

# Champion Lakes HOA

## 1 Balance Sheet

Transaction 01/31/2020

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### Assets

#### Cash

CAB Operating	17,857.82
CAB - MM Operating	9,568.30
CAB - MM Reserves	35,286.54

Total Cash 62,712.66

#### Accounts Receivable

A/R Assessments	14,578.64
A/R Late Fees	750.00
A/R Interest	8.80
A/R Legal Fees	1,575.00
A/R Collection Costs	440.00
A/R Fines	824.77
A/R Other	1,659.82

Total Accounts Receivable 19,837.03

*Total Assets* 82,549.69

### Liabilities & Equity

#### Liabilities and Equity

Prepaid Assessments	80.97
Current Period Income/(Loss)	26,131.00

Total Liabilities and Equity 26,211.97

#### Operating

Operating Fund Balance	47,687.72
Developer Contributions	400.00
Reserve Funding	7,150.00

Total Operating 55,237.72

#### Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

*Total Liabilities & Equity* 82,549.69

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 1/1/2020 To 1/31/2020 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	27,600.00	0.00	27,600.00	27,600.00	0.00	27,600.00	0.00
TOTAL Assessment Revenue	27,600.00	0.00	27,600.00	27,600.00	0.00	27,600.00	0.00
<b><u>Other Revenue</u></b>							
Late Fees	50.00	0.00	50.00	50.00	0.00	50.00	0.00
Interest	1.38	0.00	1.38	1.38	0.00	1.38	0.00
Collection Costs	210.00	0.00	210.00	210.00	0.00	210.00	0.00
Fines	525.00	0.00	525.00	525.00	0.00	525.00	0.00
Other	75.00	0.00	75.00	75.00	0.00	75.00	0.00
TOTAL Other Revenue	861.38	0.00	861.38	861.38	0.00	861.38	0.00
TOTAL Income	28,461.38	0.00	28,461.38	28,461.38	0.00	28,461.38	0.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
Clerical	87.00	0.00	87.00	87.00	0.00	87.00	0.00
TOTAL Administrative	87.00	0.00	87.00	87.00	0.00	87.00	0.00
<b><u>Contract Services</u></b>							
Landscape Maintenance	811.88	0.00	811.88	811.88	0.00	811.88	0.00
Management Services	595.38	0.00	595.38	595.38	0.00	595.38	0.00
TOTAL Contract Services	1,407.26	0.00	1,407.26	1,407.26	0.00	1,407.26	0.00
<b><u>Professional Fees</u></b>							
Other Mgmt. Services	125.00	0.00	125.00	125.00	0.00	125.00	0.00
TOTAL Professional Fees	125.00	0.00	125.00	125.00	0.00	125.00	0.00
<b><u>Repairs and Maintenance</u></b>							
Holiday Decorations	81.51	0.00	81.51	81.51	0.00	81.51	0.00
Reserve Contribution	550.00	0.00	550.00	550.00	0.00	550.00	0.00
TOTAL Repairs and Maintenance	631.51	0.00	631.51	631.51	0.00	631.51	0.00
<b><u>Utilities</u></b>							
Electric	34.15	0.00	34.15	34.15	0.00	34.15	0.00
Water	45.46	0.00	45.46	45.46	0.00	45.46	0.00
TOTAL Utilities	79.61	0.00	79.61	79.61	0.00	79.61	0.00
TOTAL Expense	2,330.38	0.00	2,330.38	2,330.38	0.00	2,330.38	0.00
Excess Revenue / Expense	26,131.00	0.00	26,131.00	26,131.00	0.00	26,131.00	0.00

