

Champion Lakes HOA

1 Balance Sheet

Transaction 12/31/2020

Assets

Cash

CAB Operating	13,337.09
CAB - MM Operating	9,590.91
CAB - MM Reserves	40,331.04

Total Cash 63,259.04

Accounts Receivable

A/R Assessments	972.00
A/R Late Fees	375.00
A/R Interest	5.75
A/R Legal Fees	150.00
A/R Collection Costs	50.00
A/R Fines	200.00
A/R Other	1,074.88

Total Accounts Receivable 2,827.63

Total Assets 66,086.67

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	9,151.20
Current Period Income/(Loss)	(4,291.29)

Total Liabilities and Equity 4,859.91

Operating

Operating Fund Balance	47,626.76
Developer Contributions	400.00
Reserve Funding	12,100.00

Total Operating 60,126.76

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 66,086.67

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 12/1/2020 To 12/31/2020 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	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	1,150.00	(930.00)	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	800.00	0.00	800.00	0.00
Interest	6.59	0.00	6.59	123.23	0.00	123.23	0.00
TOTAL Other Revenue	31.59	100.00	(68.41)	6,522.89	1,150.00	5,372.89	1,150.00
TOTAL Income	31.59	100.00	(68.41)	34,122.89	28,750.00	5,372.89	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.40	12.50	(12.10)	171.35	150.00	21.35	150.00
Postage	1.00	25.00	(24.00)	105.20	300.00	(194.80)	300.00
Clerical	43.00	200.00	(157.00)	1,611.00	2,650.00	(1,039.00)	2,650.00
Coupons/Statements	276.00	276.00	0.00	276.00	276.00	0.00	276.00
Website	0.00	0.00	0.00	155.77	140.34	15.43	140.34
TOTAL Administrative	320.40	513.50	(193.10)	2,319.32	3,516.34	(1,197.02)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	0.00	811.88	(811.88)	7,591.28	9,742.56	(2,151.28)	9,742.56
Management Services	595.38	595.38	0.00	7,144.56	7,144.56	0.00	7,144.56
TOTAL Contract Services	595.38	1,407.26	(811.88)	14,735.84	16,887.12	(2,151.28)	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	150.00	(150.00)	4,475.00	900.00	3,575.00	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	150.00	(150.00)	4,930.00	1,200.00	3,730.00	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	5,500.00	900.00	4,600.00	900.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 12/1/2020 To 12/31/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Maintenance	550.00	75.00	475.00	9,651.51	900.00	8,751.51	900.00
<u>Taxes</u>							
Property Tax	0.00	0.00	0.00	5.30	6.00	(0.70)	6.00
TOTAL Taxes	0.00	0.00	0.00	5.30	6.00	(0.70)	6.00
<u>Utilities</u>							
Electric	24.67	35.00	(10.33)	644.26	330.00	314.26	330.00
Water	860.10	206.25	653.85	3,236.95	2,475.00	761.95	2,475.00
TOTAL Utilities	884.77	241.25	643.52	3,881.21	2,805.00	1,076.21	2,805.00
TOTAL Expense	2,350.55	2,387.01	(36.46)	38,414.18	28,788.26	9,625.92	28,788.26
Excess Revenue / Expense	(2,318.96)	(2,287.01)	(31.95)	(4,291.29)	(38.26)	(4,253.03)	(38.26)

3 Income Statement Spreadsheet

Thursday, January 7, 2021

6:48

Transaction 12/1/2020 To 12/31/2020 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 Revent	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	25.00	800.00
70000Interest	15.70	15.05	14.01	11.26	14.96	8.26	8.38	8.40	7.99	6.38	6.25	6.59	123.23
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	31.59	6,522.89
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	31.59	34,122.89
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	0.40	171.35
80001Postage	0.00	0.00	1.00	51.10	0.00	0.00	0.00	0.00	1.00	0.00	51.10	1.00	105.20
80002Clerical	87.00	93.00	697.00	16.00	213.00	150.00	20.00	0.00	234.00	16.00	42.00	43.00	1,611.00
80005Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.00	276.00
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	320.40	2,319.32
<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	595.38	7,144.56
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	595.38	14,735.84
<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

Thursday, January 7, 2021

6:48

Transaction 12/1/2020 To 12/31/2020 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
<u>Professional Fees</u>													
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
<u>Repairs and Maintenance</u>													
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	550.00	5,500.00
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	550.00	9,651.51
<u>Taxes</u>													
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
<u>Utilities</u>													
92000Electric	34.15	37.52	36.08	36.34	26.68	24.65	26.91	26.00	24.68	325.05	21.53	24.67	644.26
92003Water	45.46	0.00	45.00	45.00	45.00	45.00	529.35	693.87	478.59	0.00	449.58	860.10	3,236.95
TOTAL Utilities	79.61	37.52	81.08	81.34	71.68	69.65	556.26	719.87	503.27	325.05	471.11	884.77	3,881.21
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	2,350.55	38,414.18
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)	(2,318.96)	(4,291.29)

4 Expense Register

Thursday, January 7, 2021

6:48

Created Date 12/1/2020 To 12/31/2020 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					
289687	City of Rowlet	11/6/2020 CAB Operating	92003: Water	449.58	Auto	11/6/2020	City of Rowlet, November Payment	PAID
290449	39172_20201215	12/15/2020 CAB Operating	92003: Water	335.01	Auto	12/23/2020	Acct#39172-1076603	PAID
				784.59				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
289315	69195790	12/1/2020 CAB Operating	83003: Management Services	595.38	11048	12/1/2020	Dec 2020- Management Fee	PAID
289639	69196017	12/7/2020 CAB Operating	80005: Coupons/Statements	276.00	11049	12/11/2020	Jan 2021- Statements	PAID
290573	69196068	12/11/2020 CAB Operating	80002: Clerical	18.00	11050	12/26/2020	Nov 2020- Inv Processing fee	PAID
290573	69196068	12/11/2020 CAB Operating	80002: Clerical	25.00	11050	12/26/2020	Nov 2020- Credit reporting fee	PAID
290573	69196068	12/11/2020 CAB Operating	80001: Postage	1.00	11050	12/26/2020	Nov 2020- Postage	PAID
290573	69196068	12/11/2020 CAB Operating	80000: Copies	0.40	11050	12/26/2020	Nov 2020- Copies	PAID
				915.78				
TXU ELECTRIC			Location: TXU ELECTRIC					
290033	054152764124	12/10/2020 CAB Operating	92000: Electric	24.67	Auto	12/17/2020	Acct#900008875570	PAID
				24.67				
Count: 9	Total: Champion Lakes HOA			\$1,725.04				