

Champion Lakes HOA

1 Balance Sheet

Transaction 01/31/2021

Assets

Cash

CAB Operating	21,602.38
CAB - MM Operating	9,590.91
CAB - MM Reserves	5,881.04

Total Cash 37,074.33

Accounts Receivable

A/R Assessments	7,781.13
A/R Late Fees	375.00
A/R Interest	4.58
A/R Legal Fees	300.00
A/R Collection Costs	310.00
A/R Fines	895.00
A/R Other	1,020.02

Total Accounts Receivable 10,685.73

Total Assets 47,760.06

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	50.00
Current Period Income/(Loss)	(9,775.41)

Total Liabilities and Equity (9,725.41)

Operating

Operating Fund Balance	43,335.47
Developer Contributions	400.00
Reserve Funding	12,650.00

Total Operating 56,385.47

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 47,760.06

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
Assessments	27,600.00	27,600.00	0.00	27,600.00	27,600.00	0.00	27,600.00
TOTAL Assessment Revenue	27,600.00	27,600.00	0.00	27,600.00	27,600.00	0.00	27,600.00
<u>Other Revenue</u>							
Late Fees	(412.29)	0.00	(412.29)	(412.29)	0.00	(412.29)	0.00
Interest	1.57	0.00	1.57	1.57	0.00	1.57	0.00
Legal Fees	150.00	0.00	150.00	150.00	0.00	150.00	0.00
Collection Costs	370.00	50.00	320.00	370.00	50.00	320.00	1,150.00
Fines	950.00	0.00	950.00	950.00	0.00	950.00	0.00
Other	55.00	0.00	55.00	55.00	0.00	55.00	0.00
TOTAL Other Revenue	1,114.28	50.00	1,064.28	1,114.28	50.00	1,064.28	1,150.00
TOTAL Income	28,714.28	27,650.00	1,064.28	28,714.28	27,650.00	1,064.28	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
Postage	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Clerical	72.00	250.00	(178.00)	72.00	250.00	(178.00)	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	0.00	0.00	140.34
Bank Charges	10.00	0.00	10.00	10.00	0.00	10.00	0.00
TOTAL Administrative	82.00	287.50	(205.50)	82.00	287.50	(205.50)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	0.00	700.00	(700.00)	0.00	700.00	(700.00)	8,400.00
Management Services	595.38	595.38	0.00	595.38	595.38	0.00	7,144.56
TOTAL Contract Services	595.38	1,295.38	(700.00)	595.38	1,295.38	(700.00)	15,544.56
<u>Insurance</u>							
Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	605.00
Directors & Officers Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,320.00
Workers Comp Insurance	0.00	0.00	0.00	0.00	0.00	0.00	330.00
Commercial Package Insurance	0.00	0.00	0.00	0.00	0.00	0.00	900.00
TOTAL Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,155.00
<u>Professional Fees</u>							
Legal Fees	150.00	0.00	150.00	150.00	0.00	150.00	900.00
Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Other Mgmt. Services	0.00	125.00	(125.00)	0.00	125.00	(125.00)	125.00
TOTAL Professional Fees	150.00	125.00	25.00	150.00	125.00	25.00	1,325.00
<u>Repairs and Maintenance</u>							
Tree Pruning	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Landscape	2,040.00	0.00	2,040.00	2,040.00	0.00	2,040.00	0.00
Holiday Decorations	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00
Fences	35,000.00	0.00	35,000.00	35,000.00	0.00	35,000.00	0.00
Reserve Contribution	550.00	100.00	450.00	550.00	100.00	450.00	1,200.00
TOTAL Repairs and Maintenance	37,590.00	300.00	37,290.00	37,590.00	300.00	37,290.00	1,900.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Taxes</u>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00
TOTAL Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6.00</u>
<u>Utilities</u>							
Electric	26.95	35.00	(8.05)	26.95	35.00	(8.05)	420.00
Water	45.36	206.25	(160.89)	45.36	206.25	(160.89)	2,475.00
TOTAL Utilities	<u>72.31</u>	<u>241.25</u>	<u>(168.94)</u>	<u>72.31</u>	<u>241.25</u>	<u>(168.94)</u>	<u>2,895.00</u>
TOTAL Expense	<u>38,489.69</u>	<u>2,249.13</u>	<u>36,240.56</u>	<u>38,489.69</u>	<u>2,249.13</u>	<u>36,240.56</u>	<u>28,341.90</u>
Excess Revenue / Expense	<u>(9,775.41)</u>	<u>25,400.87</u>	<u>(35,176.28)</u>	<u>(9,775.41)</u>	<u>25,400.87</u>	<u>(35,176.28)</u>	<u>408.10</u>

