

Champion Lakes HOA

1 Balance Sheet

Transaction 08/31/2019

**Assets**

Cash

CAB Operating	37,558.79
CAB - MM Operating	9,555.52
CAB - MM Reserves	3,852.15

Total Cash 50,966.46

Accounts Receivable

A/R Assessments	10,008.91
A/R Late Fees	550.00
A/R Interest	7.50
A/R Legal Fees	270.00
A/R Collection Costs	320.00
A/R Fines	475.95
A/R Other	1,474.64

Total Accounts Receivable 13,107.00

*Total Assets* 64,073.46

**Liabilities & Equity**

Liabilities and Equity

Prepaid Assessments	505.96
Current Period Income/(Loss)	6,951.80

Total Liabilities and Equity 7,457.76

Operating

Operating Fund Balance	52,365.70
Developer Contributions	400.00
Reserve Funding	3,850.00

Total Operating 56,615.70

*Total Liabilities & Equity* 64,073.46

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 8/1/2019 To 8/31/2019 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
<b>TOTAL Assessment Revenue</b>	<b>0.00</b>	<b>0.00</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	550.00	0.00	550.00	0.00
Interest	1.55	0.00	1.55	3.16	0.00	3.16	0.00
Collection Costs	20.00	0.00	20.00	600.00	0.00	600.00	0.00
Fines	0.00	0.00	0.00	1,125.00	0.00	1,125.00	0.00
Other	125.00	0.00	125.00	1,675.00	0.00	1,675.00	0.00
Bad Debt	0.00	0.00	0.00	(1,750.00)	0.00	(1,750.00)	0.00
Interest	6.17	0.00	6.17	45.69	0.00	45.69	0.00
<b>TOTAL Other Revenue</b>	<b>402.72</b>	<b>0.00</b>	<b>402.72</b>	<b>2,248.85</b>	<b>0.00</b>	<b>2,248.85</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>402.72</b>	<b>0.00</b>	<b>402.72</b>	<b>29,848.85</b>	<b>27,600.00</b>	<b>2,248.85</b>	<b>27,600.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	7.95	5.00	2.95	45.70	140.00	(94.30)	215.00
Postage	63.54	20.00	43.54	133.17	230.00	(96.83)	340.00
Clerical	252.00	10.00	242.00	2,574.00	80.00	2,494.00	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	0.00	0.00	0.00	12.00	0.00	12.00	0.00
<b>TOTAL Administrative</b>	<b>323.49</b>	<b>35.00</b>	<b>288.49</b>	<b>2,907.53</b>	<b>590.34</b>	<b>2,317.19</b>	<b>1,015.34</b>
<b><u>Contract Services</u></b>							
Landscape Maintenance	811.88	1,623.76	(811.88)	6,495.04	6,495.04	0.00	9,739.92
Management Services	405.94	405.94	0.00	3,247.52	3,247.52	0.00	4,868.46
<b>TOTAL Contract Services</b>	<b>1,217.82</b>	<b>2,029.70</b>	<b>(811.88)</b>	<b>9,742.56</b>	<b>9,742.56</b>	<b>0.00</b>	<b>14,608.38</b>
<b><u>Insurance</u></b>							
Liability Insurance	0.00	0.00	0.00	0.00	330.00	(330.00)	330.00
Umbrella Insurance	0.00	0.00	0.00	572.50	550.00	22.50	550.00
Directors & Officers Insurance	0.00	0.00	0.00	1,146.00	1,200.00	(54.00)	1,200.00
Workers Comp Insurance	0.00	0.00	0.00	330.00	0.00	330.00	0.00
Commercial Package Insurance	0.00	0.00	0.00	823.00	778.00	45.00	778.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,871.50</b>	<b>2,858.00</b>	<b>13.50</b>	<b>2,858.00</b>
<b><u>Professional Fees</u></b>							
Legal Fees	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
Audit/Tax	0.00	0.00	0.00	425.00	300.00	125.00	300.00
<b>TOTAL Professional Fees</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>425.00</b>	<b>1,100.00</b>	<b>(675.00)</b>	<b>1,500.00</b>
<b><u>Repairs and Maintenance</u></b>							
Annual Color	0.00	0.00	0.00	449.24	0.00	449.24	0.00
Irrigation	0.00	0.00	0.00	940.00	0.00	940.00	0.00
Reserve Contribution	0.00	550.00	(550.00)	3,850.00	4,400.00	(550.00)	6,600.00
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>550.00</b>	<b>(550.00)</b>	<b>5,239.24</b>	<b>4,400.00</b>	<b>839.24</b>	<b>6,600.00</b>

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 8/1/2019 To 8/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<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	24.13	22.48	1.65	205.72	152.86	52.86	228.86
Water	204.48	31.01	173.47	1,505.50	319.12	1,186.38	439.12
TOTAL Utilities	228.61	53.49	175.12	1,711.22	471.98	1,239.24	667.98
TOTAL Expense	1,769.92	2,768.19	(998.27)	22,897.05	19,162.88	3,734.17	27,255.70
Excess Revenue / Expense	(1,367.20)	(2,768.19)	1,400.99	6,951.80	8,437.12	(1,485.32)	344.30

