

Champion Lakes HOA

1 Balance Sheet

Transaction 09/30/2019

Assets

Cash

CAB Operating	13,680.83
CAB - MM Operating	9,558.66
CAB - MM Reserves	26,058.33

Total Cash 49,297.82

Accounts Receivable

A/R Assessments	8,931.49
A/R Late Fees	625.00
A/R Interest	7.92
A/R Legal Fees	870.00
A/R Collection Costs	320.00
A/R Fines	475.95
A/R Other	1,549.64

Total Accounts Receivable 12,780.00

Total Assets 62,077.82

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	505.96
Current Period Income/(Loss)	2,756.16

Total Liabilities and Equity 3,262.12

Operating

Operating Fund Balance	52,365.70
Developer Contributions	400.00
Reserve Funding	4,950.00

Total Operating 57,715.70

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 62,077.82

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 9/1/2019 To 9/30/2019 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	625.00	0.00	625.00	0.00
Interest	0.42	0.00	0.42	3.58	0.00	3.58	0.00
Legal Fees	600.00	0.00	600.00	600.00	0.00	600.00	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	1,750.00	0.00	1,750.00	0.00
Bad Debt	(240.00)	0.00	(240.00)	(1,990.00)	0.00	(1,990.00)	0.00
Interest	10.24	0.00	10.24	55.93	0.00	55.93	0.00
TOTAL Other Revenue	520.66	0.00	520.66	2,769.51	0.00	2,769.51	0.00
TOTAL Income	520.66	0.00	520.66	30,369.51	27,600.00	2,769.51	27,600.00
Expense							
<u>Administrative</u>							
Copies	0.00	5.00	(5.00)	45.70	145.00	(99.30)	215.00
Postage	0.00	20.00	(20.00)	133.17	250.00	(116.83)	340.00
Clerical	155.00	10.00	145.00	2,729.00	90.00	2,639.00	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	155.00	35.00	120.00	3,062.53	625.34	2,437.19	1,015.34
<u>Contract Services</u>							
Landscape Maintenance	811.88	811.88	0.00	7,306.92	7,306.92	0.00	9,739.92
Management Services	405.94	405.94	0.00	3,653.46	3,653.46	0.00	4,868.46
TOTAL Contract Services	1,217.82	1,217.82	0.00	10,960.38	10,960.38	0.00	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	600.00	100.00	500.00	600.00	900.00	(300.00)	1,200.00
Audit/Tax	0.00	0.00	0.00	425.00	300.00	125.00	300.00
TOTAL Professional Fees	600.00	100.00	500.00	1,025.00	1,200.00	(175.00)	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	0.00	0.00	0.00	940.00	0.00	940.00	0.00
Reserve Contribution	2,200.00	550.00	1,650.00	6,050.00	4,950.00	1,100.00	6,600.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 9/1/2019 To 9/30/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Maintenance	2,200.00	550.00	1,650.00	7,439.24	4,950.00	2,489.24	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>							
Electric	25.80	19.00	6.80	231.52	171.86	59.66	228.86
Water	517.68	30.00	487.68	2,023.18	349.12	1,674.06	439.12
TOTAL Utilities	543.48	49.00	494.48	2,254.70	520.98	1,733.72	667.98
TOTAL Expense	4,716.30	1,951.82	2,764.48	27,613.35	21,114.70	6,498.65	27,255.70
Excess Revenue / Expense	(4,195.64)	(1,951.82)	(2,243.82)	2,756.16	6,485.30	(3,729.14)	344.30

3 Income Statement Spreadsheet

Transaction 9/1/2019 To 9/30/2019 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 Revenue	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	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	0.00	0.00	0.00	600.00
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	0.00	0.00	0.00	1,750.00
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	0.00	0.00	0.00	55.93
TOTAL Other Revenue	1,443.40	79.84	379.72	434.20	582.01	(1,544.97)	471.93	402.72	520.66	0.00	0.00	0.00	2,769.51
TOTAL INCOME	29,043.40	79.84	379.72	434.20	582.01	(1,544.97)	471.93	402.72	520.66	0.00	0.00	0.00	30,369.51
EXPENSES													
<u>Administrative</u>													
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	0.00	0.00	0.00	2,729.00
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	0.00	0.00	0.00	3,062.53
<u>Contract Services</u>													
83001Landscape Maintenance	0.00	0.00	2,435.64	811.88	811.88	811.88	811.88	811.88	811.88	0.00	0.00	0.00	7,306.92
83003Management Services	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	0.00	0.00	0.00	3,653.46
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	0.00	0.00	0.00	10,960.38

3 Income Statement Spreadsheet

Transaction 9/1/2019 To 9/30/2019 11:59:00 PM

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 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	600.00	0.00	0.00	0.00	600.00
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	0.00	0.00	0.00	1,025.00
<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	2,200.00	0.00	0.00	0.00	6,050.00
TOTAL Repairs and Mainter	0.00	0.00	0.00	0.00	1,204.24	0.00	4,035.00	0.00	2,200.00	0.00	0.00	0.00	7,439.24
<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	24.13	25.80	0.00	0.00	0.00	231.52
92003Water	60.91	45.93	45.93	45.93	161.28	484.56	456.48	204.48	517.68	0.00	0.00	0.00	2,023.18
TOTAL Utilities	98.21	73.71	72.35	66.45	181.62	509.22	481.05	228.61	543.48	0.00	0.00	0.00	2,254.70
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	0.00	0.00	0.00	27,613.35
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)	0.00	0.00	0.00	2,756.16

4 Expense Register

Thursday, October 17, 2019 9:40

Created Date 9/1/2019 To 9/30/2019 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				
261066	20190913_39172	9/13/2019 CAB Operating	92003: Water	517.68	Auto	9/25/2019	Acct 391721076603	PAID
				517.68				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
259584	69191039	9/1/2019 CAB Operating	83003: Management Services	405.94	10959	9/2/2019	Sept 2019 Management Services	PAID
260949	69191215	9/16/2019 CAB Operating	80002: Clerical	10.00	10962	9/21/2019	August 2019 invoice processing fee	PAID
260949	69191215	9/16/2019 CAB Operating	80002: Clerical	125.00	10962	9/21/2019	August 2019 credit reporting fee	PAID
260949	69191215	9/16/2019 CAB Operating	80002: Clerical	20.00	10962	9/21/2019	August 2019 late letter fee	PAID
				560.94				
Lucky Lawn and Landscape, LLC			Location:	Lucky Lawn and Landscape, LLC				
260604	15591	9/3/2019 CAB Operating	83001: Landscape Maintenance	811.88	10961	9/19/2019	Monthly Svc - September	PAID
				811.88				
Manning & Meyers Attorneys at Law			Location:	Manning & Meyers				
260135	285	9/3/2019 CAB Operating	81000: Legal Fees	600.00	10960	9/10/2019	Inv#285 Legal Fees - ADLx4 8/20	PAID
				600.00				
TXU ELECTRIC			Location:	TXU ELECTRIC				
260652	055977182334	9/12/2019 CAB Operating	92000: Electric	25.80	Auto	9/20/2019	Acct#900008875570	PAID
				25.80				
Count: 8	Total: Champion Lakes HOA			\$2,516.30				