

Champion Lakes HOA

1 Balance Sheet

Transaction 09/30/2020

Assets

Cash

CAB Operating	5,585.99
CAB - MM Operating	9,587.29
CAB - MM Reserves	38,666.10

Total Cash 53,839.38

Accounts Receivable

A/R Assessments	3,533.00
A/R Late Fees	775.00
A/R Interest	8.02
A/R Legal Fees	3,835.00
A/R Collection Costs	150.00
A/R Fines	325.00
A/R Other	1,519.88

Total Accounts Receivable 10,145.90

Total Assets 63,985.28

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	741.24
Current Period Income/(Loss)	3,667.28

Total Liabilities and Equity 4,408.52

Operating

Operating Fund Balance	47,626.76
Developer Contributions	400.00
Reserve Funding	10,450.00

Total Operating 58,476.76

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 63,985.28

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 9/1/2020 To 9/30/2020 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	0.00	0.00	0.00	700.00	0.00	700.00	0.00
Interest	0.00	0.00	0.00	4.66	0.00	4.66	0.00
Legal Fees	3,025.00	0.00	3,025.00	3,925.00	0.00	3,925.00	0.00
Collection Costs	0.00	100.00	(100.00)	220.00	850.00	(630.00)	1,150.00
Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Other	0.00	0.00	0.00	750.00	0.00	750.00	0.00
Interest	7.99	0.00	7.99	104.01	0.00	104.01	0.00
TOTAL Other Revenue	3,032.99	100.00	2,932.99	6,203.67	850.00	5,353.67	1,150.00
TOTAL Income	3,032.99	100.00	2,932.99	33,803.67	28,450.00	5,353.67	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.95	12.50	(11.55)	110.80	112.50	(1.70)	150.00
Postage	1.00	25.00	(24.00)	53.10	225.00	(171.90)	300.00
Clerical	234.00	200.00	34.00	1,510.00	2,050.00	(540.00)	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	140.34	(140.34)	140.34
Meetings	(150.00)	0.00	(150.00)	0.00	0.00	0.00	0.00
TOTAL Administrative	85.95	237.50	(151.55)	1,673.90	2,527.84	(853.94)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	0.00	811.88	(811.88)	4,871.28	7,306.92	(2,435.64)	9,742.56
Management Services	595.38	595.38	0.00	5,358.42	5,358.42	0.00	7,144.56
TOTAL Contract Services	595.38	1,407.26	(811.88)	10,229.70	12,665.34	(2,435.64)	16,887.12
<u>Insurance</u>							
Liability Insurance	0.00	0.00	0.00	0.00	363.00	(363.00)	363.00
Umbrella Insurance	0.00	0.00	0.00	574.00	605.00	(31.00)	605.00
Directors & Officers Insurance	0.00	0.00	0.00	1,146.00	1,320.00	(174.00)	1,320.00
Workers Comp Insurance	0.00	0.00	0.00	330.00	330.00	0.00	330.00
Commercial Package Insurance	0.00	0.00	0.00	841.00	855.80	(14.80)	855.80
TOTAL Insurance	0.00	0.00	0.00	2,891.00	3,473.80	(582.80)	3,473.80
<u>Professional Fees</u>							
Legal Fees	3,025.00	0.00	3,025.00	3,925.00	600.00	3,325.00	900.00
Audit/Tax	0.00	0.00	0.00	300.00	300.00	0.00	300.00
Other Mgmt. Services	0.00	0.00	0.00	155.00	0.00	155.00	0.00
TOTAL Professional Fees	3,025.00	0.00	3,025.00	4,380.00	900.00	3,480.00	1,200.00
<u>Repairs and Maintenance</u>							
Annual Color	0.00	0.00	0.00	920.00	0.00	920.00	0.00
Tree Pruning	0.00	0.00	0.00	2,710.00	0.00	2,710.00	0.00
Landscape	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00
Holiday Decorations	0.00	0.00	0.00	81.51	0.00	81.51	0.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Reserve Contribution	550.00	75.00	475.00	3,850.00	675.00	3,175.00	900.00
TOTAL Repairs and Maintenance	550.00	75.00	475.00	8,761.51	675.00	8,086.51	900.00
<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	24.68	25.00	(0.32)	273.01	235.00	38.01	330.00
Water	478.59	206.25	272.34	1,927.27	1,856.25	71.02	2,475.00
TOTAL Utilities	503.27	231.25	272.02	2,200.28	2,091.25	109.03	2,805.00
TOTAL Expense	4,759.60	1,951.01	2,808.59	30,136.39	22,333.23	7,803.16	28,788.26
Excess Revenue / Expense	(1,726.61)	(1,851.01)	124.40	3,667.28	6,116.77	(2,449.49)	(38.26)

