

# Champion Lakes HOA

## 1 Balance Sheet

Transaction 04/30/2022

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### Assets

#### Cash

CAB Operating	21,001.24
CAB - MM Operating	4,605.62
CAB - MM Reserves	20,020.79

Total Cash 45,627.65

#### Accounts Receivable

A/R Assessments	3,127.00
A/R Late Fees	450.00
A/R Interest	1.46
A/R Collection Costs	110.00
A/R Fines	170.58
A/R Other	123.79

Total Accounts Receivable 3,982.83

*Total Assets* 49,610.48

### Liabilities & Equity

#### Liabilities and Equity

Prepaid Assessments	82.32
Current Period Income/(Loss)	26,587.29

Total Liabilities and Equity 26,669.61

#### Operating

Operating Fund Balance	4,780.87
Developer Contributions	400.00
Reserve Funding	16,660.00

Total Operating 21,840.87

#### Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

*Total Liabilities & Equity* 49,610.48

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 4/1/2022 To 4/30/2022 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	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
<b><u>Other Revenue</u></b>							
Late Fees	0.00	0.00	0.00	679.82	0.00	679.82	0.00
Interest	0.00	0.00	0.00	2.47	0.00	2.47	0.00
Collection Costs	0.00	0.00	0.00	230.00	0.00	230.00	0.00
Fines	0.00	0.00	0.00	300.00	0.00	300.00	0.00
Interest	0.00	0.00	0.00	11.43	0.00	11.43	0.00
TOTAL Other Revenue	0.00	0.00	0.00	1,223.72	0.00	1,223.72	0.00
TOTAL Income	0.00	0.00	0.00	35,723.72	34,500.00	1,223.72	34,500.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	9.60	12.50	(2.90)	9.60	50.00	(40.40)	150.00
Postage	96.97	25.00	71.97	96.97	100.00	(3.03)	300.00
Clerical	250.00	125.00	125.00	264.00	500.00	(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	0.00	0.00	360.00	324.00	36.00	324.00
Social	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
TOTAL Administrative	356.57	187.50	169.07	730.57	1,074.00	(343.43)	2,990.34
<b><u>Contract Services</u></b>							
Landscape Maintenance	680.00	700.00	(20.00)	2,720.00	2,800.00	(80.00)	8,400.00
Management Services	595.38	595.38	0.00	2,381.52	2,381.52	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	5,101.52	5,181.52	(80.00)	15,544.56
<b><u>Insurance</u></b>							
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
<b><u>Professional Fees</u></b>							
Legal Fees	0.00	150.00	(150.00)	0.00	300.00	(300.00)	900.00
Audit/Tax	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00
Other Mgmt. Services	60.00	0.00	60.00	60.00	185.00	(125.00)	185.00
TOTAL Professional Fees	60.00	150.00	(90.00)	60.00	785.00	(725.00)	1,385.00
<b><u>Repairs and Maintenance</u></b>							
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	52.44	250.00	(197.56)	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	2,910.00	1,940.00	970.00	5,820.00
TOTAL Repairs and Maintenance	485.00	485.00	0.00	2,962.44	3,290.00	(327.56)	8,520.00

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 4/1/2022 To 4/30/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b><u>Taxes</u></b>							
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>
<b><u>Utilities</u></b>							
Electric	21.63	35.00	(13.37)	89.96	140.00	(50.04)	420.00
Water	21.90	206.25	(184.35)	191.94	825.00	(633.06)	2,475.00
TOTAL Utilities	<u>43.53</u>	<u>241.25</u>	<u>(197.72)</u>	<u>281.90</u>	<u>965.00</u>	<u>(683.10)</u>	<u>2,895.00</u>
TOTAL Expense	<u>2,220.48</u>	<u>2,359.13</u>	<u>(138.65)</u>	<u>9,136.43</u>	<u>11,295.52</u>	<u>(2,159.09)</u>	<u>34,495.90</u>
Excess Revenue / Expense	<u>(2,220.48)</u>	<u>(2,359.13)</u>	<u>138.65</u>	<u>26,587.29</u>	<u>23,204.48</u>	<u>3,382.81</u>	<u>4.10</u>

