

Champion Lakes HOA

1 Balance Sheet

Transaction 01/31/2022

Assets

Cash

| | |
|--------------------|-----------|
| CAB Operating | 24,796.39 |
| CAB - MM Operating | 4,603.91 |
| CAB - MM Reserves | 17,589.07 |

Total Cash 46,989.37

Accounts Receivable

| | |
|----------------------|----------|
| A/R Assessments | 5,708.67 |
| A/R Interest | 0.66 |
| A/R Collection Costs | 130.00 |
| A/R Fines | 325.00 |
| A/R Other | 123.79 |

Total Accounts Receivable 6,288.12

Total Assets 53,277.49

Liabilities & Equity

Liabilities and Equity

| | |
|------------------------------|-----------|
| Prepaid Assessments | 25.00 |
| Current Period Income/(Loss) | 32,736.62 |

Total Liabilities and Equity 32,761.62

Operating

| | |
|-------------------------|-----------|
| Operating Fund Balance | 4,780.87 |
| Developer Contributions | 400.00 |
| Reserve Funding | 14,235.00 |

Total Operating 19,415.87

Reserve

| | |
|----------------------|----------|
| Reserve Fund Balance | 1,100.00 |
|----------------------|----------|

Total Reserve 1,100.00

Total Liabilities & Equity 53,277.49

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 1/1/2022 To 1/31/2022 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---------------------------------------|-------------------------|-----------|------------|------------------------|-----------|------------|-----------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| Income | | | | | | | |
| <u>Assessment Revenue</u> | | | | | | | |
| Assessments | 34,500.00 | 34,500.00 | 0.00 | 34,500.00 | 34,500.00 | 0.00 | 34,500.00 |
| TOTAL Assessment Revenue | 34,500.00 | 34,500.00 | 0.00 | 34,500.00 | 34,500.00 | 0.00 | 34,500.00 |
| <u>Other Revenue</u> | | | | | | | |
| Interest | 0.66 | 0.00 | 0.66 | 0.66 | 0.00 | 0.66 | 0.00 |
| Collection Costs | 130.00 | 0.00 | 130.00 | 130.00 | 0.00 | 130.00 | 0.00 |
| Fines | 325.00 | 0.00 | 325.00 | 325.00 | 0.00 | 325.00 | 0.00 |
| TOTAL Other Revenue | 455.66 | 0.00 | 455.66 | 455.66 | 0.00 | 455.66 | 0.00 |
| TOTAL Income | 34,955.66 | 34,500.00 | 455.66 | 34,955.66 | 34,500.00 | 455.66 | 34,500.00 |
| Expense | | | | | | | |
| <u>Administrative</u> | | | | | | | |
| Copies | 0.00 | 12.50 | (12.50) | 0.00 | 12.50 | (12.50) | 150.00 |
| Postage | 0.00 | 25.00 | (25.00) | 0.00 | 25.00 | (25.00) | 300.00 |
| Clerical | 14.00 | 125.00 | (111.00) | 14.00 | 125.00 | (111.00) | 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 | 360.00 | 0.00 | 360.00 | 360.00 | 0.00 | 360.00 | 324.00 |
| Social | 0.00 | 25.00 | (25.00) | 0.00 | 25.00 | (25.00) | 300.00 |
| TOTAL Administrative | 374.00 | 187.50 | 186.50 | 374.00 | 187.50 | 186.50 | 2,990.34 |
| <u>Contract Services</u> | | | | | | | |
| Landscape Maintenance | 680.00 | 700.00 | (20.00) | 680.00 | 700.00 | (20.00) | 8,400.00 |
| Management Services | 595.38 | 595.38 | 0.00 | 595.38 | 595.38 | 0.00 | 7,144.56 |
| TOTAL Contract Services | 1,275.38 | 1,295.38 | (20.00) | 1,275.38 | 1,295.38 | (20.00) | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 900.00 |
| Audit/Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| Other Mgmt. Services | 0.00 | 125.00 | (125.00) | 0.00 | 125.00 | (125.00) | 185.00 |
| TOTAL Professional Fees | 0.00 | 125.00 | (125.00) | 0.00 | 125.00 | (125.00) | 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 | 900.00 | (900.00) | 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 | 200.00 | (200.00) | 0.00 | 200.00 | (200.00) | 200.00 |
| Reserve Contribution | 485.00 | 485.00 | 0.00 | 485.00 | 485.00 | 0.00 | 5,820.00 |
| TOTAL Repairs and Maintenance | 485.00 | 1,585.00 | (1,100.00) | 485.00 | 1,585.00 | (1,100.00) | 8,520.00 |
| <u>Taxes</u> | | | | | | | |
| Property Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.00 |

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 1/1/2022 To 1/31/2022 11:59:00 PM

