

Champion Lakes HOA

1 Balance Sheet

Transaction 02/29/2020

Assets

Cash

| | |
|--------------------|-----------|
| CAB Operating | 17,937.75 |
| CAB - MM Operating | 9,571.55 |
| CAB - MM Reserves | 35,848.35 |

Total Cash 63,357.65

Accounts Receivable

| | |
|----------------------|-----------|
| A/R Assessments | 12,901.59 |
| A/R Late Fees | 1,000.00 |
| A/R Interest | 9.35 |
| A/R Legal Fees | 1,575.00 |
| A/R Collection Costs | 390.00 |
| A/R Fines | 685.00 |
| A/R Other | 1,584.82 |

Total Accounts Receivable 18,145.76

Total Assets 81,503.41

Liabilities & Equity

Liabilities and Equity

| | |
|------------------------------|-----------|
| Prepaid Assessments | 165.89 |
| Current Period Income/(Loss) | 24,449.80 |

Total Liabilities and Equity 24,615.69

Operating

| | |
|-------------------------|-----------|
| Operating Fund Balance | 47,687.72 |
| Developer Contributions | 400.00 |
| Reserve Funding | 7,700.00 |

Total Operating 55,787.72

Reserve

| | |
|----------------------|----------|
| Reserve Fund Balance | 1,100.00 |
|----------------------|----------|

Total Reserve 1,100.00

Total Liabilities & Equity 81,503.41

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 2/1/2020 To 2/29/2020 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 | 350.00 | 0.00 | 350.00 | 400.00 | 0.00 | 400.00 | 0.00 |
| Interest | 1.22 | 0.00 | 1.22 | 2.56 | 0.00 | 2.56 | 0.00 |
| Collection Costs | 0.00 | 100.00 | (100.00) | 200.00 | 150.00 | 50.00 | 1,150.00 |
| Fines | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 500.00 | 0.00 |
| Other | 75.00 | 0.00 | 75.00 | 150.00 | 0.00 | 150.00 | 0.00 |
| Interest | 0.00 | 0.00 | 0.00 | 15.70 | 0.00 | 15.70 | 0.00 |
| TOTAL Other Revenue | 426.22 | 100.00 | 326.22 | 1,268.26 | 150.00 | 1,118.26 | 1,150.00 |
| TOTAL Income | 426.22 | 100.00 | 326.22 | 28,868.26 | 27,750.00 | 1,118.26 | 28,750.00 |
| Expense | | | | | | | |
| <u>Administrative</u> | | | | | | | |
| Copies | 0.30 | 12.50 | (12.20) | 0.30 | 25.00 | (24.70) | 150.00 |
| Postage | 0.00 | 25.00 | (25.00) | 0.00 | 50.00 | (50.00) | 300.00 |
| Clerical | 93.00 | 250.00 | (157.00) | 180.00 | 500.00 | (320.00) | 2,650.00 |
| Coupons/Statements | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 276.00 |
| Website | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 140.34 |
| TOTAL Administrative | 93.30 | 287.50 | (194.20) | 180.30 | 575.00 | (394.70) | 3,516.34 |
| <u>Contract Services</u> | | | | | | | |
| Landscape Maintenance | 811.88 | 811.88 | 0.00 | 1,623.76 | 1,623.76 | 0.00 | 9,742.56 |
| Management Services | 595.38 | 595.38 | 0.00 | 1,190.76 | 1,190.76 | 0.00 | 7,144.56 |
| TOTAL Contract Services | 1,407.26 | 1,407.26 | 0.00 | 2,814.52 | 2,814.52 | 0.00 | 16,887.12 |
| <u>Insurance</u> | | | | | | | |
| Liability Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 363.00 |
| Umbrella Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 605.00 |
| Directors & Officers Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,320.00 |
| Workers Comp Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 330.00 |
| Commercial Package Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 855.80 |
| TOTAL Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,473.80 |
| <u>Professional Fees</u> | | | | | | | |
| Legal Fees | 0.00 | 150.00 | (150.00) | 0.00 | 150.00 | (150.00) | 900.00 |
| Audit/Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| Other Mgmt. Services | 0.00 | 0.00 | 0.00 | 125.00 | 0.00 | 125.00 | 0.00 |
| TOTAL Professional Fees | 0.00 | 150.00 | (150.00) | 125.00 | 150.00 | (25.00) | 1,200.00 |
| <u>Repairs and Maintenance</u> | | | | | | | |
| Holiday Decorations | 0.00 | 0.00 | 0.00 | 81.51 | 0.00 | 81.51 | 0.00 |
| Reserve Contribution | 550.00 | 75.00 | 475.00 | 1,100.00 | 150.00 | 950.00 | 900.00 |
| TOTAL Repairs and Maintenance | 550.00 | 75.00 | 475.00 | 1,181.51 | 150.00 | 1,031.51 | 900.00 |
| <u>Taxes</u> | | | | | | | |
| Property Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.00 |

