

Champion Lakes HOA

1 Balance Sheet

Transaction 10/31/2019

Assets

Cash

CAB Operating	11,494.53
CAB - MM Operating	9,561.91
CAB - MM Reserves	26,617.29

Total Cash 47,673.73

Accounts Receivable

A/R Assessments	8,355.49
A/R Late Fees	625.00
A/R Interest	7.92
A/R Legal Fees	945.00
A/R Collection Costs	320.00
A/R Fines	475.95
A/R Other	1,624.64

Total Accounts Receivable 12,354.00

Total Assets 60,027.73

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	505.96
Current Period Income/(Loss)	156.07

Total Liabilities and Equity 662.03

Operating

Operating Fund Balance	52,365.70
Developer Contributions	400.00
Reserve Funding	5,500.00

Total Operating 58,265.70

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 60,027.73

Champion Lakes HOA

2 Income Statement Budget Comparison

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	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	625.00	0.00	625.00	0.00
Interest	0.00	0.00	0.00	3.58	0.00	3.58	0.00
Legal Fees	75.00	0.00	75.00	675.00	0.00	675.00	0.00
Collection Costs	0.00	0.00	0.00	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	75.00	0.00	75.00	1,825.00	0.00	1,825.00	0.00
Bad Debt	0.00	0.00	0.00	(1,990.00)	0.00	(1,990.00)	0.00
Interest	12.75	0.00	12.75	68.68	0.00	68.68	0.00
TOTAL Other Revenue	162.75	0.00	162.75	2,932.26	0.00	2,932.26	0.00
TOTAL Income	162.75	0.00	162.75	30,532.26	27,600.00	2,932.26	27,600.00
Expense							
<u>Administrative</u>							
Copies	0.00	5.00	(5.00)	45.70	150.00	(104.30)	215.00
Postage	0.00	20.00	(20.00)	133.17	270.00	(136.83)	340.00
Clerical	87.00	10.00	77.00	2,816.00	100.00	2,716.00	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	87.00	35.00	52.00	3,149.53	660.34	2,489.19	1,015.34
<u>Contract Services</u>							
Landscape Maintenance	811.88	811.00	0.88	8,118.80	8,117.92	0.88	9,739.92
Management Services	405.94	405.00	0.94	4,059.40	4,058.46	0.94	4,868.46
TOTAL Contract Services	1,217.82	1,216.00	1.82	12,178.20	12,176.38	1.82	14,608.38
<u>Insurance</u>							
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
TOTAL Insurance	0.00	0.00	0.00	2,871.50	2,858.00	13.50	2,858.00
<u>Professional Fees</u>							
Legal Fees	75.00	100.00	(25.00)	675.00	1,000.00	(325.00)	1,200.00
Audit/Tax	0.00	0.00	0.00	425.00	300.00	125.00	300.00
TOTAL Professional Fees	75.00	100.00	(25.00)	1,100.00	1,300.00	(200.00)	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	350.00	0.00	350.00	1,290.00	0.00	1,290.00	0.00
Reserve Contribution	550.00	550.00	0.00	6,600.00	5,500.00	1,100.00	6,600.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 10/1/2019 To 10/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Maintenance	900.00	550.00	350.00	8,339.24	5,500.00	2,839.24	6,600.00
<u>Taxes</u>							
Property Tax	5.58	6.00	(0.42)	5.58	6.00	(0.42)	6.00
TOTAL Taxes	5.58	6.00	(0.42)	5.58	6.00	(0.42)	6.00
<u>Utilities</u>							
Electric	26.03	19.00	7.03	257.55	190.86	66.69	228.86
Water	451.41	30.00	421.41	2,474.59	379.12	2,095.47	439.12
TOTAL Utilities	477.44	49.00	428.44	2,732.14	569.98	2,162.16	667.98
TOTAL Expense	2,762.84	1,956.00	806.84	30,376.19	23,070.70	7,305.49	27,255.70
Excess Revenue / Expense	(2,600.09)	(1,956.00)	(644.09)	156.07	4,529.30	(4,373.23)	344.30

3 Income Statement Spreadsheet

Transaction 10/1/2019 To 10/31/2019 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Assessment Revenue													
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 Revenu	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													
63000Late Fees	25.00	0.00	0.00	50.00	0.00	0.00	225.00	250.00	75.00	0.00	0.00	0.00	625.00
63001Interest	0.00	0.20	(0.56)	(0.92)	1.75	0.00	1.14	1.55	0.42	0.00	0.00	0.00	3.58
63002Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	75.00	0.00	0.00	675.00
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	75.00	75.00	0.00	0.00	1,825.00
63600Bad Debt	0.00	0.00	0.00	0.00	0.00	(1,750.00)	0.00	0.00	(240.00)	0.00	0.00	0.00	(1,990.00)
70000Interest	8.40	4.64	5.28	5.12	5.26	5.03	5.79	6.17	10.24	12.75	0.00	0.00	68.68
TOTAL Other Revenue	1,443.40	79.84	379.72	434.20	582.01	(1,544.97)	471.93	402.72	520.66	162.75	0.00	0.00	2,932.26
TOTAL INCOME	29,043.40	79.84	379.72	434.20	582.01	(1,544.97)	471.93	402.72	520.66	162.75	0.00	0.00	30,532.26
EXPENSES													
Administrative													
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	155.00	87.00	0.00	0.00	2,816.00
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	155.00	87.00	0.00	0.00	3,149.53
Contract Services													
83001Landscape Maintenance	0.00	0.00	2,435.64	811.88	811.88	811.88	811.88	811.88	811.88	811.88	0.00	0.00	8,118.80
83003Management Services	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	0.00	0.00	4,059.40
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	1,217.82	1,217.82	0.00	0.00	12,178.20

