

Champion Lakes HOA

1 Balance Sheet

Transaction 07/31/2019

Assets

Cash

| | |
|--------------------|-----------|
| CAB Operating | 38,206.33 |
| CAB - MM Operating | 9,552.27 |
| CAB - MM Reserves | 3,850.84 |

Total Cash 51,609.44

Accounts Receivable

| | |
|----------------------|-----------|
| A/R Assessments | 10,754.41 |
| A/R Late Fees | 350.00 |
| A/R Interest | 6.22 |
| A/R Legal Fees | 270.00 |
| A/R Collection Costs | 350.00 |
| A/R Fines | 550.95 |
| A/R Other | 1,549.64 |

Total Accounts Receivable 13,831.22

Total Assets 65,440.66

Liabilities & Equity

Liabilities and Equity

| | |
|------------------------------|----------|
| Prepaid Assessments | 505.96 |
| Current Period Income/(Loss) | 8,319.00 |

Total Liabilities and Equity 8,824.96

Operating

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

Total Operating 56,615.70

Total Liabilities & Equity 65,440.66

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 7/1/2019 To 7/31/2019 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 | 225.00 | 0.00 | 225.00 | 300.00 | 0.00 | 300.00 | 0.00 |
| Interest | 1.14 | 0.00 | 1.14 | 1.61 | 0.00 | 1.61 | 0.00 |
| Collection Costs | 90.00 | 0.00 | 90.00 | 580.00 | 0.00 | 580.00 | 0.00 |
| Fines | 0.00 | 0.00 | 0.00 | 1,125.00 | 0.00 | 1,125.00 | 0.00 |
| Other | 150.00 | 0.00 | 150.00 | 1,550.00 | 0.00 | 1,550.00 | 0.00 |
| Bad Debt | 0.00 | 0.00 | 0.00 | (1,750.00) | 0.00 | (1,750.00) | 0.00 |
| Interest | 5.79 | 0.00 | 5.79 | 39.52 | 0.00 | 39.52 | 0.00 |
| TOTAL Other Revenue | 471.93 | 0.00 | 471.93 | 1,846.13 | 0.00 | 1,846.13 | 0.00 |
| TOTAL Income | 471.93 | 0.00 | 471.93 | 29,446.13 | 27,600.00 | 1,846.13 | 27,600.00 |
| Expense | | | | | | | |
| <u>Administrative</u> | | | | | | | |
| Copies | 0.15 | 5.00 | (4.85) | 37.75 | 135.00 | (97.25) | 215.00 |
| Postage | 0.00 | 20.00 | (20.00) | 69.63 | 210.00 | (140.37) | 340.00 |
| Clerical | 14.00 | 10.00 | 4.00 | 2,322.00 | 70.00 | 2,252.00 | 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 |
| TOTAL Administrative | 14.15 | 35.00 | (20.85) | 2,584.04 | 555.34 | 2,028.70 | 1,015.34 |
| <u>Contract Services</u> | | | | | | | |
| Landscape Maintenance | 811.88 | 811.88 | 0.00 | 5,683.16 | 4,871.28 | 811.88 | 9,739.92 |
| Management Services | 405.94 | 405.94 | 0.00 | 2,841.58 | 2,841.58 | 0.00 | 4,868.46 |
| TOTAL Contract Services | 1,217.82 | 1,217.82 | 0.00 | 8,524.74 | 7,712.86 | 811.88 | 14,608.38 |
| <u>Insurance</u> | | | | | | | |
| Liability Insurance | 0.00 | 330.00 | (330.00) | 0.00 | 330.00 | (330.00) | 330.00 |
| Umbrella Insurance | 0.00 | 550.00 | (550.00) | 572.50 | 550.00 | 22.50 | 550.00 |
| Directors & Officers Insurance | 0.00 | 1,200.00 | (1,200.00) | 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 |
| TOTAL Insurance | 0.00 | 2,080.00 | (2,080.00) | 2,871.50 | 2,858.00 | 13.50 | 2,858.00 |
| <u>Professional Fees</u> | | | | | | | |
| Legal Fees | 0.00 | 100.00 | (100.00) | 0.00 | 700.00 | (700.00) | 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 | 1,000.00 | (575.00) | 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 | 185.00 | 0.00 | 185.00 | 940.00 | 0.00 | 940.00 | 0.00 |
| Reserve Contribution | 3,850.00 | 550.00 | 3,300.00 | 3,850.00 | 3,850.00 | 0.00 | 6,600.00 |
| TOTAL Repairs and Maintenance | 4,035.00 | 550.00 | 3,485.00 | 5,239.24 | 3,850.00 | 1,389.24 | 6,600.00 |

