

Champion Lakes HOA

1 Balance Sheet

Transaction 09/30/2021

**Assets**

Cash

CAB Operating	1,784.67
CAB - MM Operating	9,600.47
CAB - MM Reserves	16,795.59

Total Cash 28,180.73

Accounts Receivable

A/R Assessments	92.00
A/R Other	123.79

Total Accounts Receivable 215.79

*Total Assets* 28,396.52

**Liabilities & Equity**

Liabilities and Equity

Prepaid Assessments	662.91
Current Period Income/(Loss)	(30,224.45)

Total Liabilities and Equity (29,561.54)

Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	13,450.00

Total Operating 56,858.06

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

*Total Liabilities & Equity* 28,396.52

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 9/1/2021 To 9/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
Assessments	0.00	0.00	0.00	27,600.00	27,600.00	0.00	27,600.00
<b>TOTAL Assessment Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,600.00</b>	<b>27,600.00</b>	<b>0.00</b>	<b>27,600.00</b>
<b><u>Other Revenue</u></b>							
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	850.00	(660.00)	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	30.27	0.00	30.27	0.00
<b>TOTAL Other Revenue</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>484.54</b>	<b>850.00</b>	<b>(365.46)</b>	<b>1,150.00</b>
<b>TOTAL Income</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>28,084.54</b>	<b>28,450.00</b>	<b>(365.46)</b>	<b>28,750.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	0.00	12.50	(12.50)	51.05	112.50	(61.45)	150.00
Postage	0.00	25.00	(25.00)	50.60	225.00	(174.40)	300.00
Clerical	0.00	200.00	(200.00)	1,105.00	2,050.00	(945.00)	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
<b>TOTAL Administrative</b>	<b>0.00</b>	<b>237.50</b>	<b>(237.50)</b>	<b>1,710.35</b>	<b>2,527.84</b>	<b>(817.49)</b>	<b>3,516.34</b>
<b><u>Contract Services</u></b>							
Landscape Maintenance	680.00	700.00	(20.00)	4,760.00	6,300.00	(1,540.00)	8,400.00
Management Services	595.38	595.38	0.00	5,358.42	5,358.42	0.00	7,144.56
<b>TOTAL Contract Services</b>	<b>1,275.38</b>	<b>1,295.38</b>	<b>(20.00)</b>	<b>10,118.42</b>	<b>11,658.42</b>	<b>(1,540.00)</b>	<b>15,544.56</b>
<b><u>Insurance</u></b>							
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
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,983.00</b>	<b>3,155.00</b>	<b>(172.00)</b>	<b>3,155.00</b>
<b><u>Professional Fees</u></b>							
Legal Fees	(442.50)	0.00	(442.50)	(292.50)	600.00	(892.50)	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
<b>TOTAL Professional Fees</b>	<b>(442.50)</b>	<b>0.00</b>	<b>(442.50)</b>	<b>1,892.50</b>	<b>1,025.00</b>	<b>867.50</b>	<b>1,325.00</b>
<b><u>Repairs and Maintenance</u></b>							
Tree Pruning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
Landscape	100.00	0.00	100.00	3,030.01	0.00	3,030.01	0.00

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 9/1/2021 To 9/30/2021 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	1,350.00	900.00	450.00	1,200.00
<b>TOTAL Repairs and Maintenance</b>	<u>200.00</u>	<u>100.00</u>	<u>100.00</u>	<u>39,884.28</u>	<u>1,600.00</u>	<u>38,284.28</u>	<u>1,900.00</u>
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00
<b>TOTAL Taxes</b>	<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>
<b><u>Utilities</u></b>							
Electric	22.48	35.00	(12.52)	205.44	315.00	(109.56)	420.00
Water	851.25	206.25	645.00	1,515.00	1,856.25	(341.25)	2,475.00
<b>TOTAL Utilities</b>	<u>873.73</u>	<u>241.25</u>	<u>632.48</u>	<u>1,720.44</u>	<u>2,171.25</u>	<u>(450.81)</u>	<u>2,895.00</u>
<b>TOTAL Expense</b>	<u>1,906.61</u>	<u>1,874.13</u>	<u>32.48</u>	<u>58,308.99</u>	<u>22,137.51</u>	<u>36,171.48</u>	<u>28,341.90</u>
<b>Excess Revenue / Expense</b>	<u>(1,906.61)</u>	<u>(1,774.13)</u>	<u>(132.48)</u>	<u>(30,224.45)</u>	<u>6,312.49</u>	<u>(36,536.94)</u>	<u>408.10</u>

