733.66)</u>	<u>(3,515.28)</u>	<u>13,595.09</u>	<u>15,278.64</u>	<u>(1,683.55)</u>	<u>344.30</u>

3 Income Statement Spreadsheet

Transaction 6/1/2019 To 6/30/2019 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Assessment Revenue</u>													
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
<u>Other Revenue</u>													
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	200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
63600Bad Debt	0.00	0.00	0.00	0.00	0.00	(1,750.00)	0.00	0.00	0.00	0.00	0.00	0.00	(1,750.00)
70000Interest	8.40	4.64	5.28	5.12	5.26	5.03	0.00	0.00	0.00	0.00	0.00	0.00	33.73
TOTAL Other Revenue	1,443.40	79.84	379.72	434.20	582.01	(1,544.97)	0.00	0.00	0.00	0.00	0.00	0.00	1,374.20
TOTAL INCOME	29,043.40	79.84	379.72	434.20	582.01	(1,544.97)	0.00	0.00	0.00	0.00	0.00	0.00	28,974.20
EXPENSES													
<u>Administrative</u>													
80000Copies	0.00	0.35	25.90	3.10	0.00	8.25	0.00	0.00	0.00	0.00	0.00	0.00	37.60
80001Postage	0.00	0.47	39.48	3.50	0.00	26.18	0.00	0.00	0.00	0.00	0.00	0.00	69.63
80002Clerical	239.00	710.00	114.00	466.00	390.00	389.00	0.00	0.00	0.00	0.00	0.00	0.00	2,308.00
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
80016Storage	0.00	0.00	0.00	0.00	0.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00
TOTAL Administrative	371.66	720.82	179.38	472.60	390.00	435.43	0.00	0.00	0.00	0.00	0.00	0.00	2,569.89
<u>Contract Services</u>													
83001Landscape Maintenance	0.00	0.00	2,435.64	811.88	811.88	811.88	0.00	0.00	0.00	0.00	0.00	0.00	4,871.28
83003Management Services	405.94	405.94	405.94	405.94	405.94	405.94	0.00	0.00	0.00	0.00	0.00	0.00	2,435.64
TOTAL Contract Services	405.94	405.94	2,841.58	1,217.82	1,217.82	1,217.82	0.00	0.00	0.00	0.00	0.00	0.00	7,306.92
<u>Insurance</u>													

3 Income Statement Spreadsheet

Transaction 6/1/2019 To 6/30/2019 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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	572.50	0.00	0.00	0.00	0.00	0.00	0.00	572.50
93004Directors & Officers Insurar	0.00	0.00	0.00	0.00	0.00	1,146.00	0.00	0.00	0.00	0.00	0.00	0.00	1,146.00
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	823.00	0.00	0.00	0.00	0.00	0.00	0.00	823.00
TOTAL Insurance	0.00	0.00	0.00	0.00	330.00	2,541.50	0.00	0.00	0.00	0.00	0.00	0.00	2,871.50
<u>Professional Fees</u>													
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
TOTAL Professional Fees	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
<u>Repairs and Maintenance</u>													
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
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	1,204.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,204.24
<u>Taxes</u>													
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
<u>Utilities</u>													
92000Electric	37.30	27.78	26.42	20.52	20.34	24.66	0.00	0.00	0.00	0.00	0.00	0.00	157.02
92003Water	60.91	45.93	45.93	45.93	161.28	484.56	0.00	0.00	0.00	0.00	0.00	0.00	844.54
TOTAL Utilities	98.21	73.71	72.35	66.45	181.62	509.22	0.00	0.00	0.00	0.00	0.00	0.00	1,001.56
TOTAL EXPENSES	875.81	1,200.47	3,518.31	1,756.87	3,323.68	4,703.97	0.00	0.00	0.00	0.00	0.00	0.00	15,379.11
Excess Revenue / Expense	28,167.59	(1,120.63)	(3,138.59)	(1,322.67)	(2,741.67)	(6,248.94)	0.00	0.00	0.00	0.00	0.00	0.00	13,595.09

4 Expense Register

Wednesday, July 3, 2019 10:47

Created Date 6/1/2019 To 6/30/2019 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Amtrust North America			Location: Amtrust North America					
253881	28099153_2019C	6/1/2019 CAB Operating	93054: Commercial Package In:	823.00	10948	6/13/2019	AmTrust effective June 21	PAID
				823.00				
CITY OF ROWLETT			Location: CITY OF ROWLETT					
254697	20190614_39172	6/14/2019 CAB Operating	92003: Water	484.56	10950	6/26/2019	Acct 391721076603	PAID
				484.56				
DAVIS-DYER-MAX, INC.			Location: DAVIS-DYER-MAX, INC.					
254133	430947	6/10/2019 CAB Operating	93002: Umbrella Insurance	572.50	10949	6/18/2019	Umbrella renewal on 6/21	PAID
254133	430947	6/10/2019 CAB Operating	93004: Directors & Officers Insu	1,146.00	10949	6/18/2019	Renewal on 6/21/19	PAID
				1,718.50				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
253103	69190209	6/1/2019 CAB Operating	83003: Management Services	405.94	10946	6/2/2019	June Management Fee	PAID
253103	69190209	6/1/2019 CAB Operating	80001: Postage	19.68	10946	6/2/2019	April 2019	PAID
253103	69190209	6/1/2019 CAB Operating	80000: Copies	2.40	10946	6/2/2019	April 2019	PAID
254892	69190365	6/21/2019 CAB Operating	80002: Clerical	14.00	10951	6/27/2019	May 2019 - Invoice Processing Fee	PAID
254892	69190365	6/21/2019 CAB Operating	80002: Clerical	275.00	10951	6/27/2019	May 2019 Credit Reporting Fee	PAID
254892	69190365	6/21/2019 CAB Operating	80016: Storage	12.00	10951	6/27/2019	2019 storage box	PAID
254892	69190365	6/21/2019 CAB Operating	80002: Clerical	100.00	10951	6/27/2019	May 2019 late letters	PAID
254892	69190365	6/21/2019 CAB Operating	80001: Postage	6.50	10951	6/27/2019	May 2019	PAID
254892	69190365	6/21/2019 CAB Operating	80000: Copies	5.85	10951	6/27/2019	May 2019	PAID
				841.37				
Lucky Lawn and Landscape, LLC			Location: Lucky Lawn and Landscape, LLC					
253686	15502	6/3/2019 CAB Operating	83001: Landscape Maintenance	811.88	10947	6/12/2019	Monthly Svc - June	PAID
				811.88				
TXU ELECTRIC			Location: TXU ELECTRIC					
254261	055802188022	6/12/2019 CAB Operating	92000: Electric	24.66	Auto	6/20/2019	Acct#900008875570	PAID

4 Expense Register

Wednesday, July 3, 2019 10:47

Created Date 6/1/2019 To 6/30/2019 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
				24.66				
Count: 15			Total: Champion Lakes HOA	\$4,703.97				