# 3 Income Statement Spreadsheet

Transaction 4/1/2022 To 4/30/2022 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	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
<b><u>Other Revenue</u></b>													
63000Late Fees	0.00	550.00	129.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	679.82
63001Interest	0.65	1.25	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.47
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	3.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.43
TOTAL Other Revenue	424.53	664.84	134.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,223.72
TOTAL INCOME	34,924.53	664.84	134.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,723.72
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	0.00	0.00	0.00	9.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.60
80001Postage	0.00	0.00	0.00	96.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.97
80002Clerical	14.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	264.00
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	356.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	730.57
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	680.00	680.00	680.00	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,720.00
83003Management Services	595.38	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,381.52
TOTAL Contract Services	1,275.38	1,275.38	1,275.38	1,275.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,101.52
<b><u>Insurance</u></b>													
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 4/1/2022 To 4/30/2022 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
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Professional Fees</u></b>													
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	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
<b>TOTAL Professional Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.00</b>
<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	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	52.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.44
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	970.00	485.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,910.00
<b>TOTAL Repairs and Mainter</b>	<b>970.00</b>	<b>485.00</b>	<b>1,022.44</b>	<b>485.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,962.44</b>
<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
<b>TOTAL Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b><u>Utilities</u></b>													
92000Electric	24.98	21.79	21.56	21.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.96
92003Water	0.00	110.36	59.68	21.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191.94
<b>TOTAL Utilities</b>	<b>24.98</b>	<b>132.15</b>	<b>81.24</b>	<b>43.53</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>281.90</b>
<b>TOTAL EXPENSES</b>	<b>2,644.36</b>	<b>1,892.53</b>	<b>2,379.06</b>	<b>2,220.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,136.43</b>
Excess Revenue / Expense	32,280.17	(1,227.69)	(2,244.71)	(2,220.48)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,587.29

# 4 Expense Register

Created Date 4/1/2022 To 4/30/2022 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					
318354	39172_20220414	4/14/2022 CAB Operating	92003: Water	68.32	Auto	4/22/2022	Acct#39172-1076603	PAID
				<b>68.32</b>				
Evelio Diaz			Location: Evelio Diaz					
318513	13846	4/21/2022 CAB Operating	83001: Landscape Maintenance	680.00	11140	4/27/2022	Monthly Svc - April	PAID
				<b>680.00</b>				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80000: Copies	1.95	11138	4/5/2022	January 2022 - Late Letter - Copies	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80000: Copies	3.25	11138	4/5/2022	January 2022 - Late Letter - Envelopes	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80000: Copies	1.65	11138	4/5/2022	February 2022 - Late Letter - Copies	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80000: Copies	2.75	11138	4/5/2022	February 2022 - Late Letter - Envelopes	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80001: Postage	7.54	11138	4/5/2022	January 2022 - Late Letter - First Class Postage	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80001: Postage	89.43	11138	4/5/2022	February 2022 - Late Letter - Certified Postage	PAID
317963	EAM-010-2022-0	4/1/2022 CAB Operating	80002: Clerical	10.00	11139	4/10/2022	February 2022 - Invoice Processing Fee	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80002: Clerical	130.00	11138	4/5/2022	January 2022 - Late Letter Fee	PAID
317734	EAM-010-2022-0	4/1/2022 CAB Operating	80002: Clerical	110.00	11138	4/5/2022	February 2022 - Late Letter Fee	PAID
317963	EAM-010-2022-0	4/1/2022 CAB Operating	81006: Other Mgmt. Services	60.00	11139	4/10/2022	Preparation of 2021 1099's and 1096	PAID
317669	EAM-5630	4/1/2022 CAB Operating	83003: Management Services	595.38	11137	4/3/2022	April 2022 Financials Only Management Fees	PAID
				<b>1,011.95</b>				
TXU ELECTRIC			Location: TXU ELECTRIC					
318355	056152506968	4/12/2022 CAB Operating	92000: Electric	21.63	Auto	4/22/2022	Acct#900008875570	PAID
				<b>21.63</b>				
<b>Count: 14</b>	<b>Total: Champion Lakes HOA</b>			<b>\$1,781.90</b>				