

Champion Lakes HOA

1 Balance Sheet

Transaction 11/30/2020

Assets

Cash

CAB Operating	5,652.38
CAB - MM Operating	9,589.69
CAB - MM Reserves	39,775.97

Total Cash 55,018.04

Accounts Receivable

A/R Assessments	1,572.00
A/R Late Fees	675.00
A/R Interest	5.75
A/R Legal Fees	300.00
A/R Collection Costs	100.00
A/R Fines	275.00
A/R Other	1,499.88

Total Accounts Receivable 4,427.63

Total Assets 59,445.67

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	741.24
Current Period Income/(Loss)	(1,972.33)

Total Liabilities and Equity (1,231.09)

Operating

Operating Fund Balance	47,626.76
Developer Contributions	400.00
Reserve Funding	11,550.00

Total Operating 59,576.76

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 59,445.67

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	0.00	0.00	0.00	4,175.00	0.00	4,175.00	0.00
Collection Costs	0.00	100.00	(100.00)	220.00	1,050.00	(830.00)	1,150.00
Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Other	25.00	0.00	25.00	775.00	0.00	775.00	0.00
Interest	6.25	0.00	6.25	116.64	0.00	116.64	0.00
TOTAL Other Revenue	31.25	100.00	(68.75)	6,491.30	1,050.00	5,441.30	1,150.00
TOTAL Income	31.25	100.00	(68.75)	34,091.30	28,650.00	5,441.30	28,750.00
Expense							
<u>Administrative</u>							
Copies	60.15	12.50	47.65	170.95	137.50	33.45	150.00
Postage	51.10	25.00	26.10	104.20	275.00	(170.80)	300.00
Clerical	42.00	200.00	(158.00)	1,568.00	2,450.00	(882.00)	2,650.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	276.00
Website	155.77	0.00	155.77	155.77	140.34	15.43	140.34
TOTAL Administrative	309.02	237.50	71.52	1,998.92	3,002.84	(1,003.92)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	811.88	(131.88)	7,591.28	8,930.68	(1,339.40)	9,742.56
Management Services	595.38	595.38	0.00	6,549.18	6,549.18	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,407.26	(131.88)	14,140.46	15,479.86	(1,339.40)	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	0.00	0.00	0.00	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	0.00	0.00	0.00	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	0.00	0.00	0.00	1,350.00	0.00	1,350.00	0.00
Landscape	0.00	0.00	0.00	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	4,950.00	825.00	4,125.00	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	550.00	75.00	475.00	9,101.51	825.00	8,276.51	900.00
<u>Taxes</u>							
Property Tax	2.52	0.00	2.52	5.30	6.00	(0.70)	6.00
TOTAL Taxes	2.52	0.00	2.52	5.30	6.00	(0.70)	6.00
<u>Utilities</u>							
Electric	21.53	35.00	(13.47)	619.59	295.00	324.59	330.00
Water	449.58	206.25	243.33	2,376.85	2,268.75	108.10	2,475.00
TOTAL Utilities	471.11	241.25	229.86	2,996.44	2,563.75	432.69	2,805.00
TOTAL Expense	2,608.03	1,961.01	647.02	36,063.63	26,401.25	9,662.38	28,788.26
Excess Revenue / Expense	(2,576.78)	(1,861.01)	(715.77)	(1,972.33)	2,248.75	(4,221.08)	(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	25.00	0.00	775.00
70000Interest	15.70	15.05	14.01	11.26	14.96	8.26	8.38	8.40	7.99	6.38	6.25	0.00	116.64
TOTAL Other Revenue	832.04	416.27	794.60	236.83	215.42	158.74	208.38	308.40	3,032.99	256.38	31.25	0.00	6,491.30
TOTAL INCOME	28,432.04	416.27	794.60	236.83	215.42	158.74	208.38	308.40	3,032.99	256.38	31.25	0.00	34,091.30
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	60.15	0.00	170.95
80001Postage	0.00	0.00	1.00	51.10	0.00	0.00	0.00	0.00	1.00	0.00	51.10	0.00	104.20
80002Clerical	87.00	93.00	697.00	16.00	213.00	150.00	20.00	0.00	234.00	16.00	42.00	0.00	1,568.00
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	155.77	0.00	155.77
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	309.02	0.00	1,998.92
<u>Contract Services</u>													
83001Landscape Maintenance	811.88	811.88	811.88	811.88	811.88	811.88	680.00	680.00	0.00	680.00	680.00	0.00	7,591.28
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	0.00	6,549.18
TOTAL Contract Services	1,407.26	1,407.26	1,407.26	1,407.26	1,407.26	1,407.26	1,275.38	1,275.38	595.38	1,275.38	1,275.38	0.00	14,140.46
<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	100.00	0.00	0.00	0.00	0.00	0.00	1,350.00
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	550.00	0.00	4,950.00
TOTAL Repairs and Mainter	631.51	550.00	0.00	0.00	550.00	3,920.00	650.00	550.00	550.00	1,150.00	550.00	0.00	9,101.51
Taxes													
94000Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.78	2.52	0.00	5.30
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.78	2.52	0.00	5.30
Utilities													
92000Electric	34.15	37.52	36.08	36.34	26.68	24.65	26.91	26.00	24.68	325.05	21.53	0.00	619.59
92003Water	45.46	0.00	45.00	45.00	45.00	45.00	529.35	693.87	478.59	0.00	449.58	0.00	2,376.85
TOTAL Utilities	79.61	37.52	81.08	81.34	71.68	69.65	556.26	719.87	503.27	325.05	471.11	0.00	2,996.44
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	2,608.03	0.00	36,063.63
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)	(2,576.78)	0.00	(1,972.33)

