

Champion Lakes HOA

1 Balance Sheet

Transaction 04/30/2020

Assets

Cash

CAB Operating	19,251.91
CAB - MM Operating	9,579.29
CAB - MM Reserves	35,878.72

Total Cash 64,709.92

Accounts Receivable

A/R Assessments	8,083.32
A/R Late Fees	1,125.00
A/R Interest	9.26
A/R Legal Fees	1,455.00
A/R Collection Costs	300.00
A/R Fines	569.96
A/R Other	1,799.88

Total Accounts Receivable 13,342.42

Total Assets 78,052.34

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	165.89
Current Period Income/(Loss)	21,049.69

Total Liabilities and Equity 21,215.58

Operating

Operating Fund Balance	47,636.76
Developer Contributions	400.00
Reserve Funding	7,700.00

Total Operating 55,736.76

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 78,052.34

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 4/1/2020 To 4/30/2020 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	100.00	0.00	100.00	650.00	0.00	650.00	0.00
Interest	0.57	0.00	0.57	3.72	0.00	3.72	0.00
Legal Fees	0.00	0.00	0.00	450.00	0.00	450.00	0.00
Collection Costs	0.00	100.00	(100.00)	240.00	350.00	(110.00)	1,150.00
Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Other	125.00	0.00	125.00	450.00	0.00	450.00	0.00
Interest	11.26	0.00	11.26	56.02	0.00	56.02	0.00
TOTAL Other Revenue	236.83	100.00	136.83	2,349.74	350.00	1,999.74	1,150.00
TOTAL Income	236.83	100.00	136.83	29,949.74	27,950.00	1,999.74	28,750.00
Expense							
<u>Administrative</u>							
Copies	107.70	12.50	95.20	109.85	50.00	59.85	150.00
Postage	51.10	25.00	26.10	52.10	100.00	(47.90)	300.00
Clerical	16.00	250.00	(234.00)	893.00	1,000.00	(107.00)	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
Meetings	0.00	0.00	0.00	150.00	0.00	150.00	0.00
TOTAL Administrative	174.80	287.50	(112.70)	1,204.95	1,150.00	54.95	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	811.88	811.88	0.00	3,247.52	3,247.52	0.00	9,742.56
Management Services	595.38	595.38	0.00	2,381.52	2,381.52	0.00	7,144.56
TOTAL Contract Services	1,407.26	1,407.26	0.00	5,629.04	5,629.04	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)	450.00	300.00	150.00	900.00
Audit/Tax	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00
Other Mgmt. Services	0.00	0.00	0.00	155.00	0.00	155.00	0.00
TOTAL Professional Fees	0.00	150.00	(150.00)	605.00	600.00	5.00	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	0.00	75.00	(75.00)	1,100.00	300.00	800.00	900.00
TOTAL Repairs and Maintenance	0.00	75.00	(75.00)	1,181.51	300.00	881.51	900.00
<u>Taxes</u>							

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 4/1/2020 To 4/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
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	36.34	25.00	11.34	144.09	110.00	34.09	330.00
Water	45.00	206.25	(161.25)	135.46	825.00	(689.54)	2,475.00
TOTAL Utilities	81.34	231.25	(149.91)	279.55	935.00	(655.45)	2,805.00
TOTAL Expense	1,663.40	2,151.01	(487.61)	8,900.05	8,614.04	286.01	28,788.26
Excess Revenue / Expense	(1,426.57)	(2,051.01)	624.44	21,049.69	19,335.96	1,713.73	(38.26)

3 Income Statement Spreadsheet

Wednesday, May 13, 2020

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Transaction 4/1/2020 To 4/30/2020 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	150.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
63001Interest	1.34	1.22	0.59	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.72
63002Legal Fees	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
63003Collection Costs	200.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
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	175.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
70000Interest	15.70	15.05	14.01	11.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.02
TOTAL Other Revenue	842.04	441.27	829.60	236.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,349.74
TOTAL INCOME	28,442.04	441.27	829.60	236.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,949.74
EXPENSES													
<u>Administrative</u>													
80000Copies	0.00	0.30	1.85	107.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.85
80001Postage	0.00	0.00	1.00	51.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.10
80002Clerical	87.00	93.00	697.00	16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	893.00
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
80017Meetings	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
TOTAL Administrative	87.00	93.30	849.85	174.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,204.95
<u>Contract Services</u>													
83001Landscape Maintenance	811.88	811.88	811.88	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,247.52
83003Management Services	595.38	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,381.52
TOTAL Contract Services	1,407.26	1,407.26	1,407.26	1,407.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,629.04
<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

3 Income Statement Spreadsheet

Transaction 4/1/2020 To 4/30/2020 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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
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
Professional Fees													
81000Legal Fees	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
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	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.00
TOTAL Professional Fees	125.00	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.00
Repairs and Maintenance													
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 Maintenr	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
Taxes													
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
Utilities													
92000Electric	34.15	37.52	36.08	36.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144.09
92003Water	45.46	0.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.46
TOTAL Utilities	79.61	37.52	81.08	81.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	279.55
TOTAL EXPENSES	2,330.38	2,088.08	2,818.19	1,663.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,900.05
Excess Revenue / Expense	26,111.66	(1,646.81)	(1,988.59)	(1,426.57)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,049.69

4 Expense Register

Wednesday, May 13, 2020

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Created Date 4/1/2020 To 4/30/2020 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
273567	69193274	4/1/2020 CAB Operating	83003: Management Services	595.38	11003	4/1/2020	April 2020- Management Fee	PAID
275361	69193435	4/19/2020 CAB Operating	80000: Copies	0.15	11005	4/30/2020	Feb 2020- copies	PAID
275361	69193435	4/19/2020 CAB Operating	80002: Clerical	16.00	11005	4/30/2020	March 2020- Inv Processing Fee	PAID
275361	69193435	4/19/2020 CAB Operating	80001: Postage	51.10	11005	4/30/2020	March 2020- Postage	PAID
275361	69193435	4/19/2020 CAB Operating	80000: Copies	107.55	11005	4/30/2020	March 2020- Copies	PAID
				770.18				
Lucky Lawn and Landscape, LLC			Location:	Lucky Lawn and Landscape, LLC				
274127	14986	4/2/2020 CAB Operating	83001: Landscape Maintenance	811.88	11004	4/8/2020	Monthly Svc - April	PAID
				811.88				
TXU ELECTRIC			Location:	TXU ELECTRIC				
274435	055152465895	4/10/2020 CAB Operating	92000: Electric	36.34	Auto	4/20/2020	Acct#900008875570	PAID
				36.34				
Count: 7		Total: Champion Lakes HOA		\$1,618.40				