

Champion Lakes HOA

1 Balance Sheet

Transaction 03/31/2021

Assets

Cash

CAB Operating	26,955.60
CAB - MM Operating	9,594.45
CAB - MM Reserves	6,086.75

Total Cash 42,636.80

Accounts Receivable

A/R Assessments	858.07
A/R Late Fees	24.96
A/R Interest	0.20
A/R Collection Costs	20.00
A/R Fines	50.00
A/R Other	124.95

Total Accounts Receivable 1,078.18

Total Assets 43,714.98

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	274.62
Current Period Income/(Loss)	(13,917.70)

Total Liabilities and Equity (13,643.08)

Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	12,850.00

Total Operating 56,258.06

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 43,714.98

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 3/1/2021 To 3/31/2021 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	(283.71)	0.00	(283.71)	(571.00)	0.00	(571.00)	0.00
Interest	0.10	0.00	0.10	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	250.00	(50.00)	1,150.00
Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Other	153.48	0.00	153.48	234.06	0.00	234.06	0.00
Interest	0.00	0.00	0.00	9.62	0.00	9.62	0.00
TOTAL Other Revenue	(130.13)	100.00	(230.13)	523.99	250.00	273.99	1,150.00
TOTAL Income	(130.13)	100.00	(230.13)	28,123.99	27,850.00	273.99	28,750.00
Expense							
<u>Administrative</u>							
Copies	50.60	12.50	38.10	51.05	37.50	13.55	150.00
Postage	50.60	25.00	25.60	50.60	75.00	(24.40)	300.00
Clerical	248.00	250.00	(2.00)	881.00	750.00	131.00	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	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
TOTAL Administrative	349.20	287.50	61.70	1,326.65	862.50	464.15	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	680.00	2,100.00	(1,420.00)	8,400.00
Management Services	595.38	595.38	0.00	1,786.14	1,786.14	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	2,466.14	3,886.14	(1,420.00)	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	0.00	0.00	0.00	150.00	150.00	0.00	900.00
Audit/Tax	0.00	300.00	(300.00)	0.00	300.00	(300.00)	300.00
Other Mgmt. Services	60.00	0.00	60.00	60.00	125.00	(65.00)	125.00
TOTAL Professional Fees	60.00	300.00	(240.00)	210.00	575.00	(365.00)	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	48.81	0.00	48.81	2,088.81	0.00	2,088.81	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

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 3/1/2021 To 3/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Reserve Contribution	100.00	100.00	0.00	750.00	300.00	450.00	1,200.00
TOTAL Repairs and Maintenance	148.81	100.00	48.81	37,854.98	1,000.00	36,854.98	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)	48.48	105.00	(56.52)	420.00
Water	46.42	206.25	(159.83)	138.56	618.75	(480.19)	2,475.00
TOTAL Utilities	46.42	241.25	(194.83)	187.04	723.75	(536.71)	2,895.00
TOTAL Expense	1,879.81	2,224.13	(344.32)	42,044.81	7,047.39	34,997.42	28,341.90
Excess Revenue / Expense	(2,009.94)	(2,124.13)	114.19	(13,920.82)	20,802.61	(34,723.43)	408.10

3 Income Statement Spreadsheet

Thursday, April 1, 2021

4:15

Transaction 3/1/2021 To 3/31/2021 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)	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.62
TOTAL Other Revenue	454.96	199.16	(130.13)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523.99
TOTAL INCOME	28,054.96	199.16	(130.13)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,123.99
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	881.00
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
TOTAL Administrative	82.00	895.45	349.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,326.65
<u>Contract Services</u>													
83001Landscape Maintenance	0.00	0.00	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	680.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,466.14
<u>Insurance</u>													

3 Income Statement Spreadsheet

Transaction 3/1/2021 To 3/31/2021 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	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
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00
<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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,088.81
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
TOTAL Repairs and Mainter	37,590.00	116.17	148.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,854.98
<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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.48
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	46.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	187.04
TOTAL EXPENSES	38,489.69	1,675.31	1,879.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,044.81
Excess Revenue / Expense	(10,434.73)	(1,476.15)	(2,009.94)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(13,920.82)

4 Expense Register

Created Date 3/1/2021 To 3/31/2021 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					
295828	39172_20210315	3/15/2021 CAB Operating	92003: Water	46.42	Auto	3/22/2021	Acct#39172-1076603	PAID
				46.42				
Evelio Diaz			Location: Evelio Diaz					
295275	7824	3/4/2021 CAB Operating	83001: Landscape Maintenance	680.00	11068	3/15/2021	Monthly Svc - February	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
294717	69196922	3/1/2021 CAB Operating	83003: Management Services	595.38	11066	3/1/2021	March 2021- Management Fee	PAID
295755	69197077	3/16/2021 CAB Operating	80002: Clerical	12.00	11069	3/20/2021	February 2021 - Late Letter Fee	PAID
295755	69197077	3/16/2021 CAB Operating	80002: Clerical	220.00	11069	3/20/2021	February 2021 - Late Letters - Certified Postage	PAID
296175	69197133	3/18/2021 CAB Operating	80002: Clerical	16.00	11070	3/29/2021	February 2021 - Invoice Processing Fee	PAID
296175	69197133	3/18/2021 CAB Operating	81006: Other Mgmt. Services	60.00	11070	3/29/2021	Preparation of 2020 1099's and 1096	PAID
296175	69197133	3/18/2021 CAB Operating	80001: Postage	50.60	11070	3/29/2021	February 2021 - Postage	PAID
296175	69197133	3/18/2021 CAB Operating	80000: Copies	50.60	11070	3/29/2021	February 2021 - Copies	PAID
				1,004.58				
John Hering			Location: John Hering					
294914	20210301	3/1/2021 CAB Operating	84005: Landscape	48.81	11067	3/4/2021	fire ant bait and 5000 SF (Lowes)	PAID
				48.81				
Count: 10		Total: Champion Lakes HOA		\$1,779.81				