

Champion Lakes HOA

1 Balance Sheet

Transaction 04/30/2021

Assets

Cash

CAB Operating	14,252.19
CAB - MM Operating	9,595.63
CAB - MM Reserves	16,187.50

Total Cash 40,035.32

Accounts Receivable

A/R Assessments	607.04
A/R Late Fees	(0.04)
A/R Interest	0.10
A/R Collection Costs	10.00
A/R Fines	25.00
A/R Other	124.37

Total Accounts Receivable 766.47

Total Assets 40,801.79

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	591.91
Current Period Income/(Loss)	(17,248.18)

Total Liabilities and Equity (16,656.27)

Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	12,950.00

Total Operating 56,358.06

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 40,801.79

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
Assessments	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	(571.00)	0.00	(571.00)	0.00
Interest	0.00	0.00	0.00	1.31	0.00	1.31	0.00
Legal Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
Collection Costs	0.00	100.00	(100.00)	200.00	350.00	(150.00)	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	234.06	0.00	234.06	0.00
Interest	3.03	0.00	3.03	15.77	0.00	15.77	0.00
TOTAL Other Revenue	3.03	100.00	(96.97)	530.14	350.00	180.14	1,150.00
TOTAL Income	3.03	100.00	(96.97)	28,130.14	27,950.00	180.14	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	51.05	50.00	1.05	150.00
Postage	0.00	25.00	(25.00)	50.60	100.00	(49.40)	300.00
Clerical	757.38	250.00	507.38	1,638.38	1,000.00	638.38	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	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Storage	0.00	0.00	0.00	324.00	0.00	324.00	0.00
Social	159.70	0.00	159.70	159.70	0.00	159.70	0.00
TOTAL Administrative	917.08	287.50	629.58	2,243.73	1,150.00	1,093.73	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	1,360.00	2,800.00	(1,440.00)	8,400.00
Management Services	0.00	595.38	(595.38)	1,786.14	2,381.52	(595.38)	7,144.56
TOTAL Contract Services	680.00	1,295.38	(615.38)	3,146.14	5,181.52	(2,035.38)	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	0.00	150.00	(150.00)	150.00	300.00	(150.00)	900.00
Audit/Tax	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00
Reserve Study	950.00	0.00	950.00	950.00	0.00	950.00	0.00
Other Mgmt. Services	0.00	0.00	0.00	60.00	125.00	(65.00)	125.00
TOTAL Professional Fees	950.00	150.00	800.00	1,160.00	725.00	435.00	1,325.00
<u>Repairs and Maintenance</u>							
Tree Pruning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
Landscape	643.17	0.00	643.17	2,731.98	0.00	2,731.98	0.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Holiday Decorations	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Fences	0.00	0.00	0.00	35,016.17	0.00	35,016.17	0.00
Reserve Contribution	100.00	100.00	0.00	850.00	400.00	450.00	1,200.00
TOTAL Repairs and Maintenance	743.17	100.00	643.17	38,598.15	1,100.00	37,498.15	1,900.00
<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	21.97	35.00	(13.03)	91.74	140.00	(48.26)	420.00
Water	0.00	206.25	(206.25)	138.56	825.00	(686.44)	2,475.00
TOTAL Utilities	21.97	241.25	(219.28)	230.30	965.00	(734.70)	2,895.00
TOTAL Expense	3,312.22	2,074.13	1,238.09	45,378.32	9,121.52	36,256.80	28,341.90
Excess Revenue / Expense	(3,309.19)	(1,974.13)	(1,335.06)	(17,248.18)	18,828.48	(36,076.66)	408.10

3 Income Statement Spreadsheet

Transaction 4/1/2021 To 4/30/2021 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)	125.00	(283.71)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(571.00)
63001Interest	0.71	0.50	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.31
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	180.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
63107Fines	475.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
63599Other	55.00	25.58	153.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	234.06
70000Interest	6.54	3.08	3.12	3.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.77
TOTAL Other Revenue	454.96	199.16	(127.01)	3.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	530.14
TOTAL INCOME	28,054.96	199.16	(127.01)	3.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,130.14
EXPENSES													
<u>Administrative</u>													
80000Copies	0.00	0.45	50.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.05
80001Postage	0.00	0.00	50.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.60
80002Clerical	72.00	561.00	248.00	757.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,638.38
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	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
80016Storage	0.00	324.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.00
80018Social	0.00	0.00	0.00	159.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159.70
TOTAL Administrative	82.00	895.45	349.20	917.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,243.73
<u>Contract Services</u>													
83001Landscape Maintenance	0.00	0.00	680.00	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,360.00
83003Management Services	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,786.14
TOTAL Contract Services	595.38	595.38	1,275.38	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,146.14

3 Income Statement Spreadsheet

Transaction 4/1/2021 To 4/30/2021 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<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
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
81002Reserve Study	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00
81006Other Mgmt. Services	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
TOTAL Professional Fees	150.00	0.00	60.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,160.00
<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	48.81	643.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,731.98
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	16.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,016.17
91002Reserve Contribution	550.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00
TOTAL Repairs and Mainter	37,590.00	116.17	148.81	743.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,598.15
<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	21.53	21.29	21.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91.74
92003Water	45.36	46.78	46.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.56
TOTAL Utilities	72.31	68.31	67.71	21.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.30
TOTAL EXPENSES	38,489.69	1,675.31	1,901.10	3,312.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,378.32
Excess Revenue / Expense	(10,434.73)	(1,476.15)	(2,028.11)	(3,309.19)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(17,248.18)

4 Expense Register

Friday, May 7, 2021 10:01

Created Date 4/1/2021 To 4/30/2021 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
CRITERIUM DOTSON ENGINEERS			Location: CRITERIUM DOTSON ENGINEERS					
297125	210329-1	4/1/2021 CAB Operating	81002: Reserve Study	950.00	11072	4/13/2021	Retainer	PAID
				950.00				
Evelio Diaz			Location: Evelio Diaz					
297279	8108	4/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11074	4/14/2021	Monthly Svc - March	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
296712	69197245	4/1/2021 CAB Operating	80002: Clerical	595.38	11071	4/1/2021	Financial Management Fee	PAID
297231	69197354	4/1/2021 CAB Operating	80002: Clerical	150.00	11073	4/14/2021	March 2021 Credit Reporting Fee	PAID
298134	69197667	4/27/2021 CAB Operating	80002: Clerical	12.00	11076	4/29/2021	March 2021 - Invoice Processing Fee	PAID
				757.38				
John Hering			Location: John Hering					
298437	20210428	4/28/2021 CAB Operating	84005: Landscape	111.37	11078	4/30/2021	Lowe's top soil, etc for Front Entry	PAID
				111.37				
Judy Liles			Location: Judy Liles					
298043	20210413	4/13/2021 CAB Operating	80018: Social	159.70	11075	4/28/2021	Yard of the Month sign and gift cards	PAID
298251	20210428	4/28/2021 CAB Operating	84005: Landscape	531.80	11077	4/29/2021	front entry calloway, covington home depot	PAID
				691.50				
TXU ELECTRIC			Location: TXU ELECTRIC					
296971	054005591952	3/30/2021 CAB Operating	92000: Electric	21.29	Auto	4/9/2021	Acct#900008875570	PAID
297581	055077678599	4/10/2021 CAB Operating	92000: Electric	21.97	Auto	4/19/2021	Acct#900008875570	PAID
				43.26				
Count: 10		Total: Champion Lakes HOA		\$3,233.51				