

Champion Lakes HOA

1 Balance Sheet

Transaction 03/31/2022

Assets

Cash

CAB Operating	22,385.84
CAB - MM Operating	4,605.03
CAB - MM Reserves	19,048.37

Total Cash 46,039.24

Accounts Receivable

A/R Assessments	4,003.71
A/R Late Fees	650.00
A/R Interest	2.08
A/R Collection Costs	190.00
A/R Fines	250.00
A/R Other	123.79

Total Accounts Receivable 5,219.58

Total Assets 51,258.82

Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	58.82
Current Period Income/(Loss)	29,229.13

Total Liabilities and Equity 29,287.95

Operating

Operating Fund Balance	4,780.87
Developer Contributions	400.00
Reserve Funding	15,690.00

Total Operating 20,870.87

Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

Total Liabilities & Equity 51,258.82

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
Assessments	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	129.82	0.00	129.82	679.82	0.00	679.82	0.00
Interest	0.57	0.00	0.57	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	7.47	0.00	7.47	0.00
TOTAL Other Revenue	130.39	0.00	130.39	1,219.76	0.00	1,219.76	0.00
TOTAL Income	130.39	0.00	130.39	35,719.76	34,500.00	1,219.76	34,500.00
Expense							
<u>Administrative</u>							
Copies	0.00	12.50	(12.50)	0.00	37.50	(37.50)	150.00
Postage	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
Clerical	0.00	125.00	(125.00)	14.00	375.00	(361.00)	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	75.00	(75.00)	300.00
TOTAL Administrative	0.00	187.50	(187.50)	374.00	886.50	(512.50)	2,990.34
<u>Contract Services</u>							
Landscape Maintenance	680.00	700.00	(20.00)	2,040.00	2,100.00	(60.00)	8,400.00
Management Services	595.38	595.38	0.00	1,786.14	1,786.14	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	3,826.14	3,886.14	(60.00)	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	150.00	(150.00)	900.00
Audit/Tax	0.00	300.00	(300.00)	0.00	300.00	(300.00)	300.00
Other Mgmt. Services	0.00	0.00	0.00	0.00	185.00	(185.00)	185.00
TOTAL Professional Fees	0.00	300.00	(300.00)	0.00	635.00	(635.00)	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	52.44	250.00	(197.56)	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	1,940.00	1,455.00	485.00	5,820.00
TOTAL Repairs and Maintenance	537.44	735.00	(197.56)	1,992.44	2,805.00	(812.56)	8,520.00

Champion Lakes HOA

2 Income Statement Budget Comparison

Transaction 3/1/2022 To 3/31/2022 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	21.56	35.00	(13.44)	68.33	105.00	(36.67)	420.00
Water	59.68	206.25	(146.57)	229.72	618.75	(389.03)	2,475.00
TOTAL Utilities	<u>81.24</u>	<u>241.25</u>	<u>(160.01)</u>	<u>298.05</u>	<u>723.75</u>	<u>(425.70)</u>	<u>2,895.00</u>
TOTAL Expense	<u>1,894.06</u>	<u>2,759.13</u>	<u>(865.07)</u>	<u>6,490.63</u>	<u>8,936.39</u>	<u>(2,445.76)</u>	<u>34,495.90</u>
Excess Revenue / Expense	<u>(1,763.67)</u>	<u>(2,759.13)</u>	<u>995.46</u>	<u>29,229.13</u>	<u>25,563.61</u>	<u>3,665.52</u>	<u>4.10</u>

3 Income Statement Spreadsheet

Friday, April 1, 2022

7:36

Transaction 3/1/2022 To 3/31/2022 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>													
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	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	130.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,219.76
TOTAL INCOME	34,924.53	664.84	130.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,719.76
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	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,040.00
83003Management Services	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,786.14
TOTAL Contract Services	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	0.00	3,826.14
<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 3/1/2022 To 3/31/2022 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	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	485.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,940.00
TOTAL Repairs and Mainter	970.00	485.00	537.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,992.44
<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	21.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.33
92003Water	59.68	110.36	59.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.72
TOTAL Utilities	84.66	132.15	81.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	298.05
TOTAL EXPENSES	2,704.04	1,892.53	1,894.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,490.63
Excess Revenue / Expense	32,220.49	(1,227.69)	(1,763.67)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,229.13

4 Expense Register

Friday, April 1, 2022 7:36

Created Date 3/1/2022 To 3/31/2022 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					
316986	39172_20220315	3/15/2022 CAB Operating	92003: Water	59.68	Auto	3/25/2022	Acct#39172-1076603	PAID
				59.68				
Evelio Diaz			Location: Evelio Diaz					
316257	13245	3/1/2022 CAB Operating	83001: Landscape Maintenance	680.00	11135	3/4/2022	Monthly Svc - February	PAID
				680.00				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
316172	5441	3/1/2022 CAB Operating	83003: Management Services	595.38	11134	3/2/2022	March 2022 Financials Only Management Fees	PAID
				595.38				
John Hering			Location: John Hering					
316260	030222	3/2/2022 CAB Operating	84005: Landscape	52.44	11136	3/4/2022	fertilizer	PAID
				52.44				
TXU ELECTRIC			Location: TXU ELECTRIC					
316985	056127515235	3/12/2022 CAB Operating	92000: Electric	21.56	Auto	3/25/2022	Acct#900008875570	PAID
				21.56				
Count: 5	Total: Champion Lakes HOA			\$1,409.06				