

Champion Lakes HOA

1 Balance Sheet

Transaction 07/31/2021

Assets

Cash

CAB Operating	5,343.08
CAB - MM Operating	9,598.03
CAB - MM Reserves	16,491.36

Total Cash 31,432.47

Accounts Receivable

A/R Assessments	262.00
A/R Other	123.79

Total Accounts Receivable 385.79

Total Assets 31,818.26

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	616.91
Current Period Income/(Loss)	(26,556.71)

Total Liabilities and Equity (25,939.80)

Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	13,250.00

Total Operating 56,658.06

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 31,818.26

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 7/1/2021 To 7/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
Assessments	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	(596.00)	0.00	(596.00)	0.00
Interest	0.00	0.00	0.00	1.21	0.00	1.21	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)	190.00	650.00	(460.00)	1,150.00
Fines	0.00	0.00	0.00	475.00	0.00	475.00	0.00
Other	0.00	0.00	0.00	234.06	0.00	234.06	0.00
Interest	0.00	0.00	0.00	23.11	0.00	23.11	0.00
TOTAL Other Revenue	0.00	100.00	(100.00)	477.38	650.00	(172.62)	1,150.00
TOTAL Income	0.00	100.00	(100.00)	28,077.38	28,250.00	(172.62)	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	51.05	87.50	(36.45)	150.00
Postage	0.00	25.00	(25.00)	50.60	175.00	(124.40)	300.00
Clerical	16.00	200.00	(184.00)	1,079.00	1,650.00	(571.00)	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
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	0.00	0.00	0.00	159.70	0.00	159.70	0.00
TOTAL Administrative	16.00	237.50	(221.50)	1,684.35	2,052.84	(368.49)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	3,400.00	4,900.00	(1,500.00)	8,400.00
Management Services	595.38	595.38	0.00	4,167.66	4,167.66	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	7,567.66	9,067.66	(1,500.00)	15,544.56
<u>Insurance</u>							
Umbrella Insurance	0.00	605.00	(605.00)	625.00	605.00	20.00	605.00
Directors & Officers Insurance	0.00	1,320.00	(1,320.00)	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	882.00	900.00	(18.00)	900.00
TOTAL Insurance	0.00	1,925.00	(1,925.00)	2,983.00	3,155.00	(172.00)	3,155.00
<u>Professional Fees</u>							
Legal Fees	0.00	0.00	0.00	150.00	450.00	(300.00)	900.00
Audit/Tax	225.00	0.00	225.00	225.00	300.00	(75.00)	300.00
Reserve Study	0.00	0.00	0.00	1,900.00	0.00	1,900.00	0.00
Other Mgmt. Services	0.00	0.00	0.00	60.00	125.00	(65.00)	125.00
TOTAL Professional Fees	225.00	0.00	225.00	2,335.00	875.00	1,460.00	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	0.00	0.00	0.00	2,930.01	0.00	2,930.01	0.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 7/1/2021 To 7/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Irrigation	488.10	0.00	488.10	488.10	0.00	488.10	0.00
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	1,150.00	700.00	450.00	1,200.00
TOTAL Repairs and Maintenance	588.10	100.00	488.10	39,584.28	1,400.00	38,184.28	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	0.00	35.00	(35.00)	137.45	245.00	(107.55)	420.00
Water	0.00	206.25	(206.25)	342.35	1,443.75	(1,101.40)	2,475.00
TOTAL Utilities	0.00	241.25	(241.25)	479.80	1,688.75	(1,208.95)	2,895.00
TOTAL Expense	2,104.48	3,799.13	(1,694.65)	54,634.09	18,239.25	36,394.84	28,341.90
Excess Revenue / Expense	(2,104.48)	(3,699.13)	1,594.65	(26,556.71)	10,010.75	(36,567.46)	408.10