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 7/1/2019 To 7/31/2019 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.00 |
| <u>Utilities</u> | | | | | | | |
| Electric | 24.57 | 18.14 | 6.43 | 181.59 | 130.38 | 51.21 | 228.86 |
| Water | 456.48 | 72.37 | 384.11 | 1,301.02 | 288.11 | 1,012.91 | 439.12 |
| TOTAL Utilities | 481.05 | 90.51 | 390.54 | 1,482.61 | 418.49 | 1,064.12 | 667.98 |
| TOTAL Expense | 5,748.02 | 4,073.33 | 1,674.69 | 21,127.13 | 16,394.69 | 4,732.44 | 27,255.70 |
| Excess Revenue / Expense | (5,276.09) | (4,073.33) | (1,202.76) | 8,319.00 | 11,205.31 | (2,886.31) | 344.30 |

3 Income Statement Spreadsheet

Wednesday, August 7, 2019

9:33

Transaction 7/1/2019 To 7/31/2019 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 | 225.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| 63001Interest | 0.00 | 0.20 | (0.56) | (0.92) | 1.75 | 0.00 | 1.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.61 |
| 63003Collection Costs | 360.00 | 0.00 | 0.00 | 30.00 | 100.00 | 0.00 | 90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 580.00 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,550.00 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 39.52 |
| TOTAL Other Revenue | 1,443.40 | 79.84 | 379.72 | 434.20 | 582.01 | (1,544.97) | 471.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,846.13 |
| TOTAL INCOME | 29,043.40 | 79.84 | 379.72 | 434.20 | 582.01 | (1,544.97) | 471.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 29,446.13 |
| EXPENSES | | | | | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | | | | | |
| 80000Copies | 0.00 | 0.35 | 25.90 | 3.10 | 0.00 | 8.25 | 0.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 37.75 |
| 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 | 14.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,322.00 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,584.04 |
| <u>Contract Services</u> | | | | | | | | | | | | | |
| 83001Landscape Maintenance | 0.00 | 0.00 | 2,435.64 | 811.88 | 811.88 | 811.88 | 811.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,683.16 |
| 83003Management Services | 405.94 | 405.94 | 405.94 | 405.94 | 405.94 | 405.94 | 405.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,841.58 |
| TOTAL Contract Services | 405.94 | 405.94 | 2,841.58 | 1,217.82 | 1,217.82 | 1,217.82 | 1,217.82 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,524.74 |
| <u>Insurance</u> | | | | | | | | | | | | | |

3 Income Statement Spreadsheet

Transaction 7/1/2019 To 7/31/2019 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 |
| 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 | 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 |
| TOTAL Repairs and Mainter | 0.00 | 0.00 | 0.00 | 0.00 | 1,204.24 | 0.00 | 4,035.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,239.24 |
| <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 | 24.57 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 181.59 |
| 92003Water | 60.91 | 45.93 | 45.93 | 45.93 | 161.28 | 484.56 | 456.48 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,301.02 |
| TOTAL Utilities | 98.21 | 73.71 | 72.35 | 66.45 | 181.62 | 509.22 | 481.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,482.61 |
| TOTAL EXPENSES | 875.81 | 1,200.47 | 3,518.31 | 1,756.87 | 3,323.68 | 4,703.97 | 5,748.02 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 21,127.13 |
| Excess Revenue / Expense | 28,167.59 | (1,120.63) | (3,138.59) | (1,322.67) | (2,741.67) | (6,248.94) | (5,276.09) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,319.00 |

4 Expense Register

Created Date 7/1/2019 To 7/31/2019 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 | | | | | |
| 256660 | 20190715_39172 | 7/15/2019 CAB Operating | 92003: Water | 456.48 | Auto | 7/25/2019 | Acct 391721076603 | PAID |
| | | | | 456.48 | | | | |
| EXCEL ASSOCIATION MGMNT | | | Location: EXCEL ASSOCIATION MGMNT | | | | | |
| 255239 | 69190491 | 7/1/2019 CAB Operating | 83003: Management Services | 405.94 | 10952 | 7/1/2019 | July Management | PAID |
| 256837 | 69190636 | 7/19/2019 CAB Operating | 80002: Clerical | 14.00 | 10954 | 7/25/2019 | June 2019 - Invoice Processing Fee | PAID |
| 256837 | 69190636 | 7/19/2019 CAB Operating | 80000: Copies | 0.15 | 10954 | 7/25/2019 | June 2019 - Copies | PAID |
| | | | | 420.09 | | | | |
| Lucky Lawn and Landscape, LLC | | | Location: Lucky Lawn and Landscape, LLC | | | | | |
| 255708 | 15538 | 7/1/2019 CAB Operating | 83001: Landscape Maintenance | 811.88 | 10953 | 7/9/2019 | Monthly Svc - July | PAID |
| 257358 | 14925 | 7/1/2019 CAB Operating | 84200: Irrigation | 185.00 | 10955 | 7/31/2019 | broken line damaged by car | PAID |
| | | | | 996.88 | | | | |
| TXU ELECTRIC | | | Location: TXU ELECTRIC | | | | | |
| 256396 | 056077098715 | 7/12/2019 CAB Operating | 92000: Electric | 24.57 | Auto | 7/19/2019 | Acct#900008875570 | PAID |
| | | | | 24.57 | | | | |
| Count: 7 | | Total: Champion Lakes HOA | | \$1,898.02 | | | | |