

# Champion Lakes HOA

## 1 Balance Sheet

Transaction 12/31/2021

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### **Assets**

#### Cash

CAB Operating	16,345.06
CAB - MM Operating	4,603.32
CAB - MM Reserves	17,101.89

Total Cash 38,050.27

#### Accounts Receivable

A/R Other	123.79
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Total Accounts Receivable 123.79

*Total Assets* 38,174.06

### **Liabilities & Equity**

#### Liabilities and Equity

Prepaid Assessments	18,146.33
Current Period Income/(Loss)	(38,230.33)

Total Liabilities and Equity (20,084.00)

#### Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	13,750.00

Total Operating 57,158.06

#### Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

*Total Liabilities & Equity* 38,174.06

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 12/1/2021 To 12/31/2021 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	1,150.00	(960.00)	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	39.92	0.00	39.92	0.00
<b>TOTAL Other Revenue</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>494.19</b>	<b>1,150.00</b>	<b>(655.81)</b>	<b>1,150.00</b>
<b>TOTAL Income</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>28,094.19</b>	<b>28,750.00</b>	<b>(655.81)</b>	<b>28,750.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	0.00	12.50	(12.50)	52.30	150.00	(97.70)	150.00
Postage	0.00	25.00	(25.00)	137.13	300.00	(162.87)	300.00
Clerical	0.00	200.00	(200.00)	1,159.00	2,650.00	(1,491.00)	2,650.00
Coupons/Statements	296.10	276.00	20.10	296.10	276.00	20.10	276.00
Website	155.95	0.00	155.95	155.95	140.34	15.61	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>452.05</b>	<b>513.50</b>	<b>(61.45)</b>	<b>2,304.18</b>	<b>3,516.34</b>	<b>(1,212.16)</b>	<b>3,516.34</b>
<b><u>Contract Services</u></b>							
Landscape Maintenance	1,360.00	700.00	660.00	8,840.00	8,400.00	440.00	8,400.00
Management Services	595.38	595.38	0.00	7,144.56	7,144.56	0.00	7,144.56
<b>TOTAL Contract Services</b>	<b>1,955.38</b>	<b>1,295.38</b>	<b>660.00</b>	<b>15,984.56</b>	<b>15,544.56</b>	<b>440.00</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	0.00	150.00	(150.00)	(292.50)	900.00	(1,192.50)	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>0.00</b>	<b>150.00</b>	<b>(150.00)</b>	<b>1,892.50</b>	<b>1,325.00</b>	<b>567.50</b>	<b>1,325.00</b>
<b><u>Repairs and Maintenance</u></b>							
Annual Color	0.00	0.00	0.00	201.31	0.00	201.31	0.00
Tree Pruning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 12/1/2021 To 12/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Landscape	0.00	0.00	0.00	990.01	0.00	990.01	0.00
Irrigation	0.00	0.00	0.00	1,796.33	0.00	1,796.33	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	1,650.00	1,200.00	450.00	1,200.00
<b>TOTAL Repairs and Maintenance</b>	<u>100.00</u>	<u>100.00</u>	<u>0.00</u>	<u>39,653.82</u>	<u>1,900.00</u>	<u>37,753.82</u>	<u>1,900.00</u>
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	5.26	6.00	(0.74)	6.00
<b>TOTAL Taxes</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5.26</u>	<u>6.00</u>	<u>(0.74)</u>	<u>6.00</u>
<b><u>Utilities</u></b>							
Electric	23.38	35.00	(11.62)	273.99	420.00	(146.01)	420.00
Water	72.35	206.25	(133.90)	3,227.21	2,475.00	752.21	2,475.00
<b>TOTAL Utilities</b>	<u>95.73</u>	<u>241.25</u>	<u>(145.52)</u>	<u>3,501.20</u>	<u>2,895.00</u>	<u>606.20</u>	<u>2,895.00</u>
<b>TOTAL Expense</b>	<u>2,603.16</u>	<u>2,300.13</u>	<u>303.03</u>	<u>66,324.52</u>	<u>28,341.90</u>	<u>37,982.62</u>	<u>28,341.90</u>
<b>Excess Revenue / Expense</b>	<u>(2,603.16)</u>	<u>(2,200.13)</u>	<u>(403.03)</u>	<u>(38,230.33)</u>	<u>408.10</u>	<u>(38,638.43)</u>	<u>408.10</u>

