

Champion Lakes HOA

1 Balance Sheet

Transaction 10/31/2021

Assets

Cash

CAB Operating	3,015.96
CAB - MM Operating	4,601.65
CAB - MM Reserves	16,897.66

<u>Total Cash</u>	<u>24,515.27</u>
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Accounts Receivable

A/R Assessments	57.00
A/R Other	123.79

<u>Total Accounts Receivable</u>	<u>180.79</u>
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<i>Total Assets</i>		<u><u>24,696.06</u></u>
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Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	662.91
Current Period Income/(Loss)	(34,024.91)

<u>Total Liabilities and Equity</u>	<u>(33,362.00)</u>
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Operating

Operating Fund Balance	43,008.06
Developer Contributions	400.00
Reserve Funding	13,550.00

<u>Total Operating</u>	<u>56,958.06</u>
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Reserve

Reserve Fund Balance	1,100.00
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<u>Total Reserve</u>	<u>1,100.00</u>
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<i>Total Liabilities & Equity</i>		<u><u>24,696.06</u></u>
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Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 10/1/2021 To 10/31/2021 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	950.00	(760.00)	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	33.71	0.00	33.71	0.00
TOTAL Other Revenue	0.00	100.00	(100.00)	487.98	950.00	(462.02)	1,150.00
TOTAL Income	0.00	100.00	(100.00)	28,087.98	28,550.00	(462.02)	28,750.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	51.05	125.00	(73.95)	150.00
Postage	8.77	25.00	(16.23)	59.37	250.00	(190.63)	300.00
Clerical	12.00	200.00	(188.00)	1,117.00	2,250.00	(1,133.00)	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	20.77	237.50	(216.73)	1,731.12	2,765.34	(1,034.22)	3,516.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	7,480.00	7,000.00	480.00	8,400.00
Management Services	595.38	595.38	0.00	5,953.80	5,953.80	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	13,433.80	12,953.80	480.00	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)	(292.50)	750.00	(1,042.50)	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
TOTAL Professional Fees	0.00	150.00	(150.00)	1,892.50	1,175.00	717.50	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	990.01	0.00	990.01	0.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Irrigation	1,308.23	0.00	1,308.23	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	1,450.00	1,000.00	450.00	1,200.00
TOTAL Repairs and Maintenance	<u>1,408.23</u>	<u>100.00</u>	<u>1,308.23</u>	<u>39,252.51</u>	<u>1,700.00</u>	<u>37,552.51</u>	<u>1,900.00</u>
<u>Taxes</u>							
Property Tax	5.26	6.00	(0.74)	5.26	6.00	(0.74)	6.00
TOTAL Taxes	<u>5.26</u>	<u>6.00</u>	<u>(0.74)</u>	<u>5.26</u>	<u>6.00</u>	<u>(0.74)</u>	<u>6.00</u>
<u>Utilities</u>							
Electric	22.69	35.00	(12.31)	228.13	350.00	(121.87)	420.00
Water	1,071.57	206.25	865.32	2,586.57	2,062.50	524.07	2,475.00
TOTAL Utilities	<u>1,094.26</u>	<u>241.25</u>	<u>853.01</u>	<u>2,814.70</u>	<u>2,412.50</u>	<u>402.20</u>	<u>2,895.00</u>
TOTAL Expense	<u>3,803.90</u>	<u>2,030.13</u>	<u>1,773.77</u>	<u>62,112.89</u>	<u>24,167.64</u>	<u>37,945.25</u>	<u>28,341.90</u>
Excess Revenue / Expense	<u>(3,803.90)</u>	<u>(1,930.13)</u>	<u>(1,873.77)</u>	<u>(34,024.91)</u>	<u>4,382.36</u>	<u>(38,407.27)</u>	<u>408.10</u>

3 Income Statement Spreadsheet

Monday, November 1, 2021

7:44

Transaction 10/1/2021 To 10/31/2021 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	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
<u>Other Revenue</u>													
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	0.00	0.00	0.00	33.71
TOTAL Other Revenue	419.92	174.10	(127.01)	3.03	3.75	3.59	3.60	3.56	3.44	0.00	0.00	0.00	487.98
TOTAL INCOME	28,019.92	174.10	(127.01)	3.03	3.75	3.59	3.60	3.56	3.44	0.00	0.00	0.00	28,087.98
EXPENSES													
<u>Administrative</u>													
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	8.77	0.00	0.00	59.37
80002Clerical	72.00	561.00	248.00	162.00	20.00	0.00	16.00	26.00	0.00	12.00	0.00	0.00	1,117.00
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	20.77	0.00	0.00	1,731.12
<u>Contract Services</u>													
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	0.00	7,480.00
83003Management Services	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	595.38	0.00	0.00	5,953.80
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	0.00	0.00	13,433.80