### 3 Income Statement Spreadsheet

Transaction 8/1/2019 To 8/31/2019 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	225.00	250.00	0.00	0.00	0.00	0.00	550.00
63001Interest	0.00	0.20	(0.56)	(0.92)	1.75	0.00	1.14	1.55	0.00	0.00	0.00	0.00	3.16
63003Collection Costs	360.00	0.00	0.00	30.00	100.00	0.00	90.00	20.00	0.00	0.00	0.00	0.00	600.00
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	150.00	125.00	0.00	0.00	0.00	0.00	1,675.00
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	5.79	6.17	0.00	0.00	0.00	0.00	45.69
TOTAL Other Revenue	1,443.40	79.84	379.72	434.20	582.01	(1,544.97)	471.93	402.72	0.00	0.00	0.00	0.00	2,248.85
TOTAL INCOME	29,043.40	79.84	379.72	434.20	582.01	(1,544.97)	471.93	402.72	0.00	0.00	0.00	0.00	29,848.85
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	0.00	0.35	25.90	3.10	0.00	8.25	0.15	7.95	0.00	0.00	0.00	0.00	45.70
80001Postage	0.00	0.47	39.48	3.50	0.00	26.18	0.00	63.54	0.00	0.00	0.00	0.00	133.17
80002Clerical	239.00	710.00	114.00	466.00	390.00	389.00	14.00	252.00	0.00	0.00	0.00	0.00	2,574.00
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	14.15	323.49	0.00	0.00	0.00	0.00	2,907.53
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	0.00	0.00	2,435.64	811.88	811.88	811.88	811.88	811.88	0.00	0.00	0.00	0.00	6,495.04
83003Management Services	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	0.00	0.00	0.00	0.00	3,247.52
TOTAL Contract Services	405.94	405.94	2,841.58	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	0.00	0.00	0.00	0.00	9,742.56
<b><u>Insurance</u></b>													

### 3 Income Statement Spreadsheet

Transaction 8/1/2019 To 8/31/2019 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
<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>2,541.50</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>2,871.50</b>
<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	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>Repairs and Maintenance</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	185.00	0.00	0.00	0.00	0.00	0.00	940.00
91002Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	3,850.00	0.00	0.00	0.00	0.00	0.00	3,850.00
<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>4,035.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,239.24</b>
<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
<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>													
92000Electric	37.30	27.78	26.42	20.52	20.34	24.66	24.57	24.13	0.00	0.00	0.00	0.00	205.72
92003Water	60.91	45.93	45.93	45.93	161.28	484.56	456.48	204.48	0.00	0.00	0.00	0.00	1,505.50
<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>509.22</b>	<b>481.05</b>	<b>228.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,711.22</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>4,703.97</b>	<b>5,748.02</b>	<b>1,769.92</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,897.05</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>(6,248.94)</b>	<b>(5,276.09)</b>	<b>(1,367.20)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,951.80</b>

# 4 Expense Register

Monday, September 9, 2019 10:51

Created Date 8/1/2019 To 8/31/2019 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					
258787	20190815_39172	8/15/2019 CAB Operating	92003: Water	204.48	Auto	8/22/2019	Acct 391721076603	PAID
				<b>204.48</b>				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
257424	69190765	8/1/2019 CAB Operating	83003: Management Services	405.94	10956	8/1/2019	Aug Management	PAID
259350	69190902	8/23/2019 CAB Operating	80002: Clerical	90.00	10958	8/30/2019	July 2019 late letter fee	PAID
259350	69190902	8/23/2019 CAB Operating	80002: Clerical	12.00	10958	8/30/2019	July 2019 invoice processing fee	PAID
259350	69190902	8/23/2019 CAB Operating	80002: Clerical	150.00	10958	8/30/2019	July 2019 credit reporting fee	PAID
259350	69190902	8/23/2019 CAB Operating	80001: Postage	63.54	10958	8/30/2019	July 2019 postage	PAID
259350	69190902	8/23/2019 CAB Operating	80000: Copies	7.95	10958	8/30/2019	July 2019 copies	PAID
				<b>729.43</b>				
Lucky Lawn and Landscape, LLC			Location: Lucky Lawn and Landscape, LLC					
257906	15556	8/2/2019 CAB Operating	83001: Landscape Maintenance	811.88	10957	8/7/2019	Monthly Svc - August	PAID
				<b>811.88</b>				
TXU ELECTRIC			Location: TXU ELECTRIC					
258281	055552281497	8/10/2019 CAB Operating	92000: Electric	24.13	Auto	8/15/2019	Acct#900008875570	PAID
				<b>24.13</b>				
<b>Count: 9</b>	<b>Total: Champion Lakes HOA</b>			<b>\$1,769.92</b>				