

Champion Lakes HOA

1 Balance Sheet

Transaction 05/31/2020

Assets

Cash

CAB Operating	15,617.13
CAB - MM Operating	9,580.92
CAB - MM Reserves	36,441.24

Total Cash 61,639.29

Accounts Receivable

A/R Assessments	7,066.22
A/R Late Fees	1,100.00
A/R Interest	9.47
A/R Legal Fees	1,455.00
A/R Collection Costs	280.00
A/R Fines	534.96
A/R Other	1,924.88

Total Accounts Receivable 12,370.53

Total Assets 74,009.82

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	490.89
Current Period Income/(Loss)	16,132.17

Total Liabilities and Equity 16,623.06

Operating

Operating Fund Balance	47,636.76
Developer Contributions	400.00
Reserve Funding	8,250.00

Total Operating 56,286.76

Reserve

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

Total Reserve 1,100.00

Total Liabilities & Equity 74,009.82

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 5/1/2020 To 5/31/2020 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	50.00	0.00	50.00	700.00	0.00	700.00	0.00
Interest	0.46	0.00	0.46	4.18	0.00	4.18	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	450.00	(210.00)	1,150.00
Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Other	150.00	0.00	150.00	600.00	0.00	600.00	0.00
Interest	14.96	0.00	14.96	70.98	0.00	70.98	0.00
TOTAL Other Revenue	215.42	100.00	115.42	2,565.16	450.00	2,115.16	1,150.00
TOTAL Income	215.42	100.00	115.42	30,165.16	28,050.00	2,115.16	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	109.85	62.50	47.35	150.00
Postage	0.00	25.00	(25.00)	52.10	125.00	(72.90)	300.00
Clerical	213.00	250.00	(37.00)	1,106.00	1,250.00	(144.00)	2,650.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	276.00
Website	0.00	140.34	(140.34)	0.00	140.34	(140.34)	140.34
Meetings	0.00	0.00	0.00	150.00	0.00	150.00	0.00
TOTAL Administrative	213.00	427.84	(214.84)	1,417.95	1,577.84	(159.89)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	811.88	811.88	0.00	4,059.40	4,059.40	0.00	9,742.56
Management Services	595.38	595.38	0.00	2,976.90	2,976.90	0.00	7,144.56
TOTAL Contract Services	1,407.26	1,407.26	0.00	7,036.30	7,036.30	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	574.00	0.00	574.00	574.00	0.00	574.00	605.00
Directors & Officers Insurance	1,146.00	0.00	1,146.00	1,146.00	0.00	1,146.00	1,320.00
Workers Comp Insurance	330.00	330.00	0.00	330.00	330.00	0.00	330.00
Commercial Package Insurance	841.00	0.00	841.00	841.00	0.00	841.00	855.80
TOTAL Insurance	2,891.00	330.00	2,561.00	2,891.00	330.00	2,561.00	3,473.80
<u>Professional Fees</u>							
Legal Fees	0.00	0.00	0.00	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	0.00	0.00	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	550.00	75.00	475.00	1,650.00	375.00	1,275.00	900.00
TOTAL Repairs and Maintenance	550.00	75.00	475.00	1,731.51	375.00	1,356.51	900.00
<u>Taxes</u>							

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 5/1/2020 To 5/31/2020 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	26.68	25.00	1.68	170.77	135.00	35.77	330.00
Water	45.00	206.25	(161.25)	180.46	1,031.25	(850.79)	2,475.00
TOTAL Utilities	71.68	231.25	(159.57)	351.23	1,166.25	(815.02)	2,805.00
TOTAL Expense	5,132.94	2,471.35	2,661.59	14,032.99	11,085.39	2,947.60	28,788.26
Excess Revenue / Expense	(4,917.52)	(2,371.35)	(2,546.17)	16,132.17	16,964.61	(832.44)	(38.26)