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|--------------------------|-------------------------|-----------|------------|------------------------|-----------|------------|-----------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| TOTAL Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.00 |
| <u>Utilities</u> | | | | | | | |
| Electric | 24.98 | 35.00 | (10.02) | 24.98 | 35.00 | (10.02) | 420.00 |
| Water | 59.68 | 206.25 | (146.57) | 59.68 | 206.25 | (146.57) | 2,475.00 |
| TOTAL Utilities | 84.66 | 241.25 | (156.59) | 84.66 | 241.25 | (156.59) | 2,895.00 |
| TOTAL Expense | 2,219.04 | 3,434.13 | (1,215.09) | 2,219.04 | 3,434.13 | (1,215.09) | 34,495.90 |
| Excess Revenue / Expense | 32,736.62 | 31,065.87 | 1,670.75 | 32,736.62 | 31,065.87 | 1,670.75 | 4.10 |

3 Income Statement Spreadsheet

Tuesday, February 1, 2022

4:28

Transaction 1/1/2022 To 1/31/2022 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> | | | | | | | | | | | | | |
| 63001Interest | 0.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.66 |
| 63003Collection Costs | 130.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 130.00 |
| 63107Fines | 325.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 325.00 |
| TOTAL Other Revenue | 455.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 455.66 |
| TOTAL INCOME | 34,955.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 34,955.66 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 680.00 |
| 83003Management Services | 595.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 595.38 |
| TOTAL Contract Services | 1,275.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,275.38 |
| <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 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 |
| 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 |

3 Income Statement Spreadsheet

Transaction 1/1/2022 To 1/31/2022 11:59:00 PM

Champion Lakes HOA

Operating

| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--------------------------------|-----------|----------|-------|-------|------|------|------|--------|-----------|---------|----------|----------|-----------|
| 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 |
| Professional Fees | | | | | | | | | | | | | |
| 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 |
| Repairs and Maintenance | | | | | | | | | | | | | |
| 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 | 485.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 485.00 |
| TOTAL Repairs and Mainter | 485.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 485.00 |
| Taxes | | | | | | | | | | | | | |
| 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 |
| Utilities | | | | | | | | | | | | | |
| 92000Electric | 24.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24.98 |
| 92003Water | 59.68 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 59.68 |
| TOTAL Utilities | 84.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 84.66 |
| TOTAL EXPENSES | 2,219.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,219.04 |
| Excess Revenue / Expense | 32,736.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 32,736.62 |

4 Expense Register

Created Date 1/1/2022 To 1/31/2022 11:59:00 PM

Champion Lakes HOA

| Ctrl # | Invoice # | Invoice Bank | Expense | Amount | Check # | Check Date | Memo | Status |
|-------------------------|----------------|----------------------------------|-----------------------------------|-------------------|---------|------------|--|--------|
| AR Refund Vendor | | | Location: Boamay, LLC | | | | | |
| 314554 | | 1/21/2022 CAB Operating | 32000: Prepaid Assessments | 375.00 | 11131 | 1/28/2022 | Resident Refund: Boamay, LLC | PAID |
| | | | | 375.00 | | | | |
| CITY OF ROWLETT | | | Location: CITY OF ROWLETT | | | | | |
| 314401 | 39172_20220114 | 1/14/2022 CAB Operating | 92003: Water | 59.68 | Auto | 1/27/2022 | Acct#39172-1076603 | PAID |
| | | | | 59.68 | | | | |
| Evelio Diaz | | | Location: Evelio Diaz | | | | | |
| 313203 | 12789 | 1/1/2022 CAB Operating | 83001: Landscape Maintenance | 680.00 | 11126 | 1/5/2022 | Monthly Svc - December | VOIDED |
| 314400 | 12789 | 1/1/2022 CAB Operating | 83001: Landscape Maintenance | 680.00 | 11130 | 1/27/2022 | Monthly Svc - December | PAID |
| 314398 | 12354 | 12/1/2021 CAB Operating | 83001: Landscape Maintenance | 680.00 | 11128 | 1/27/2022 | Monthly Svc - November | PAID |
| 314399 | 11877 | 12/1/2021 CAB Operating | 83001: Landscape Maintenance | 680.00 | 11129 | 1/27/2022 | Monthly Svc - October | PAID |
| | | | | 2,040.00 | | | | |
| EXCEL ASSOCIATION MGMNT | | | Location: EXCEL ASSOCIATION MGMNT | | | | | |
| 313569 | 69200067 | 1/1/2022 CAB Operating | 80002: Clerical | 14.00 | 11127 | 1/12/2022 | November 2021 - Invoice Processing Fee | PAID |
| 313569 | 69200067 | 1/1/2022 CAB Operating | 80016: Storage | 360.00 | 11127 | 1/12/2022 | 2021 Record Storage Fee | PAID |
| 313025 | 69199913 | 1/1/2022 CAB Operating | 83003: Management Services | 595.38 | 11125 | 1/1/2022 | Financial Management Fee | PAID |
| | | | | 969.38 | | | | |
| TXU ELECTRIC | | | Location: TXU ELECTRIC | | | | | |
| 313917 | 056102507333 | 1/12/2022 CAB Operating | 92000: Electric | 24.98 | Auto | 1/21/2022 | Acct#900008875570 | PAID |
| | | | | 24.98 | | | | |
| Count: 10 | | Total: Champion Lakes HOA | | \$3,469.04 | | | | |