# 3 Income Statement Spreadsheet

Friday, October 1, 2021

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Transaction 9/1/2021 To 9/30/2021 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b><u>Assessment Revenue</u></b>													
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
<b><u>Other Revenue</u></b>													
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	3.56	0.00	0.00	0.00	0.00	30.27
TOTAL Other Revenue	419.92	174.10	(127.01)	3.03	3.75	3.59	3.60	3.56	0.00	0.00	0.00	0.00	484.54
TOTAL INCOME	28,019.92	174.10	(127.01)	3.03	3.75	3.59	3.60	3.56	0.00	0.00	0.00	0.00	28,084.54
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
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	26.00	0.00	0.00	0.00	0.00	1,105.00
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	26.00	0.00	0.00	0.00	0.00	1,710.35
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	0.00	0.00	680.00	680.00	0.00	1,360.00	680.00	680.00	680.00	0.00	0.00	0.00	4,760.00
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	0.00	0.00	0.00	5,358.42
TOTAL Contract Services	595.38	595.38	1,275.38	1,275.38	595.38	1,955.38	1,275.38	1,275.38	1,275.38	0.00	0.00	0.00	10,118.42

### 3 Income Statement Spreadsheet

Friday, October 1, 2021

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Transaction 9/1/2021 To 9/30/2021 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b><u>Insurance</u></b>													
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
<b><u>Professional Fees</u></b>													
81000Legal Fees	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(442.50)	0.00	0.00	0.00	(292.50)
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	(442.50)	0.00	0.00	0.00	1,892.50
<b><u>Repairs and Maintenance</u></b>													
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	100.00	0.00	0.00	0.00	3,030.01
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	100.00	0.00	0.00	0.00	1,350.00
TOTAL Repairs and Maintner	37,590.00	116.17	148.81	743.17	201.27	196.76	588.10	100.00	200.00	0.00	0.00	0.00	39,884.28
<b><u>Taxes</u></b>													
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
<b><u>Utilities</u></b>													
92000Electric	26.95	21.53	21.29	21.97	23.09	22.62	23.09	22.42	22.48	0.00	0.00	0.00	205.44
92003Water	45.36	46.78	46.42	46.42	102.43	54.94	0.00	321.40	851.25	0.00	0.00	0.00	1,515.00
TOTAL Utilities	72.31	68.31	67.71	68.39	125.52	77.56	23.09	343.82	873.73	0.00	0.00	0.00	1,720.44
TOTAL EXPENSES	38,489.69	1,675.31	1,901.10	3,358.64	3,925.17	3,179.70	2,127.57	1,745.20	1,906.61	0.00	0.00	0.00	58,308.99

### 3 Income Statement Spreadsheet

Friday, October 1, 2021

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Transaction 9/1/2021 To 9/30/2021 11:59:00 PM

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### 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)	(1,741.64)	(1,906.61)	0.00	0.00	0.00	(30,224.45)

# 4 Expense Register

Friday, October 1, 2021

5:18

Created Date 9/1/2021 To 9/30/2021 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
<b>CITY OF ROWLETT</b>			<b>Location: CITY OF ROWLETT</b>					
305719	August Water	8/6/2021 CAB Operating	92003: Water	242.13	Auto	8/6/2021	August Water	PAID
306735	39172-1076603_	9/15/2021 CAB Operating	92003: Water	851.25	Auto	9/23/2021	Acct 391721076603	PAID
				<b>1,093.38</b>				
<b>Evelio Diaz</b>			<b>Location: Evelio Diaz</b>					
305884	10664	9/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11100	9/5/2021	Monthly Svc - August	PAID
				<b>680.00</b>				
<b>EXCEL ASSOCIATION MGMNT</b>			<b>Location: EXCEL ASSOCIATION MGMNT</b>					
305506	69198790	9/1/2021 CAB Operating	83003: Management Services	595.38	11098	9/1/2021	Financial Management Fee	PAID
305658	69198897	8/28/2021 CAB Operating	80002: Clerical	10.00	11099	9/2/2021	July 2021 - Invoice Processing Fee	PAID
				<b>605.38</b>				
<b>Judy Liles</b>			<b>Location: Judy Liles</b>					
306286	09062021	9/10/2021 CAB Operating	84005: Landscape	100.00	11101	9/15/2021	4 \$25 gift cards for YOM	PAID
				<b>100.00</b>				
<b>TXU ELECTRIC</b>			<b>Location: TXU ELECTRIC</b>					
306344	055877580686	9/11/2021 CAB Operating	92000: Electric	22.48	Auto	9/17/2021	Acct#900008875570	PAID
				<b>22.48</b>				
<b>Count: 7</b>	<b>Total: Champion Lakes HOA</b>			<b>\$2,501.24</b>				