3 Income Statement Spreadsheet

Transaction 7/1/2021 To 7/31/2021 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 Revenu	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)	100.00	(283.71)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(596.00)
63001Interest	0.67	0.44	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.21
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	170.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
63107Fines	450.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
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	3.75	3.59	0.00	0.00	0.00	0.00	0.00	0.00	23.11
TOTAL Other Revenue	419.92	174.10	(127.01)	3.03	3.75	3.59	0.00	0.00	0.00	0.00	0.00	0.00	477.38
TOTAL INCOME	28,019.92	174.10	(127.01)	3.03	3.75	3.59	0.00	0.00	0.00	0.00	0.00	0.00	28,077.38
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	162.00	20.00	0.00	16.00	0.00	0.00	0.00	0.00	0.00	1,079.00
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	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	321.70	20.00	0.00	16.00	0.00	0.00	0.00	0.00	0.00	1,684.35
<u>Contract Services</u>													
83001Landscape Maintenance	0.00	0.00	680.00	680.00	0.00	1,360.00	680.00	0.00	0.00	0.00	0.00	0.00	3,400.00
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	4,167.66
TOTAL Contract Services	595.38	595.38	1,275.38	1,275.38	595.38	1,955.38	1,275.38	0.00	0.00	0.00	0.00	0.00	7,567.66

3 Income Statement Spreadsheet

Transaction 7/1/2021 To 7/31/2021 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Insurance													
93002Umbrella Insurance	0.00	0.00	0.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	625.00
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	882.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	882.00
TOTAL Insurance	0.00	0.00	0.00	0.00	2,983.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,983.00
Professional Fees													
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	225.00	0.00	0.00	0.00	0.00	0.00	225.00
81002Reserve Study	0.00	0.00	0.00	950.00	0.00	950.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00
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	950.00	225.00	0.00	0.00	0.00	0.00	0.00	2,335.00
Repairs and Maintenance													
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	101.27	96.76	0.00	0.00	0.00	0.00	0.00	0.00	2,930.01
84200Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	488.10	0.00	0.00	0.00	0.00	0.00	488.10
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	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	1,150.00
TOTAL Repairs and Mainter	37,590.00	116.17	148.81	743.17	201.27	196.76	588.10	0.00	0.00	0.00	0.00	0.00	39,584.28
Taxes													
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
Utilities													
92000Electric	26.95	21.53	21.29	21.97	23.09	22.62	0.00	0.00	0.00	0.00	0.00	0.00	137.45
92003Water	45.36	46.78	46.42	46.42	102.43	54.94	0.00	0.00	0.00	0.00	0.00	0.00	342.35
TOTAL Utilities	72.31	68.31	67.71	68.39	125.52	77.56	0.00	0.00	0.00	0.00	0.00	0.00	479.80
TOTAL EXPENSES	38,489.69	1,675.31	1,901.10	3,358.64	3,925.17	3,179.70	2,104.48	0.00	0.00	0.00	0.00	0.00	54,634.09

3 Income Statement Spreadsheet

Transaction 7/1/2021 To 7/31/2021 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Excess Revenue / Expense	(10,469.77)	(1,501.21)	(2,028.11)	(3,355.61)	(3,921.42)	(3,176.11)	(2,104.48)	0.00	0.00	0.00	0.00	0.00	(26,556.71)

4 Expense Register

Monday, August 2, 2021

5:23

Created Date 7/1/2021 To 7/31/2021 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					
302299		5/6/2021 CAB Operating	92003: Water	47.49	Auto	7/2/2021	Month of May water bill payment	PAID
				47.49				
Evelio Diaz			Location: Evelio Diaz					
302378	9383	7/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11092	7/7/2021	Monthly Svc - June	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
302196	69198156	7/1/2021 CAB Operating	83003: Management Services	595.38	11091	7/1/2021	Financial Management Fee	PAID
302437	69198319	7/1/2021 CAB Operating	80002: Clerical	16.00	11093	7/7/2021	May 2021 - Invoice Processing Fee	PAID
302437	69198319	7/1/2021 CAB Operating	81006: Other Mgmt. Services	225.00	11093	7/7/2021	Fee for 2020 Federal Tax Return	PAID
				836.38				
John Hering			Location: John Hering					
303374	07152021	7/19/2021 CAB Operating	84200: Irrigation	488.10	11094	7/21/2021	reimb John H. - July repair	PAID
				488.10				
Count: 6			Total: Champion Lakes HOA	\$2,051.97				