

Champion Lakes HOA

1 Balance Sheet

Transaction 10/31/2020

Assets

Cash

CAB Operating	2,266.96
CAB - MM Operating	9,588.51
CAB - MM Reserves	39,221.08

Total Cash 51,076.55

Accounts Receivable

A/R Assessments	3,533.00
A/R Late Fees	775.00
A/R Interest	8.02
A/R Legal Fees	4,085.00
A/R Collection Costs	150.00
A/R Fines	325.00
A/R Other	1,519.88

Total Accounts Receivable 10,395.90

Total Assets 61,472.45

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	741.24
Current Period Income/(Loss)	604.45

Total Liabilities and Equity 1,345.69

Operating

Operating Fund Balance	47,626.76
Developer Contributions	400.00
Reserve Funding	11,000.00

Total Operating 59,026.76

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 61,472.45

Champion Lakes HOA

2 Income Statement Budget Comparison

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	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	250.00	0.00	250.00	4,175.00	0.00	4,175.00	0.00
Collection Costs	0.00	100.00	(100.00)	220.00	950.00	(730.00)	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	6.38	0.00	6.38	110.39	0.00	110.39	0.00
TOTAL Other Revenue	256.38	100.00	156.38	6,460.05	950.00	5,510.05	1,150.00
TOTAL Income	256.38	100.00	156.38	34,060.05	28,550.00	5,510.05	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	110.80	125.00	(14.20)	150.00
Postage	0.00	25.00	(25.00)	53.10	250.00	(196.90)	300.00
Clerical	16.00	200.00	(184.00)	1,526.00	2,250.00	(724.00)	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
TOTAL Administrative	16.00	237.50	(221.50)	1,689.90	2,765.34	(1,075.44)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	0.00	811.88	(811.88)	4,871.28	8,118.80	(3,247.52)	9,742.56
Management Services	595.38	595.38	0.00	5,953.80	5,953.80	0.00	7,144.56
TOTAL Contract Services	595.38	1,407.26	(811.88)	10,825.08	14,072.60	(3,247.52)	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	550.00	150.00	400.00	4,475.00	750.00	3,725.00	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	550.00	150.00	400.00	4,930.00	1,050.00	3,880.00	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	680.00	0.00	680.00	3,390.00	0.00	3,390.00	0.00
Landscape	600.00	0.00	600.00	1,800.00	0.00	1,800.00	0.00
Holiday Decorations	0.00	0.00	0.00	81.51	0.00	81.51	0.00
Reserve Contribution	550.00	75.00	475.00	4,400.00	750.00	3,650.00	900.00

Champion Lakes HOA

2 Income Statement Budget Comparison

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Maintenance	1,830.00	75.00	1,755.00	10,591.51	750.00	9,841.51	900.00
<u>Taxes</u>							
Property Tax	2.78	6.00	(3.22)	2.78	6.00	(3.22)	6.00
TOTAL Taxes	2.78	6.00	(3.22)	2.78	6.00	(3.22)	6.00
<u>Utilities</u>							
Electric	325.05	25.00	300.05	598.06	260.00	338.06	330.00
Water	0.00	206.25	(206.25)	1,927.27	2,062.50	(135.23)	2,475.00
TOTAL Utilities	325.05	231.25	93.80	2,525.33	2,322.50	202.83	2,805.00
TOTAL Expense	3,319.21	2,107.01	1,212.20	33,455.60	24,440.24	9,015.36	28,788.26
Excess Revenue / Expense	(3,062.83)	(2,007.01)	(1,055.82)	604.45	4,109.76	(3,505.31)	(38.26)

3 Income Statement Spreadsheet

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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	250.00	0.00	0.00	4,175.00
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	6.38	0.00	0.00	110.39
TOTAL Other Revenue	832.04	416.27	794.60	236.83	215.42	158.74	208.38	308.40	3,032.99	256.38	0.00	0.00	6,460.05
TOTAL INCOME	28,432.04	416.27	794.60	236.83	215.42	158.74	208.38	308.40	3,032.99	256.38	0.00	0.00	34,060.05
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	16.00	0.00	0.00	1,526.00
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	16.00	0.00	0.00	1,689.90
<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	595.38	0.00	0.00	5,953.80
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	595.38	0.00	0.00	10,825.08
<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

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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	550.00	0.00	0.00	4,475.00
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	550.00	0.00	0.00	4,930.00
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	680.00	0.00	0.00	3,390.00
84005Landscape	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	600.00	0.00	0.00	1,800.00
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	550.00	0.00	0.00	4,400.00
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	1,830.00	0.00	0.00	10,591.51
Taxes													
94000Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.78	0.00	0.00	2.78
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.78	0.00	0.00	2.78
Utilities													
92000Electric	34.15	37.52	36.08	36.34	26.68	24.65	26.91	26.00	24.68	325.05	0.00	0.00	598.06
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	325.05	0.00	0.00	2,525.33
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	3,319.21	0.00	0.00	33,455.60
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)	(3,062.83)	0.00	0.00	604.45

4 Expense Register

Created Date 10/1/2020 To 10/31/2020 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
BOB OWENS ELECTRIC			Location:	BOB OWENS ELECTRIC				
286151	29092	10/5/2020 CAB Operating	92000: Electric	303.52	11035	10/23/2020	bad lamp gasket and photocell	PAID
				303.52				
Evelio Diaz			Location:	Evelio Diaz				
285466	6618	10/1/2020 CAB Operating	84003: Tree Pruning	680.00	11033	10/3/2020	Monthly Svc - September	PAID
285786	6775	10/1/2020 CAB Operating	84005: Landscape	600.00	11034	10/14/2020	Flowers	PAID
				1,280.00				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
285402	69195230	10/1/2020 CAB Operating	83003: Management Services	595.38	11032	10/1/2020	Oct 2020- Management Fees	PAID
286545	69195417	10/1/2020 CAB Operating	80002: Clerical	16.00	11038	10/28/2020	Sept 2020- Inv Processing Fee	PAID
				611.38				
John R. Ames, CTA			Location:	John R. Ames, CTA				
286179	34400096000000	10/21/2020 CAB Operating	94000: Property Tax	1.39	11036	10/23/2020	Split A acres .4828 landscape/sidewalk easement	PAID
286180	44000960000000	10/21/2020 CAB Operating	94000: Property Tax	1.39	11037	10/23/2020	Property Tax - Split B landsc and sidewa easement	PAID
				2.78				
Manning & Meyers Attorneys at Law			Location:	Manning & Meyers				
286989	312	10/29/2020 CAB Operating	81000: Legal Fees	550.00	11039	10/31/2020	Inv 312 legal fees	PAID
				550.00				
TXU ELECTRIC			Location:	TXU ELECTRIC				
285936	056302045560	10/10/2020 CAB Operating	92000: Electric	21.53	Auto	10/16/2020	Acct#900008875570	PAID
				21.53				
Count: 9	Total: Champion Lakes HOA			\$2,769.21				