# 3 Income Statement Spreadsheet

Monday, January 3, 2022

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Transaction 12/1/2021 To 12/31/2021 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 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
<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	3.44	3.42	2.79	0.00	39.92
TOTAL Other Revenue	419.92	174.10	(127.01)	3.03	3.75	3.59	3.60	3.56	3.44	3.42	2.79	0.00	494.19
TOTAL INCOME	28,019.92	174.10	(127.01)	3.03	3.75	3.59	3.60	3.56	3.44	3.42	2.79	0.00	28,094.19
<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	1.25	0.00	52.30
80001Postage	0.00	0.00	50.60	0.00	0.00	0.00	0.00	0.00	0.00	8.77	77.76	0.00	137.13
80002Clerical	72.00	561.00	248.00	162.00	20.00	0.00	16.00	26.00	0.00	12.00	42.00	0.00	1,159.00
80005Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	296.10	296.10
80006Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.95	155.95
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	20.77	121.01	452.05	2,304.18
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	2,040.00	0.00	680.00	680.00	0.00	1,360.00	680.00	680.00	680.00	680.00	0.00	1,360.00	8,840.00
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	7,144.56
TOTAL Contract Services	2,635.38	595.38	1,275.38	1,275.38	595.38	1,955.38	1,275.38	1,275.38	1,275.38	1,275.38	595.38	1,955.38	15,984.56

# 3 Income Statement Spreadsheet

Monday, January 3, 2022

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Transaction 12/1/2021 To 12/31/2021 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 Insur	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>													
84000Annual Color	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	201.31	0.00	201.31
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	0.00	0.00	48.81	643.17	101.27	96.76	0.00	0.00	100.00	0.00	0.00	0.00	990.01
84200Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	488.10	0.00	0.00	1,308.23	0.00	0.00	1,796.33
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	100.00	100.00	100.00	1,650.00
TOTAL Repairs and Maint	35,550.00	116.17	148.81	743.17	201.27	196.76	588.10	100.00	200.00	1,408.23	301.31	100.00	39,653.82
<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	5.26	0.00	0.00	5.26
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.26	0.00	0.00	5.26
<b><u>Utilities</u></b>													
92000Electric	26.95	21.53	21.29	21.97	23.09	22.62	23.09	22.42	22.48	22.69	22.48	23.38	273.99
92003Water	45.36	46.78	46.42	46.42	102.43	54.94	0.00	321.40	851.25	1,071.57	568.29	72.35	3,227.21
TOTAL Utilities	72.31	68.31	67.71	68.39	125.52	77.56	23.09	343.82	873.73	1,094.26	590.77	95.73	3,501.20

### 3 Income Statement Spreadsheet

Transaction 12/1/2021 To 12/31/2021 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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	3,803.90	1,608.47	2,603.16	66,324.52
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)	(1,903.17)	(3,800.48)	(1,605.68)	(2,603.16)	(38,230.33)

# 4 Expense Register

Monday, January 3, 2022

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Created Date 12/1/2021 To 12/31/2021 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					
312486	39172_20211215	12/15/2021 CAB Operating	92003: Water	72.35	Auto	12/22/2021	Acct#39172-1076603	PAID
				<b>72.35</b>				
Evelio Diaz			Location: Evelio Diaz					
311956	12354	12/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11123	12/10/2021	Monthly Svc - November	PAID
312093	11877	12/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11124	12/14/2021	Monthly Svc - October	PAID
				<b>1,360.00</b>				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
311303	69199606	12/1/2021 CAB Operating	83003: Management Services	595.38	11120	12/1/2021	Financial Management Fee	PAID
311682	69199809	12/1/2021 CAB Operating	80005: Coupons/Statements	282.00	11122	12/7/2021	January 2022 Statements	PAID
311682	69199809	12/1/2021 CAB Operating	80005: Coupons/Statements	14.10	11122	12/7/2021	January 2022 Statements	PAID
				<b>891.48</b>				
Tania Satistevan			Location: Tania Satistevan					
311426	112921	12/1/2021 CAB Operating	80006: Website	155.95	11121	12/3/2021	Godaddy: manage, domain, 1 yr protect	PAID
				<b>155.95</b>				
TXU ELECTRIC			Location: TXU ELECTRIC					
312298	056351963564	12/11/2021 CAB Operating	92000: Electric	23.38	Auto	12/20/2021	Acct#900008875570	PAID
				<b>23.38</b>				
<b>Count: 8</b>	<b>Total: Champion Lakes HOA</b>			<b>\$2,503.16</b>				