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 2/1/2020 To 2/29/2020 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|--------------------------|-------------------------|------------|----------|------------------------|-----------|----------|-----------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| TOTAL Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.00 |
| <u>Utilities</u> | | | | | | | |
| Electric | 37.52 | 25.00 | 12.52 | 71.67 | 60.00 | 11.67 | 330.00 |
| Water | 0.00 | 206.25 | (206.25) | 45.46 | 412.50 | (367.04) | 2,475.00 |
| TOTAL Utilities | 37.52 | 231.25 | (193.73) | 117.13 | 472.50 | (355.37) | 2,805.00 |
| TOTAL Expense | 2,088.08 | 2,151.01 | (62.93) | 4,418.46 | 4,162.02 | 256.44 | 28,788.26 |
| Excess Revenue / Expense | (1,661.86) | (2,051.01) | 389.15 | 24,449.80 | 23,587.98 | 861.82 | (38.26) |

3 Income Statement Spreadsheet

Monday, March 2, 2020

7:36

Transaction 2/1/2020 To 2/29/2020 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 | 50.00 | 350.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 400.00 |
| 63001Interest | 1.34 | 1.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.56 |
| 63003Collection Costs | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 |
| 63107Fines | 500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 |
| 63599Other | 75.00 | 75.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| 70000Interest | 15.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15.70 |
| TOTAL Other Revenue | 842.04 | 426.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,268.26 |
| TOTAL INCOME | 28,442.04 | 426.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 28,868.26 |
| EXPENSES | | | | | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | | | | | |
| 80000Copies | 0.00 | 0.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.30 |
| 80001Postage | 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 |
| 80002Clerical | 87.00 | 93.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 180.00 |
| 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 | 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 Administrative | 87.00 | 93.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 180.30 |
| <u>Contract Services</u> | | | | | | | | | | | | | |
| 83001Landscape Maintenance | 811.88 | 811.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,623.76 |
| 83003Management Services | 595.38 | 595.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,190.76 |
| TOTAL Contract Services | 1,407.26 | 1,407.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,814.52 |
| <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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 93004Directors & Officers Insurar | 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

Transaction 2/1/2020 To 2/29/2020 11:59:00 PM

Champion Lakes HOA

Operating

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---------------------------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| 93006Workers Comp 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 |
| 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 |
| <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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 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 |
| <u>Repairs and Maintenance</u> | | | | | | | | | | | | | |
| 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 | 550.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,100.00 |
| TOTAL Repairs and Mainter | 631.51 | 550.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,181.51 |
| <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 | 34.15 | 37.52 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 71.67 |
| 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 | 37.52 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 117.13 |
| TOTAL EXPENSES | 2,330.38 | 2,088.08 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,418.46 |
| Excess Revenue / Expense | 26,111.66 | (1,661.86) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24,449.80 |

4 Expense Register

Created Date 2/1/2020 To 2/29/2020 11:59:00 PM

Champion Lakes HOA

| Ctrl # | Invoice # | Invoice Bank | Expense | Amount | Check # | Check Date | Memo | Status |
|-------------------------------|----------------------------------|-------------------------|---|-------------------|---------|------------|---|--------|
| Champion Lakes HOA | | | Location: Champion Lakes | | | | | |
| 270054 | | 2/1/2020 CAB Operating | 91002: Reserve Contribution | 550.00 | 10993 | 2/1/2020 | Monthly Reserve contribution Acct 272856214 | PAID |
| | | | | 550.00 | | | | |
| EXCEL ASSOCIATION MGMNT | | | Location: EXCEL ASSOCIATION MGMNT | | | | | |
| 269917 | 69192582 | 2/1/2020 CAB Operating | 83003: Management Services | 405.94 | 10991 | 2/1/2020 | Feb 2020- Management Fees | PAID |
| 269918 | 69192700 | 2/1/2020 CAB Operating | 83003: Management Services | 189.44 | 10992 | 2/1/2020 | Feb 2020- Management Fees | PAID |
| 271277 | 69192756 | 2/19/2020 CAB Operating | 80002: Clerical | 18.00 | 10995 | 2/27/2020 | Jan 2020- Inv Processing Fee | PAID |
| 271277 | 69192756 | 2/19/2020 CAB Operating | 80002: Clerical | 75.00 | 10995 | 2/27/2020 | Feb 2020- Credit Reporting fee | PAID |
| 271277 | 69192756 | 2/19/2020 CAB Operating | 80000: Copies | 0.30 | 10995 | 2/27/2020 | Dec 2019- Copies | PAID |
| | | | | 688.68 | | | | |
| Lucky Lawn and Landscape, LLC | | | Location: Lucky Lawn and Landscape, LLC | | | | | |
| 270437 | 15689 | 2/5/2020 CAB Operating | 83001: Landscape Maintenance | 811.88 | 10994 | 2/11/2020 | Monthly Svc - February | PAID |
| | | | | 811.88 | | | | |
| TXU ELECTRIC | | | Location: TXU ELECTRIC | | | | | |
| 270957 | 054977454329 | 2/12/2020 CAB Operating | 92000: Electric | 37.52 | Auto | 2/21/2020 | Acct#900008875570 | PAID |
| | | | | 37.52 | | | | |
| Count: 8 | Total: Champion Lakes HOA | | | \$2,088.08 | | | | |