3 Income Statement Spreadsheet

Transaction 10/1/2019 To 10/31/2019 11:59:00 PM

Tuesday, November 5, 2019

9:26

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<u>Insurance</u>													
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 Insuranc	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 Insuranc	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	600.00	75.00	0.00	0.00	675.00
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	600.00	75.00	0.00	0.00	1,100.00
<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	350.00	0.00	0.00	1,290.00
91002Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	3,850.00	0.00	2,200.00	550.00	0.00	0.00	6,600.00
TOTAL Repairs and Maintainer	0.00	0.00	0.00	0.00	1,204.24	0.00	4,035.00	0.00	2,200.00	900.00	0.00	0.00	8,339.24
<u>Taxes</u>													
94000Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.58	0.00	0.00	5.58
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.58	0.00	0.00	5.58
<u>Utilities</u>													
92000Electric	37.30	27.78	26.42	20.52	20.34	24.66	24.57	24.13	25.80	26.03	0.00	0.00	257.55
92003Water	60.91	45.93	45.93	45.93	161.28	484.56	456.48	204.48	517.68	451.41	0.00	0.00	2,474.59
TOTAL Utilities	98.21	73.71	72.35	66.45	181.62	509.22	481.05	228.61	543.48	477.44	0.00	0.00	2,732.14
TOTAL EXPENSES	875.81	1,200.47	3,518.31	1,756.87	3,323.68	4,703.97	5,748.02	1,769.92	4,716.30	2,762.84	0.00	0.00	30,376.19
Excess Revenue / Expense	28,167.59	(1,120.63)	(3,138.59)	(1,322.67)	(2,741.67)	(6,248.94)	(5,276.09)	(1,367.20)	(4,195.64)	(2,600.09)	0.00	0.00	156.07

4 Expense Register

Tuesday, November 5, 2019 9:26

Created Date 10/1/2019 To 10/31/2019 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Location:	Amount	Check #	Check Date	Memo	Status
Champion Lakes HOA									
261670	10/1/2019	CAB Operating	91002: Reserve Contribution	Champion Lakes	550.00	10964	10/2/2019	Monthly Reserve contribution Acct 272856214	PAID
					550.00				
CITY OF ROWLETT									
262979	20191015_39172	10/15/2019 CAB Operating	92003: Water	CITY OF ROWLETT	451.41	Auto	10/23/2019	Acct 391721076603	PAID
					451.41				
EXCEL ASSOCIATION MGMNT									
261473	69191319	10/1/2019 CAB Operating	83003: Management Services	EXCEL ASSOCIATION MGMNT	405.94	10963	10/1/2019	October 2019 Management Fee	PAID
263699	69191457	10/22/2019 CAB Operating	80002: Clerical		12.00	10971	10/31/2019	September 2019 - invoice processing fee	PAID
263699	69191457	10/22/2019 CAB Operating	80002: Clerical		75.00	10971	10/31/2019	September 2019 - credit reporting fee	PAID
					492.94				
GARLAND IND. SCHOOL DIST									
261998	0000301098_201	10/1/2019 CAB Operating	94000: Property Tax	GARLAND IND. SCHOOL DIST	1.39	10967	10/8/2019	Landscape&SidewalkEasement-8200Dalrock	PAID
261999	0000301101_201	10/1/2019 CAB Operating	94000: Property Tax		1.39	10968	10/8/2019	Split B .3422 Acres	PAID
					2.78				
John R. Ames, CTA									
262411	20191004_4400C	10/4/2019 CAB Operating	94000: Property Tax	John R. Ames, CTA	1.40	10969	10/16/2019	Split A acres .4828 landscape/sidewalk easement	PAID
262412	20191004_4400C	10/4/2019 CAB Operating	94000: Property Tax		1.40	10970	10/16/2019	Property Tax - Split B landsc and sidewa easement	PAID
					2.80				
Lucky Lawn and Landscape, LLC									
261767	14937	10/1/2019 CAB Operating	84200: Irrigation	Lucky Lawn and Landscape, LLC	350.00	10965	10/3/2019	10 broken rotors	PAID
261882	15619	10/1/2019 CAB Operating	83001: Landscape Maintenance		811.88	10966	10/4/2019	Monthly Service - october	PAID
					1,161.88				
Manning & Meyers Attorneys at Law									
263721	288	10/24/2019 CAB Operating	81000: Legal Fees	Manning & Meyers	75.00	10972	10/31/2019	Inv#288 Araiza pplan fee	PAID

4 Expense Register

Tuesday, November 5, 2019 9:26

Created Date 10/1/2019 To 10/31/2019 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
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75.00

TXU ELECTRIC

Location: TXU ELECTRIC

262651 056077145429

10/12/2019 CAB Operating 92000: Electric

26.03

Auto 10/22/2019 Acct#900008875570

PAID

Count: 13

26.03

Total: Champion Lakes HOA \$2,762.84