

Champion Lakes HOA

1 Balance Sheet

Transaction 02/28/2022

Assets

Cash

CAB Operating	23,264.69
CAB - MM Operating	4,605.03
CAB - MM Reserves	18,563.37

Total Cash 46,433.09

Accounts Receivable

A/R Assessments	4,898.71
A/R Late Fees	550.00
A/R Interest	1.90
A/R Collection Costs	230.00
A/R Fines	300.00
A/R Other	123.79

Total Accounts Receivable 6,104.40

Total Assets 52,537.49

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	58.82
Current Period Income/(Loss)	30,992.80

Total Liabilities and Equity 31,051.62

Operating

Operating Fund Balance	4,780.87
Developer Contributions	400.00
Reserve Funding	15,205.00

Total Operating 20,385.87

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 52,537.49

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 2/1/2022 To 2/28/2022 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	34,500.00	34,500.00	0.00	34,500.00
TOTAL Assessment Revenue	0.00	0.00	0.00	34,500.00	34,500.00	0.00	34,500.00
<u>Other Revenue</u>							
Late Fees	550.00	0.00	550.00	550.00	0.00	550.00	0.00
Interest	1.25	0.00	1.25	1.90	0.00	1.90	0.00
Collection Costs	110.00	0.00	110.00	230.00	0.00	230.00	0.00
Fines	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Interest	3.59	0.00	3.59	7.47	0.00	7.47	0.00
TOTAL Other Revenue	664.84	0.00	664.84	1,089.37	0.00	1,089.37	0.00
TOTAL Income	664.84	0.00	664.84	35,589.37	34,500.00	1,089.37	34,500.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
Postage	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
Clerical	0.00	125.00	(125.00)	14.00	250.00	(236.00)	1,500.00
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
Storage	0.00	324.00	(324.00)	360.00	324.00	36.00	324.00
Social	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
TOTAL Administrative	0.00	511.50	(511.50)	374.00	699.00	(325.00)	2,990.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	1,360.00	1,400.00	(40.00)	8,400.00
Management Services	595.38	595.38	0.00	1,190.76	1,190.76	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	2,550.76	2,590.76	(40.00)	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	150.00	(150.00)	0.00	150.00	(150.00)	900.00
Audit/Tax	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Other Mgmt. Services	0.00	60.00	(60.00)	0.00	185.00	(185.00)	185.00
TOTAL Professional Fees	0.00	210.00	(210.00)	0.00	335.00	(335.00)	1,385.00
<u>Repairs and Maintenance</u>							
Annual Color	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Tree Pruning	0.00	0.00	0.00	0.00	900.00	(900.00)	900.00
Landscape	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Holiday Decorations	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Reserve Contribution	485.00	485.00	0.00	1,455.00	970.00	485.00	5,820.00
TOTAL Repairs and Maintenance	485.00	485.00	0.00	1,455.00	2,070.00	(615.00)	8,520.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 2/1/2022 To 2/28/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<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	21.79	35.00	(13.21)	46.77	70.00	(23.23)	420.00
Water	110.36	206.25	(95.89)	170.04	412.50	(242.46)	2,475.00
TOTAL Utilities	<u>132.15</u>	<u>241.25</u>	<u>(109.10)</u>	<u>216.81</u>	<u>482.50</u>	<u>(265.69)</u>	<u>2,895.00</u>
TOTAL Expense	<u>1,892.53</u>	<u>2,743.13</u>	<u>(850.60)</u>	<u>4,596.57</u>	<u>6,177.26</u>	<u>(1,580.69)</u>	<u>34,495.90</u>
Excess Revenue / Expense	<u>(1,227.69)</u>	<u>(2,743.13)</u>	<u>1,515.44</u>	<u>30,992.80</u>	<u>28,322.74</u>	<u>2,670.06</u>	<u>4.10</u>

3 Income Statement Spreadsheet

Transaction 2/1/2022 To 2/28/2022 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	34,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,500.00
TOTAL Assessment Revenue	34,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,500.00
<u>Other Revenue</u>													
63000Late Fees	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
63001Interest	0.65	1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.90
63003Collection Costs	120.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00
63107Fines	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
70000Interest	3.88	3.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.47
TOTAL Other Revenue	424.53	664.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,089.37
TOTAL INCOME	34,924.53	664.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,589.37
EXPENSES													
<u>Administrative</u>													
80000Copies	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
80001Postage	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
80002Clerical	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.00
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
80016Storage	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
80018Social	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 Administrative	374.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	374.00
<u>Contract Services</u>													
83001Landscape Maintenance	680.00	680.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,190.76
TOTAL Contract Services	1,275.38	1,275.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,550.76
<u>Insurance</u>													
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

3 Income Statement Spreadsheet

Transaction 2/1/2022 To 2/28/2022 11:59:00 PM

Champion Lakes HOA

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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	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
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Professional Fees	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>Repairs and Maintenance</u>													
84000Annual Color	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
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
91002Reserve Contribution	970.00	485.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,455.00
TOTAL Repairs and Mainter	970.00	485.00	0.00	1,455.00									
<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	24.98	21.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.77
92003Water	59.68	110.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.04
TOTAL Utilities	84.66	132.15	0.00	216.81									
TOTAL EXPENSES	2,704.04	1,892.53	0.00	4,596.57									
Excess Revenue / Expense	32,220.49	(1,227.69)	0.00	30,992.80									

4 Expense Register

Wednesday, March 9, 2022

8:19

Created Date 2/1/2022 To 2/28/2022 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				
315752	39172_20220214	2/14/2022 CAB Operating	92003: Water	50.68	Auto	2/28/2022	Acct#39172-1076603	PAID
315983	020822	2/8/2022 CAB Operating	92003: Water	59.68	Auto	2/28/2022	Water utility - Feb 2022	PAID
				110.36				
Evelio Diaz			Location:	Evelio Diaz				
314935	13093	2/1/2022 CAB Operating	83001: Landscape Maintenance	680.00	11132	2/9/2022	Monthly Svc - January	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
315532	EAM-010-2022-0	2/4/2022 CAB Operating	83003: Management Services	595.38	11133	2/22/2022	Financials Only Management Fees	PAID
				595.38				
TXU ELECTRIC			Location:	TXU ELECTRIC				
315320	056077543033	2/10/2022 CAB Operating	92000: Electric	21.79	Auto	2/18/2022	Acct#900008875570	PAID
				21.79				
Count: 5	Total: Champion Lakes HOA			\$1,407.53				