

# Champion Lakes HOA

## 1 Balance Sheet

Transaction 05/31/2022

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### Assets

#### Cash

CAB Operating	12,588.04
CAB - MM Operating	4,606.19
CAB - MM Reserves	20,508.20

Total Cash 37,702.43

#### Accounts Receivable

A/R Assessments	2,779.50
A/R Late Fees	575.00
A/R Interest	1.83
A/R Collection Costs	110.00
A/R Fines	170.58
A/R Other	123.79

Total Accounts Receivable 3,760.70

*Total Assets* 41,463.13

### Liabilities & Equity

#### Liabilities and Equity

Prepaid Assessments	82.32
Current Period Income/(Loss)	17,954.94

Total Liabilities and Equity 18,037.26

#### Operating

Operating Fund Balance	4,780.87
Developer Contributions	400.00
Reserve Funding	17,145.00

Total Operating 22,325.87

#### Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

*Total Liabilities & Equity* 41,463.13

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 5/1/2022 To 5/31/2022 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	125.00	0.00	125.00	804.82	0.00	804.82	0.00
Interest	0.37	0.00	0.37	2.84	0.00	2.84	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	15.31	0.00	15.31	0.00
TOTAL Other Revenue	125.37	0.00	125.37	1,352.97	0.00	1,352.97	0.00
TOTAL Income	125.37	0.00	125.37	35,852.97	34,500.00	1,352.97	34,500.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	84.40	12.50	71.90	94.00	62.50	31.50	150.00
Postage	53.36	25.00	28.36	150.33	125.00	25.33	300.00
Clerical	12.00	125.00	(113.00)	276.00	625.00	(349.00)	1,500.00
Coupons/Statements	0.00	0.00	0.00	0.00	0.00	0.00	276.00
Website	0.00	140.34	(140.34)	0.00	140.34	(140.34)	140.34
Storage	0.00	0.00	0.00	360.00	324.00	36.00	324.00
Social	219.80	25.00	194.80	219.80	125.00	94.80	300.00
TOTAL Administrative	369.56	327.84	41.72	1,100.13	1,401.84	(301.71)	2,990.34
<b><u>Contract Services</u></b>							
Landscape Maintenance	680.00	700.00	(20.00)	3,400.00	3,500.00	(100.00)	8,400.00
Management Services	595.38	595.38	0.00	2,976.90	2,976.90	0.00	7,144.56
TOTAL Contract Services	1,275.38	1,295.38	(20.00)	6,376.90	6,476.90	(100.00)	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	330.00	330.00	0.00	330.00	330.00	0.00	330.00
Commercial Package Insurance	923.00	0.00	923.00	923.00	0.00	923.00	900.00
TOTAL Insurance	1,253.00	330.00	923.00	1,253.00	330.00	923.00	3,155.00
<b><u>Professional Fees</u></b>							
Legal Fees	0.00	0.00	0.00	0.00	300.00	(300.00)	900.00
Audit/Tax	225.00	0.00	225.00	225.00	300.00	(75.00)	300.00
Other Mgmt. Services	0.00	0.00	0.00	60.00	185.00	(125.00)	185.00
TOTAL Professional Fees	225.00	0.00	225.00	285.00	785.00	(500.00)	1,385.00
<b><u>Repairs and Maintenance</u></b>							
Annual Color	0.00	300.00	(300.00)	0.00	300.00	(300.00)	600.00
Tree Pruning	0.00	0.00	0.00	0.00	900.00	(900.00)	900.00
Landscape	662.56	250.00	412.56	715.00	500.00	215.00	1,000.00
Holiday Decorations	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Fences	4,400.00	0.00	4,400.00	4,400.00	0.00	4,400.00	0.00
Reserve Contribution	485.00	485.00	0.00	3,395.00	2,425.00	970.00	5,820.00

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 5/1/2022 To 5/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Maintenance	5,547.56	1,035.00	4,512.56	8,510.00	4,325.00	4,185.00	8,520.00
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	6.00
TOTAL Taxes	0.00	0.00	0.00	0.00	0.00	0.00	6.00
<b><u>Utilities</u></b>							
Electric	21.63	35.00	(13.37)	111.59	175.00	(63.41)	420.00
Water	69.47	206.25	(136.78)	261.41	1,031.25	(769.84)	2,475.00
TOTAL Utilities	91.10	241.25	(150.15)	373.00	1,206.25	(833.25)	2,895.00
TOTAL Expense	8,761.60	3,229.47	5,532.13	17,898.03	14,524.99	3,373.04	34,495.90
Excess Revenue / Expense	(8,636.23)	(3,229.47)	(5,406.76)	17,954.94	19,975.01	(2,020.07)	4.10