### 3 Income Statement Spreadsheet

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## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b>Assessment Revenue</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 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
<b>Other Revenue</b>													
63000Late Fees	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
63001Interest	1.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.38
63003Collection Costs	210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00
63107Fines	525.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00
63599Other	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
TOTAL Other Revenue	861.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	861.38
TOTAL INCOME	28,461.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,461.38
<b>EXPENSES</b>													
<b>Administrative</b>													
80002Clerical	87.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.00
TOTAL Administrative	87.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.00
<b>Contract Services</b>													
83001Landscape Maintenance	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	811.88
83003Management Services	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	595.38
TOTAL Contract Services	1,407.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,407.26
<b>Professional Fees</b>													
81006Other Mgmt. Services	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
TOTAL Professional Fees	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
<b>Repairs and Maintenance</b>													
84300Holiday Decorations	81.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.51
91002Reserve Contribution	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
TOTAL Repairs and Mainter	631.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	631.51
<b>Utilities</b>													
92000Electric	34.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.15

### 3 Income Statement Spreadsheet

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#### Champion Lakes HOA

#### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
92003Water	45.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.46
TOTAL Utilities	79.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.61
TOTAL EXPENSES	2,330.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,330.38
Excess Revenue / Expense	26,131.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,131.00

# 4 Expense Register

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9:40

Created Date 1/1/2020 To 1/31/2020 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Location:	Amount	Check #	Check Date	Memo	Status
Champion Lakes HOA									
268321	1/1/2020	CAB Operating	91002: Reserve Contribution	Champion Lakes	550.00	10986	1/10/2020	Monthly Reserve contribution Acct 272856214	PAID
					<b>550.00</b>				
CITY OF ROWLETT									
269457	39172_20200115	1/15/2020	CAB Operating	92003: Water	45.46	Auto	1/29/2020	Acct#39172-1076603	PAID
					<b>45.46</b>				
EXCEL ASSOCIATION MGMNT									
267872	69192236	1/1/2020	CAB Operating	83003: Management Services	405.94	10983	1/2/2020	Fin Mgmt Fee	PAID
268081	69192154	12/20/2019	CAB Operating	80002: Clerical	14.00	10985	1/8/2020	Nov 2019- Invoice Processing Fee	PAID
268081	69192154	12/20/2019	CAB Operating	80001: Postage	0.50	10985	1/8/2020	Nov 2019- Postage	PAID
268081	69192154	12/20/2019	CAB Operating	80000: Copies	1.15	10985	1/8/2020	Nov 2019-Copies	PAID
268524	69192409	12/31/2019	CAB Operating	80002: Clerical	75.00	10988	1/15/2020	Dec 2019 Credit Reporting Fee	PAID
269385	69192451	1/22/2020	CAB Operating	81006: Other Mgmt. Services	125.00	10989	1/25/2020	Completing & Filing the 2020 Franchise Taxes	PAID
269385	69192451	1/22/2020	CAB Operating	80002: Clerical	12.00	10989	1/25/2020	Dec 2019- Inv Processing Fee	PAID
269385	69192451	1/22/2020	CAB Operating	80002: Clerical	75.00	10989	1/25/2020	Jan 2020 Credit Reporting Fee	PAID
269818	69192699	1/1/2020	CAB Operating	83003: Management Services	189.44	10990	1/31/2020	Additional Fee due to Monthly Increase	PAID
					<b>898.03</b>				
Lucky Lawn and Landscape, LLC									
268375	15677	1/7/2020	CAB Operating	83001: Landscape Maintenance	811.88	10987	1/10/2020	Monthly Svc - January	PAID
					<b>811.88</b>				
Tania Ware									
267930	010220	1/2/2020	CAB Operating	84300: Holiday Decorations	81.51	10984	1/3/2020	Reimb-Christmas Decorations	PAID
					<b>81.51</b>				
TXU ELECTRIC									
269142	0556602361512	1/13/2020	CAB Operating	92000: Electric	34.15	Auto	1/24/2020	Acct#900008875570	PAID
					<b>34.15</b>				

# 4 Expense Register

Monday, February 3, 2020 9:40

Created Date 1/1/2020 To 1/31/2020 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
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**Total: Champion Lakes HOA \$2,421.03**