

Champion Lakes HOA

1 Balance Sheet

Transaction 04/30/2019

Assets

Cash

CAB Operating 48,086.67
CAB - MM Operating 9,542.65

Total Cash 57,629.32

Accounts Receivable

A/R Assessments 16,348.88
A/R Late Fees 175.00
A/R Interest 3.43
A/R Legal Fees 270.00
A/R Collection Costs 230.00
A/R Fines 425.95
A/R Other 1,199.78

Total Accounts Receivable 18,653.04

Total Assets 76,282.36

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments 395.96
Current Period Income/(Loss) 22,670.70

Total Liabilities and Equity 23,066.66

Operating

Operating Fund Balance 52,815.70
Developer Contributions 400.00

Total Operating 53,215.70

Total Liabilities & Equity 76,282.36

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 4/1/2019 To 4/30/2019 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	75.00	0.00	75.00	100.00	0.00	100.00	0.00
Interest	(0.92)	0.00	(0.92)	(1.28)	0.00	(1.28)	0.00
Collection Costs	30.00	0.00	30.00	400.00	0.00	400.00	0.00
Fines	0.00	0.00	0.00	900.00	0.00	900.00	0.00
Other	350.00	0.00	350.00	1,000.00	0.00	1,000.00	0.00
Interest	5.12	0.00	5.12	23.44	0.00	23.44	0.00
TOTAL Other Revenue	459.20	0.00	459.20	2,422.16	0.00	2,422.16	0.00
TOTAL Income	459.20	0.00	459.20	30,022.16	27,600.00	2,422.16	27,600.00
Expense							
<u>Administrative</u>							
Copies	3.10	5.00	(1.90)	29.35	120.00	(90.65)	215.00
Postage	3.50	20.00	(16.50)	43.45	150.00	(106.55)	340.00
Clerical	466.00	10.00	456.00	1,529.00	40.00	1,489.00	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	0.00	0.00	0.00	10.00	0.00	10.00	0.00
TOTAL Administrative	472.60	35.00	437.60	1,744.46	310.00	1,434.46	1,015.34
<u>Contract Services</u>							
Landscape Maintenance	811.88	811.88	0.00	3,247.52	2,435.64	811.88	9,739.92
Management Services	405.94	405.94	0.00	1,623.76	1,623.76	0.00	4,868.46
TOTAL Contract Services	1,217.82	1,217.82	0.00	4,871.28	4,059.40	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	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
<u>Professional Fees</u>							
Legal Fees	0.00	100.00	(100.00)	0.00	400.00	(400.00)	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	700.00	(275.00)	1,500.00
<u>Repairs and Maintenance</u>							
Reserve Contribution	0.00	550.00	(550.00)	0.00	2,200.00	(2,200.00)	6,600.00
TOTAL Repairs and Maintenance	0.00	550.00	(550.00)	0.00	2,200.00	(2,200.00)	6,600.00
<u>Taxes</u>							
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
<u>Utilities</u>							

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 4/1/2019 To 4/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Electric	20.52	18.98	1.54	112.02	75.48	36.54	228.86
Water	45.93	34.46	11.47	198.70	146.82	51.88	439.12
TOTAL Utilities	66.45	53.44	13.01	310.72	222.30	88.42	667.98
TOTAL Expense	1,756.87	1,956.26	(199.39)	7,351.46	7,491.70	(140.24)	27,255.70
Excess Revenue / Expense	(1,297.67)	(1,956.26)	658.59	22,670.70	20,108.30	2,562.40	344.30

3 Income Statement Spreadsheet

Thursday, May 2, 2019 13:22

Transaction 4/1/2019 To 4/30/2019 11:59:00 PM

Champion Lakes HOA

Operating

INCOME

Assessment Revenue

	January	February	March	April	May	June	July	August	September	October	November	December	Total
62000 Assessments	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

Other Revenue

63000 Late Fees	25.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
63001 Interest	0.00	0.20	(0.56)	(0.92)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1.28)
63003 Collection Costs	370.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
63107 Fines	900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
63599 Other	175.00	75.00	400.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
70000 Interest	8.40	4.64	5.28	5.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.44
TOTAL Other Revenue	1,478.40	79.84	404.72	459.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,422.16
TOTAL INCOME	29,078.40	79.84	404.72	459.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,022.16

EXPENSES

Administrative

80000 Copies	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
80001 Postage	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
80002 Clerical	239.00	710.00	114.00	466.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,529.00
80005 Coupons/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
80006 Website	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
80008 Bank 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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,744.46

Contract Services

83001 Landscape Maintenance	0.00	0.00	2,435.64	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,247.52
83003 Management Services	405.94	405.94	405.94	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,623.76
TOTAL Contract Services	405.94	405.94	2,841.58	1,217.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,871.28

Insurance

93001 Liability 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
93002 Umbrella 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

Thursday, May 2, 2019 13:22

Transaction 4/1/2019 To 4/30/2019 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
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
Professional Fees													
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
Repairs and Maintenance													
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 Maint	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
Taxes													
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
Utilities													
92000Electric	37.30	27.78	26.42	20.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.02
92003Water	60.91	45.93	45.93	45.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.70
TOTAL Utilities	98.21	73.71	72.35	66.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.72
TOTAL EXPENSES	875.81	1,200.47	3,518.31	1,756.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,351.46
Excess Revenue / Expense	28,202.59	(1,120.63)	(3,113.59)	(1,297.67)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,670.70

4 Expense Register

Thursday, May 2, 2019 13:22

Created Date 4/1/2019 To 4/30/2019 11:59:00 PM

Champion Lakes HOA

City # Invoice # Invoice Bank Expense Amount Check # Check Date Memo Status

CITY OF ROWLETT Location: CITY OF ROWLETT

250696	20190415_39172	4/15/2019 CAB Operating	92003: Water	45.93	10939	4/30/2019	Acct 391721076603 Svc thru 4/1/19	PAID
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45.93

EXCEL ASSOCIATION MGMNT Location: EXCEL ASSOCIATION MGMNT

248756	69189624	4/1/2019 CAB Operating	83003: Management Services	405.94	10936	4/1/2019	April Management Fee	PAID
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248756	69189624	4/1/2019 CAB Operating	80001: Postage	1.50	10936	4/1/2019	feb2019	PAID
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248756	69189624	4/1/2019 CAB Operating	80000: Copies	2.60	10936	4/1/2019	feb2019	PAID
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248756	69189624	4/1/2019 CAB Operating	80002: Clerical	450.00	10936	4/1/2019	march credit reporting fee	PAID
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250387	69189796	4/22/2019 CAB Operating	80002: Clerical	16.00	10938	4/29/2019	March 2019 - Invoice Processing Fee	PAID
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250387	69189796	4/22/2019 CAB Operating	80001: Postage	2.00	10938	4/29/2019	feb2019	PAID
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250387	69189796	4/22/2019 CAB Operating	80000: Copies	0.50	10938	4/29/2019	feb2019	PAID
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878.54

Lucky Lawn and Landscape, LLC Location: Lucky Lawn and Landscape, LLC

249464	14884	4/1/2019 CAB Operating	83001: Landscape Maintenance	811.88	10937	4/10/2019	Monthly Svc - March	PAID
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811.88

TXU ELECTRIC Location: TXU ELECTRIC

250728	054452375222	4/11/2019 CAB Operating	92000: Electric	20.52	Auto	4/30/2019	Acct#900008875570 Svc thru 4/9/19	PAID
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20.52

Count: 10 Total: Champion Lakes HOA \$1,756.87