3 Income Statement Spreadsheet

Transaction 9/1/2020 To 9/30/2020 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	325.00	125.00	100.00	50.00	50.00	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	0.48	0.00	0.00	0.00	0.00	0.00	0.00	4.66
63002Legal Fees	0.00	0.00	450.00	0.00	0.00	0.00	150.00	300.00	3,025.00	0.00	0.00	0.00	3,925.00
63003Collection Costs	190.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
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	100.00	50.00	0.00	0.00	0.00	0.00	0.00	750.00
70000Interest	15.70	15.05	14.01	11.26	14.96	8.26	8.38	8.40	7.99	0.00	0.00	0.00	104.01
TOTAL Other Revenue	832.04	416.27	794.60	236.83	215.42	158.74	208.38	308.40	3,032.99	0.00	0.00	0.00	6,203.67
TOTAL INCOME	28,432.04	416.27	794.60	236.83	215.42	158.74	208.38	308.40	3,032.99	0.00	0.00	0.00	33,803.67
EXPENSES													
<u>Administrative</u>													
80000Copies	0.00	0.30	1.85	107.70	0.00	0.00	0.00	0.00	0.95	0.00	0.00	0.00	110.80
80001Postage	0.00	0.00	1.00	51.10	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	53.10
80002Clerical	87.00	93.00	697.00	16.00	213.00	150.00	20.00	0.00	234.00	0.00	0.00	0.00	1,510.00
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	(150.00)	0.00	0.00	0.00	0.00
TOTAL Administrative	87.00	93.30	849.85	174.80	213.00	150.00	20.00	0.00	85.95	0.00	0.00	0.00	1,673.90
<u>Contract Services</u>													
83001Landscape Maintenance	811.88	811.88	811.88	811.88	811.88	811.88	0.00	0.00	0.00	0.00	0.00	0.00	4,871.28
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	0.00	0.00	0.00	5,358.42
TOTAL Contract Services	1,407.26	1,407.26	1,407.26	1,407.26	1,407.26	1,407.26	595.38	595.38	595.38	0.00	0.00	0.00	10,229.70
<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 9/1/2020 To 9/30/2020 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	574.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	574.00
93004Directors & Officers Insur	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	150.00	300.00	3,025.00	0.00	0.00	0.00	3,925.00
81001Audit/Tax	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
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	300.00	150.00	300.00	3,025.00	0.00	0.00	0.00	4,380.00
Repairs and Maintenance													
84000Annual Color	0.00	0.00	0.00	0.00	0.00	920.00	0.00	0.00	0.00	0.00	0.00	0.00	920.00
84003Tree Pruning	0.00	0.00	0.00	0.00	0.00	1,250.00	780.00	680.00	0.00	0.00	0.00	0.00	2,710.00
84005Landscape	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
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	550.00	550.00	550.00	550.00	0.00	0.00	0.00	3,850.00
TOTAL Repairs and Mainter	631.51	550.00	0.00	0.00	550.00	3,920.00	1,330.00	1,230.00	550.00	0.00	0.00	0.00	8,761.51
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	24.65	26.91	26.00	24.68	0.00	0.00	0.00	273.01
92003Water	45.46	0.00	45.00	45.00	45.00	45.00	529.35	693.87	478.59	0.00	0.00	0.00	1,927.27
TOTAL Utilities	79.61	37.52	81.08	81.34	71.68	69.65	556.26	719.87	503.27	0.00	0.00	0.00	2,200.28
TOTAL EXPENSES	2,330.38	2,088.08	2,818.19	1,663.40	5,132.94	5,846.91	2,651.64	2,845.25	4,759.60	0.00	0.00	0.00	30,136.39
Excess Revenue / Expense	26,101.66	(1,671.81)	(2,023.59)	(1,426.57)	(4,917.52)	(5,688.17)	(2,443.26)	(2,536.85)	(1,726.61)	0.00	0.00	0.00	3,667.28

4 Expense Register

Created Date 9/1/2020 To 9/30/2020 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				
284537	39172_2020091	9/15/2020 CAB Operating	92003: Water	478.59	Auto	9/25/2020	Acct#39172-1076603	PAID
				478.59				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
283227	69194708	9/1/2020 CAB Operating	83003: Management Services	595.38	11026	9/1/2020	Sept 2020- Management Fees	PAID
284423	69194827	9/1/2020 CAB Operating	80002: Clerical	12.00	11028	9/24/2020	June 2020- Inv Processing Fee	PAID
284423	69194827	9/1/2020 CAB Operating	80002: Clerical	125.00	11028	9/24/2020	June 2020- Credit Reporting Fee	PAID
284423	69194827	9/1/2020 CAB Operating	80001: Postage	0.50	11028	9/24/2020	June 2020- postage	PAID
284423	69194827	9/1/2020 CAB Operating	80000: Copies	0.40	11028	9/24/2020	June 2020- copies	PAID
284507	69194950	9/1/2020 CAB Operating	80002: Clerical	50.00	11029	9/25/2020	July 2020- Credit Reporting Fee	PAID
284507	69194950	9/1/2020 CAB Operating	80002: Clerical	12.00	11029	9/25/2020	July 2020- Inv Processing Fee	PAID
284507	69194950	9/1/2020 CAB Operating	80001: Postage	0.50	11029	9/25/2020	July 2020- Postage	PAID
284507	69194950	9/1/2020 CAB Operating	80000: Copies	0.40	11029	9/25/2020	July 2020- copies	PAID
284763	69195067	9/1/2020 CAB Operating	80002: Clerical	25.00	11030	9/29/2020	Aug 2020- Credit Reporting Fee	PAID
284978	69195111	9/1/2020 CAB Operating	80002: Clerical	10.00	11031	9/30/2020	Invoice Processing Fee August 2020	PAID
284978	69195111	9/1/2020 CAB Operating	80000: Copies	0.15	11031	9/30/2020	Aug2020	PAID
				831.33				
Manning & Meyers Attorneys at Law			Location:	Manning & Meyers				
283755	309	9/4/2020 CAB Operating	81000: Legal Fees	3,025.00	11027	9/15/2020	Inv#309 foreclosure plus demand letter	PAID
				3,025.00				
TXU ELECTRIC			Location:	TXU ELECTRIC				
284164	055677469314	9/11/2020 CAB Operating	92000: Electric	24.68	Auto	9/21/2020	Acct#900008875570	PAID
				24.68				
Count: 15	Total: Champion Lakes HOA			\$4,359.60				