3 Income Statement Spreadsheet

Transaction 10/1/2021 To 10/31/2021 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 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
<u>Professional Fees</u>													
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
<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	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	0.00	0.00	1,450.00
TOTAL Repairs and Mainter	35,550.00	116.17	148.81	743.17	201.27	196.76	588.10	100.00	200.00	1,408.23	0.00	0.00	39,252.51
<u>Taxes</u>													
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
<u>Utilities</u>													
92000Electric	26.95	21.53	21.29	21.97	23.09	22.62	23.09	22.42	22.48	22.69	0.00	0.00	228.13
92003Water	45.36	46.78	46.42	46.42	102.43	54.94	0.00	321.40	851.25	1,071.57	0.00	0.00	2,586.57
TOTAL Utilities	72.31	68.31	67.71	68.39	125.52	77.56	23.09	343.82	873.73	1,094.26	0.00	0.00	2,814.70
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	0.00	0.00	62,112.89

3 Income Statement Spreadsheet

Transaction 10/1/2021 To 10/31/2021 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)	(1,741.64)	(1,903.17)	(3,803.90)	0.00	0.00	(34,024.91)

4 Expense Register

Monday, November 1, 2021

7:44

Created Date 10/1/2021 To 10/31/2021 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				
309017	39172_20211015	10/15/2021 CAB Operating	92003: Water	1,071.57	Auto	10/29/2021	Acct#39172-1076603	PAID
				1,071.57				
Evelio Diaz			Location:	Evelio Diaz				
307527	11418	10/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11103	10/6/2021	Monthly Svc - September	PAID
308766	9383	7/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11110	10/27/2021	Monthly Svc - June	PAID
308767	9889	8/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11111	10/27/2021	Monthly Svc - July	PAID
308768	10664	9/1/2021 CAB Operating	83001: Landscape Maintenance	680.00	11112	10/27/2021	Monthly Svc - August	PAID
				2,720.00				
EXCEL ASSOCIATION MGMNT			Location:	EXCEL ASSOCIATION MGMNT				
307413	69199176	10/1/2021 CAB Operating	83003: Management Services	595.38	11102	10/1/2021	October Management Fee	PAID
307607	69199070	10/1/2021 CAB Operating	80002: Clerical	12.00	11104	10/7/2021	August 2021 - Invoice Processing Fee	PAID
				607.38				
GARLAND IND. SCHOOL DIST			Location:	GARLAND IND. SCHOOL DIST				
307779	0000301098_2021	10/5/2021 CAB Operating	94000: Property Tax	1.26	11105	10/11/2021	Landscape&SidewalkEasement-8200Dalrock Road	PAID
307780	0000301101_2021	10/5/2021 CAB Operating	94000: Property Tax	1.26	11106	10/11/2021	Split B .3422 Acres Landscape & Sidewalk ease	PAID
				2.52				
John Hering			Location:	John Hering				
308161	101521	10/15/2021 CAB Operating	80001: Postage	8.77	11109	10/19/2021	reimb John H. reerve study mailing	PAID
				8.77				
John R. Ames, CTA			Location:	John R. Ames, CTA				
308147	44000960000000	10/12/2021 CAB Operating	94000: Property Tax	1.37	11107	10/19/2021	Split A acres .4828 landscape/sidewalk easement	PAID
308151	44000960000000	10/12/2021 CAB Operating	94000: Property Tax	1.37	11108	10/19/2021	Property Tax - Split B landsc and sidewa easement	PAID
				2.74				
Pope Plumbing Co. Inc			Location:	Pope Plumbing Co. Inc				

4 Expense Register

Monday, November 1, 2021

7:44

Created Date 10/1/2021 To 10/31/2021 11:59:00 PM

Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
309127	21745	10/22/2021 CAB Operating	84200: Irrigation	1,308.23	11114	10/30/2021	water leak	PAID
				1,308.23				
TXU ELECTRIC			Location:	TXU ELECTRIC				
308200	054677831577	10/12/2021 CAB Operating	92000: Electric	22.69	Auto	10/20/2021	Acct#900008875570	VOIDED
308769	054677831577	10/12/2021 CAB Operating	92000: Electric	22.69	11113	10/20/2021	Acct#900008875570	PAID
				22.69				
Count: 15	Total: Champion Lakes HOA		\$5,743.90					