4 Expense Register

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

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Evelio Diaz			Location:	Evelio Diaz				
287644	7013	11/1/2020 CAB Operating	83001: Landscape Maintenance	680.00	11041	11/11/2020	Monthly Svc - October	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
287139	69195541	11/1/2020 CAB Operating	83003: Management Services	595.38	11040	11/1/2020	Nov 2020- Management Fee	PAID
288659	69195692	11/17/2020 CAB Operating	80002: Clerical	12.00	11042	11/28/2020	Oct 2020- Violation Letter	PAID
288659	69195692	11/17/2020 CAB Operating	80002: Clerical	12.00	11042	11/28/2020	Nov 2020- Violation Letter	PAID
288659	69195692	11/17/2020 CAB Operating	80001: Postage	51.10	11042	11/28/2020	Oct. 2020- Postage	PAID
288659	69195692	11/17/2020 CAB Operating	80000: Copies	60.15	11042	11/28/2020	Oct 2020- Copies	PAID
288733	69195909	11/24/2020 CAB Operating	80002: Clerical	18.00	11043	11/30/2020	Oct 2020- Inv Processing Fee	PAID
				748.63				
GARLAND IND. SCHOOL DIST			Location:	GARLAND IND. SCHOOL DIST				
288744	0000301098_202	11/6/2020 CAB Operating	94000: Property Tax	1.26	11044	11/30/2020	Landscape&SidewalkEasement-8200Dalrock	PAID
288745	0000301101_202	11/6/2020 CAB Operating	94000: Property Tax	1.26	11045	11/30/2020	Split B .3422 Acres	PAID
				2.52				
Tania Ware			Location:	Tania Ware				
288984	112220	11/25/2020 CAB Operating	80006: Website	27.98	11046	11/30/2020	godaddy domain renewal	PAID
288985	111720	11/25/2020 CAB Operating	80006: Website	127.79	11047	11/30/2020	godaddy website renewal	PAID
				155.77				
TXU ELECTRIC			Location:	TXU ELECTRIC				
287971	054827629739	11/12/2020 CAB Operating	92000: Electric	21.53	Auto	11/17/2020	Acct#900008875570	PAID
				21.53				
Count: 12	Total: Champion Lakes HOA			\$1,608.45				