

Champion Lakes HOA

1 Balance Sheet

Transaction 05/31/2021

Assets

Cash

CAB Operating	10,503.09
CAB - MM Operating	9,596.85
CAB - MM Reserves	16,289.33

Total Cash 36,389.27

Accounts Receivable

A/R Assessments	432.00
A/R Other	124.37

Total Accounts Receivable 556.37

Total Assets 36,945.64

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	616.91
Current Period Income/(Loss)	(21,229.33)

Total Liabilities and Equity (20,612.42)

Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	13,050.00

Total Operating 56,458.06

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 36,945.64

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 5/1/2021 To 5/31/2021 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	450.00	(260.00)	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	3.05	0.00	3.05	18.82	0.00	18.82	0.00
TOTAL Other Revenue	3.05	100.00	(96.95)	473.09	450.00	23.09	1,150.00
TOTAL Income	3.05	100.00	(96.95)	28,073.09	28,050.00	23.09	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	51.05	62.50	(11.45)	150.00
Postage	0.00	25.00	(25.00)	50.60	125.00	(74.40)	300.00
Clerical	20.00	250.00	(230.00)	1,658.38	1,250.00	408.38	2,650.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	276.00
Website	0.00	140.34	(140.34)	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	20.00	427.84	(407.84)	2,263.73	1,577.84	685.89	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	0.00	700.00	(700.00)	1,360.00	3,500.00	(2,140.00)	8,400.00
Management Services	595.38	595.38	0.00	2,381.52	2,976.90	(595.38)	7,144.56
TOTAL Contract Services	595.38	1,295.38	(700.00)	3,741.52	6,476.90	(2,735.38)	15,544.56
<u>Insurance</u>							
Umbrella Insurance	625.00	0.00	625.00	625.00	0.00	625.00	605.00
Directors & Officers Insurance	1,146.00	0.00	1,146.00	1,146.00	0.00	1,146.00	1,320.00
Workers Comp Insurance	330.00	330.00	0.00	330.00	330.00	0.00	330.00
Commercial Package Insurance	882.00	0.00	882.00	882.00	0.00	882.00	900.00
TOTAL Insurance	2,983.00	330.00	2,653.00	2,983.00	330.00	2,653.00	3,155.00
<u>Professional Fees</u>							
Legal Fees	0.00	0.00	0.00	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	0.00	0.00	0.00	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	0.00	0.00	0.00	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	101.27	0.00	101.27	2,833.25	0.00	2,833.25	0.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 5/1/2021 To 5/31/2021 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	950.00	500.00	450.00	1,200.00
TOTAL Repairs and Maintenance	201.27	100.00	101.27	38,799.42	1,200.00	37,599.42	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	23.09	35.00	(11.91)	114.83	175.00	(60.17)	420.00
Water	54.94	206.25	(151.31)	239.92	1,031.25	(791.33)	2,475.00
TOTAL Utilities	78.03	241.25	(163.22)	354.75	1,206.25	(851.50)	2,895.00
TOTAL Expense	3,877.68	2,394.47	1,483.21	49,302.42	11,515.99	37,786.43	28,341.90
Excess Revenue / Expense	(3,874.63)	(2,294.47)	(1,580.16)	(21,229.33)	16,534.01	(37,763.34)	408.10

3 Income Statement Spreadsheet

Wednesday, June 2, 2021

8:44

Transaction 5/1/2021 To 5/31/2021 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)	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	3.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.82
TOTAL Other Revenue	419.92	174.10	(127.01)	3.03	3.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	473.09
TOTAL INCOME	28,019.92	174.10	(127.01)	3.03	3.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,073.09
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	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,658.38
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	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,263.73
<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	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,381.52
TOTAL Contract Services	595.38	595.38	1,275.38	680.00	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,741.52

3 Income Statement Spreadsheet

Transaction 5/1/2021 To 5/31/2021 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	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
<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	101.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,833.25
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00
TOTAL Repairs and Mainter	37,590.00	116.17	148.81	743.17	201.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,799.42
<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	23.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114.83
92003Water	45.36	46.78	46.42	46.42	54.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.92
TOTAL Utilities	72.31	68.31	67.71	68.39	78.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354.75
TOTAL EXPENSES	38,489.69	1,675.31	1,901.10	3,358.64	3,877.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,302.42
Excess Revenue / Expense	(10,469.77)	(1,501.21)	(2,028.11)	(3,355.61)	(3,874.63)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(21,229.33)

4 Expense Register

Wednesday, June 2, 2021

8:44

Created Date 5/1/2021 To 5/31/2021 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Amtrust North America			Location: Amtrust North America					
299671	28099153_2021C	5/19/2021 CAB Operating	93054: Commercial Package In:	882.00	11082	5/25/2021	AmTrust effective June 21 2021	PAID
				882.00				
CAIS, LLC			Location: CAIS, LLC					
299415	3840732	5/7/2021 CAB Operating	93006: Workers Comp Insuranc	330.00	11081	5/20/2021	Due June 21 2021 (policy effective date)	PAID
				330.00				
CITY OF ROWLETT			Location: CITY OF ROWLETT					
299999		4/6/2021 CAB Operating	92003: Water	46.42	Auto	4/6/2021	april water bill	PAID
300000	39172_20210514	5/14/2021 CAB Operating	92003: Water	54.94	Auto	5/31/2021	Acct#39172-1076603	PAID
				101.36				
DAVIS-DYER-MAX, INC.			Location: DAVIS-DYER-MAX, INC.					
299779	4265_20210703	5/1/2021 CAB Operating	93004: Directors & Officers Insu	1,146.00	11083	5/27/2021	eff June 21 2021	PAID
299779	4265_20210703	5/1/2021 CAB Operating	93002: Umbrella Insurance	625.00	11083	5/27/2021	eff June 21, 2021	PAID
				1,771.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
298552	69197451	5/1/2021 CAB Operating	83003: Management Services	595.38	11079	5/1/2021	May 2021- Management Fee	PAID
299855	69197931	5/24/2021 CAB Operating	80002: Clerical	20.00	11084	5/28/2021	April 2021 - Invoice Processing Fee	PAID
				615.38				
Judy Liles			Location: Judy Liles					
298731	20210503	5/3/2021 CAB Operating	84005: Landscape	101.27	11080	5/5/2021	mulch from home depot 35 bags	PAID
				101.27				
TXU ELECTRIC			Location: TXU ELECTRIC					
299483	055052698486	5/12/2021 CAB Operating	92000: Electric	23.09	Auto	5/21/2021	Acct#900008875570	PAID
				23.09				

4 Expense Register

Wednesday, June 2, 2021

8:44

Created Date 5/1/2021 To 5/31/2021 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Count:	10		Total: Champion Lakes HOA	\$3,824.10				