3 Income Statement Spreadsheet

Transaction 5/1/2020 To 5/31/2020 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	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00
63001Interest	1.34	1.22	0.59	0.57	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.18
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	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
70000Interest	15.70	15.05	14.01	11.26	14.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.98
TOTAL Other Revenue	842.04	441.27	829.60	236.83	215.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,565.16
TOTAL INCOME	28,442.04	441.27	829.60	236.83	215.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,165.16
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	213.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,106.00
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	213.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,417.95
<u>Contract Services</u>													
83001Landscape Maintenance	811.88	811.88	811.88	811.88	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,059.40
83003Management Services	595.38	595.38	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,976.90
TOTAL Contract Services	1,407.26	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	7,036.30
<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 5/1/2020 To 5/31/2020 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	574.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	574.00
93004Directors & Officers Insurar	0.00	0.00	0.00	0.00	1,146.00	0.00	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	841.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	841.00
TOTAL Insurance	0.00	0.00	0.00	0.00	2,891.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,891.00
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	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00
TOTAL Repairs and Maintener	631.51	550.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,731.51
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	26.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.77
92003Water	45.46	0.00	45.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.46
TOTAL Utilities	79.61	37.52	81.08	81.34	71.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	351.23
TOTAL EXPENSES	2,330.38	2,088.08	2,818.19	1,663.40	5,132.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,032.99
Excess Revenue / Expense	26,111.66	(1,646.81)	(1,988.59)	(1,426.57)	(4,917.52)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,132.17

4 Expense Register

Monday, June 15, 2020 9:04

Created Date 5/1/2020 To 5/31/2020 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Amtrust North America			Location: Amtrust North America					
276910	28099153_2020	5/14/2020 CAB Operating	93054: Commercial Package In:	841.00	11012	5/27/2020	AmTrust effective June 21 2020	PAID
				841.00				
CAIS, LLC			Location: CAIS, LLC					
276720	3151004	5/7/2020 CAB Operating	93006: Workers Comp Insuranc	330.00	11011	5/22/2020	CAIS Workers comp eff 6/21/2020	PAID
				330.00				
CITY OF ROWLETT			Location: CITY OF ROWLETT					
275822		4/7/2020 CAB Operating	92003: Water	45.00	Auto	4/7/2020	April payment	PAID
277121	39172_2020051	5/15/2020 CAB Operating	92003: Water	45.00	Auto	5/29/2020	Acct#39172-1076603	PAID
				90.00				
DAVIS-DYER-MAX, INC.			Location: DAVIS-DYER-MAX, INC.					
277102	4265_20200701	5/28/2020 CAB Operating	93004: Directors & Officers Insu	1,146.00	11013	5/29/2020	eff June 21 2020	PAID
277102	4265_20200701	5/28/2020 CAB Operating	93002: Umbrella Insurance	574.00	11013	5/29/2020	eff June 21, 2020	PAID
				1,720.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
275576	69193570	5/1/2020 CAB Operating	83003: Management Services	595.38	11006	5/1/2020	May 2020 Management Fee	PAID
276202	69193685	5/14/2020 CAB Operating	80002: Clerical	125.00	11008	5/14/2020	April 2020- Credit Reporting Fee	PAID
276356	69193720	5/7/2020 CAB Operating	80002: Clerical	80.00	11009	5/15/2020	March 2020- Certified Postage	PAID
276701	69193801	5/17/2020 CAB Operating	80002: Clerical	8.00	11010	5/22/2020	April 2020- Inv Processing Fee	PAID
				808.38				
Lucky Lawn and Landscape, LLC			Location: Lucky Lawn and Landscape, LLC					
275893	15726	5/4/2020 CAB Operating	83001: Landscape Maintenance	811.88	11007	5/8/2020	Monthly Svc - May	PAID
				811.88				
TXU ELECTRIC			Location: TXU ELECTRIC					
276458	054052737731	5/12/2020 CAB Operating	92000: Electric	26.68	Auto	5/21/2020	Acct#900008875570	PAID

4 Expense Register

Created Date 5/1/2020 To 5/31/2020 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
				26.68				
Count: 12			Total: Champion Lakes HOA	\$4,627.94				