

Champion Lakes HOA

1 Balance Sheet

Transaction 08/31/2021

Assets

Cash

CAB Operating	3,858.19
CAB - MM Operating	9,599.25
CAB - MM Reserves	16,693.47

Total Cash 30,150.91

Accounts Receivable

A/R Assessments	177.00
A/R Other	123.79

Total Accounts Receivable 300.79

Total Assets 30,451.70

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	662.91
Current Period Income/(Loss)	(28,069.27)

Total Liabilities and Equity (27,406.36)

Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	13,350.00

Total Operating 56,758.06

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 30,451.70

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 8/1/2021 To 8/31/2021 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	750.00	(560.00)	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	26.71	0.00	26.71	0.00
TOTAL Other Revenue	0.00	100.00	(100.00)	480.98	750.00	(269.02)	1,150.00
TOTAL Income	0.00	100.00	(100.00)	28,080.98	28,350.00	(269.02)	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	51.05	100.00	(48.95)	150.00
Postage	0.00	25.00	(25.00)	50.60	200.00	(149.40)	300.00
Clerical	16.00	200.00	(184.00)	1,095.00	1,850.00	(755.00)	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)	1,700.35	2,290.34	(589.99)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	4,080.00	5,600.00	(1,520.00)	8,400.00
Management Services	595.38	595.38	0.00	4,763.04	4,763.04	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	8,843.04	10,363.04	(1,520.00)	15,544.56
<u>Insurance</u>							
Umbrella Insurance	0.00	0.00	0.00	625.00	605.00	20.00	605.00
Directors & Officers Insurance	0.00	0.00	0.00	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	0.00	0.00	2,983.00	3,155.00	(172.00)	3,155.00
<u>Professional Fees</u>							
Legal Fees	0.00	150.00	(150.00)	150.00	600.00	(450.00)	900.00
Audit/Tax	0.00	0.00	0.00	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	0.00	150.00	(150.00)	2,335.00	1,025.00	1,310.00	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 8/1/2021 To 8/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Irrigation	0.00	0.00	0.00	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	1,250.00	800.00	450.00	1,200.00
TOTAL Repairs and Maintenance	<u>100.00</u>	<u>100.00</u>	<u>0.00</u>	<u>39,684.28</u>	<u>1,500.00</u>	<u>38,184.28</u>	<u>1,900.00</u>
<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	22.42	35.00	(12.58)	182.96	280.00	(97.04)	420.00
Water	79.27	206.25	(126.98)	421.62	1,650.00	(1,228.38)	2,475.00
TOTAL Utilities	<u>101.69</u>	<u>241.25</u>	<u>(139.56)</u>	<u>604.58</u>	<u>1,930.00</u>	<u>(1,325.42)</u>	<u>2,895.00</u>
TOTAL Expense	<u>1,493.07</u>	<u>2,024.13</u>	<u>(531.06)</u>	<u>56,150.25</u>	<u>20,263.38</u>	<u>35,886.87</u>	<u>28,341.90</u>
Excess Revenue / Expense	<u>(1,493.07)</u>	<u>(1,924.13)</u>	<u>431.06</u>	<u>(28,069.27)</u>	<u>8,086.62</u>	<u>(36,155.89)</u>	<u>408.10</u>

3 Income Statement Spreadsheet

Transaction 8/1/2021 To 8/31/2021 11:59:00 PM

Wednesday, September 1, 2021

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Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
Assessment Revenue													
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
Other Revenue													
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	3.60	0.00	0.00	0.00	0.00	0.00	26.71
TOTAL Other Revenue	419.92	174.10	(127.01)	3.03	3.75	3.59	3.60	0.00	0.00	0.00	0.00	0.00	480.98
TOTAL INCOME	28,019.92	174.10	(127.01)	3.03	3.75	3.59	3.60	0.00	0.00	0.00	0.00	0.00	28,080.98
EXPENSES													
Administrative													
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	16.00	0.00	0.00	0.00	0.00	1,095.00
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	16.00	0.00	0.00	0.00	0.00	1,700.35
Contract Services													
83001Landscape Maintenance	0.00	0.00	680.00	680.00	0.00	1,360.00	680.00	680.00	0.00	0.00	0.00	0.00	4,080.00
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	0.00	0.00	0.00	0.00	4,763.04
TOTAL Contract Services	595.38	595.38	1,275.38	1,275.38	595.38	1,955.38	1,275.38	1,275.38	0.00	0.00	0.00	0.00	8,843.04

3 Income Statement Spreadsheet

Transaction 8/1/2021 To 8/31/2021 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	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
<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	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	100.00	0.00	0.00	0.00	0.00	1,250.00
TOTAL Repairs and Maintner	37,590.00	116.17	148.81	743.17	201.27	196.76	588.10	100.00	0.00	0.00	0.00	0.00	39,684.28
<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	22.62	23.09	22.42	0.00	0.00	0.00	0.00	182.96
92003Water	45.36	46.78	46.42	46.42	102.43	54.94	0.00	79.27	0.00	0.00	0.00	0.00	421.62
TOTAL Utilities	72.31	68.31	67.71	68.39	125.52	77.56	23.09	101.69	0.00	0.00	0.00	0.00	604.58
TOTAL EXPENSES	38,489.69	1,675.31	1,901.10	3,358.64	3,925.17	3,179.70	2,127.57	1,493.07	0.00	0.00	0.00	0.00	56,150.25

3 Income Statement Spreadsheet

Transaction 8/1/2021 To 8/31/2021 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)	(2,123.97)	(1,493.07)	0.00	0.00	0.00	0.00	(28,069.27)

4 Expense Register

Created Date 8/1/2021 To 8/31/2021 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					
304986	39172_20210813	8/13/2021 CAB Operating	92003: Water	79.27	Auto	8/23/2021	Acct#39172-1076603	PAID
				79.27				
Evelio Diaz			Location: Evelio Diaz					
303941	9889	8/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11095	8/1/2021	Monthly Svc - July	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
304209	69198603	8/1/2021 CAB Operating	80002: Clerical	16.00	11097	8/7/2021	June 2021 - Invoice Processing Fee	PAID
303947	69198475	8/1/2021 CAB Operating	83003: Management Services	595.38	11096	8/1/2021	Financial Management Fee	PAID
				611.38				
TXU ELECTRIC			Location: TXU ELECTRIC					
304883	055202731487	8/12/2021 CAB Operating	92000: Electric	22.42	Auto	8/20/2021	Acct#900008875570	PAID
304021		7/26/2021 CAB Operating	92000: Electric	23.09	Auto	7/26/2021		PAID
				45.51				
Count: 6	Total: Champion Lakes HOA			\$1,416.16				