3 Income Statement Spreadsheet

Monday, February 1, 2021

7:36

Transaction 1/1/2021 To 1/31/2021 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	(412.29)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(412.29)
63001Interest	1.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.57
63002Legal Fees	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
63003Collection Costs	370.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00
63107Fines	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00
63599Other	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
TOTAL Other Revenue	1,114.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,114.28
TOTAL INCOME	28,714.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,714.28
EXPENSES													
<u>Administrative</u>													
80000Copies	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
80001Postage	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
80002Clerical	72.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.00
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
80008Bank Charges	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
TOTAL Administrative	82.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.00
<u>Contract Services</u>													
83001Landscape Maintenance	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
83003Management Services	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	595.38
TOTAL Contract Services	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	595.38
<u>Insurance</u>													
93002Umbrella 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
93004Directors & Officers Insurar	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 1/1/2021 To 1/31/2021 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
93006Workers Comp 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
93054Commercial Package Insur:	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 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
<u>Professional Fees</u>													
81000Legal Fees	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
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	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 Professional Fees	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
<u>Repairs and Maintenance</u>													
84003Tree Pruning	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
84005Landscape	2,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,040.00
84300Holiday Decorations	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
87006Fences	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
91002Reserve Contribution	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
TOTAL Repairs and Mainter	37,590.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,590.00
<u>Taxes</u>													
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
<u>Utilities</u>													
92000Electric	26.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.95
92003Water	45.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.36
TOTAL Utilities	72.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.31
TOTAL EXPENSES	38,489.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,489.69
Excess Revenue / Expense	(9,775.41)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(9,775.41)

4 Expense Register

Monday, February 1, 2021 7:36

Created Date 1/1/2021 To 1/31/2021 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				
291348		12/9/2020 CAB Operating	92003: Water	525.09	Auto	12/9/2020	December water bill	PAID
292726	39172_20210115	1/15/2021 CAB Operating	92003: Water	45.36	Auto	1/31/2021	Acct#39172-1076603	PAID
				570.45				
Evelio Diaz			Location:	Evelio Diaz				
291363	7329	1/1/2021 CAB Operating	84005: Landscape	680.00	11052	1/5/2021	Monthly Svc - November	PAID
291517	7566	1/1/2021 CAB Operating	84005: Landscape	680.00	11053	1/8/2021	Monthly Svc - December	PAID
292652	7736	1/21/2021 CAB Operating	84005: Landscape	680.00	11058	1/29/2021	Monthly Svc - January	PAID
				2,040.00				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
291235	69196198	1/1/2021 CAB Operating	83003: Management Services	595.38	11051	1/1/2021	Jan 2021-Management Fee	PAID
291600	69196357	1/1/2021 CAB Operating	80002: Clerical	25.00	11054	1/12/2021	December 2020 Credit Reporting Fee	PAID
292456	69196419	1/21/2021 CAB Operating	80002: Clerical	12.00	11056	1/27/2021	December 2020 - Invoice Processing Fee	PAID
292456	69196419	1/21/2021 CAB Operating	80002: Clerical	25.00	11056	1/27/2021	January 2021 Credit Reporting Fee	PAID
292725	act22383-rtrnck9	1/22/2021 CAB Operating	80002: Clerical	10.00	11059	1/31/2021	Acct# 22383 - Returned ck# 9498	PAID
				667.38				
Manning & Meyers Attorneys at Law			Location:	Manning & Meyers				
292140	318	1/18/2021 CAB Operating	81000: Legal Fees	150.00	11055	1/21/2021	Inv 318 legal fees	PAID
				150.00				
Michael Brown			Location:	Michael Brown				
292588	27	1/15/2021 CAB Operating	87006: Fences	35,000.00	11057	1/29/2021	repair both sides of brick wall	PAID
				35,000.00				
TXU ELECTRIC			Location:	TXU ELECTRIC				
292310	054202759652	1/11/2021 CAB Operating	92000: Electric	26.95	Auto	1/26/2021	Acct#900008875570	PAID
				26.95				

4 Expense Register

Created Date 1/1/2021 To 1/31/2021 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Count: 13		Total: Champion Lakes HOA		\$38,454.78				