# 3 Income Statement Spreadsheet

Wednesday, June 1, 2022

5:55

Transaction 5/1/2022 To 5/31/2022 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	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	804.82
63001Interest	0.65	1.25	0.57	0.00	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.84
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	3.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.31
TOTAL Other Revenue	424.53	664.84	134.35	3.88	125.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,352.97
TOTAL INCOME	34,924.53	664.84	134.35	3.88	125.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,852.97
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	0.00	0.00	0.00	9.60	84.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.00
80001Postage	0.00	0.00	0.00	96.97	53.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.33
80002Clerical	14.00	0.00	0.00	250.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.00
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	219.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.80
TOTAL Administrative	374.00	0.00	0.00	356.57	369.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.13
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	680.00	680.00	680.00	680.00	680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00
83003Management Services	595.38	595.38	595.38	595.38	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,976.90
TOTAL Contract Services	1,275.38	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	6,376.90
<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 5/1/2022 To 5/31/2022 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	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	923.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	923.00
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,253.00</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>1,253.00</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	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
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>225.00</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>285.00</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	662.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	715.00
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
87006Fences	0.00	0.00	0.00	0.00	4,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,400.00
91002Reserve Contribution	970.00	485.00	970.00	485.00	485.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,395.00
<b>TOTAL Repairs and Mainten</b>	<b>970.00</b>	<b>485.00</b>	<b>1,022.44</b>	<b>485.00</b>	<b>5,547.56</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>8,510.00</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	21.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111.59
92003Water	0.00	110.36	59.68	21.90	69.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	261.41
<b>TOTAL Utilities</b>	<b>24.98</b>	<b>132.15</b>	<b>81.24</b>	<b>43.53</b>	<b>91.10</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>373.00</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>8,761.60</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>17,898.03</b>
<b>Excess Revenue / Expense</b>	<b>32,280.17</b>	<b>(1,227.69)</b>	<b>(2,244.71)</b>	<b>(2,216.60)</b>	<b>(8,636.23)</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>17,954.94</b>

# 4 Expense Register

Wednesday, June 1, 2022

5:55

Created Date 5/1/2022 To 5/31/2022 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
Amtrust North America			Location: Amtrust North America					
319252	28099153_2022C	5/16/2022 CAB Operating	93054: Commercial Package In:	923.00	11146	5/18/2022	AmTrust effective June 21 2022	PAID
				<b>923.00</b>				
CAIS, LLC			Location: CAIS, LLC					
319251	4566813	5/7/2022 CAB Operating	93006: Workers Comp Insuranc	330.00	11145	5/18/2022	CAIS: renewal due by June 21	PAID
				<b>330.00</b>				
CITY OF ROWLETT			Location: CITY OF ROWLETT					
319291	39172_20220513	5/13/2022 CAB Operating	92003: Water	69.47	Auto	5/20/2022	Acct#39172-1076603	PAID
				<b>69.47</b>				
Denise Castilleja			Location: Denise Castilleja					
319191	051222	5/12/2022 CAB Operating	84005: Landscape	171.01	11144	5/17/2022	front color and magnolia tree	PAID
319548	052322	5/23/2022 CAB Operating	84005: Landscape	35.81	11151	5/26/2022	celosia and salvia from Lowes	PAID
				<b>206.82</b>				
Evelio Diaz			Location: Evelio Diaz					
319483	14415	5/19/2022 CAB Operating	83001: Landscape Maintenance	680.00	11150	5/25/2022	Monthly Svc - May	PAID
				<b>680.00</b>				
EXCEL ASSOCIATION MGMNT			Location: EXCEL ASSOCIATION MGMNT					
319410	EAM-010-2022-0	5/2/2022 CAB Operating	80000: Copies	84.40	11149	5/24/2022	March 2022 - Copies	PAID
319410	EAM-010-2022-0	5/2/2022 CAB Operating	80001: Postage	53.36	11149	5/24/2022	March 2022 - Postage	PAID
319410	EAM-010-2022-0	5/2/2022 CAB Operating	80002: Clerical	12.00	11149	5/24/2022	April 2022 Violation Letter - 8210 Sailors St	PAID
319410	EAM-010-2022-0	5/2/2022 CAB Operating	81001: Audit/Tax	225.00	11149	5/24/2022	Fee for 2021 Federal Tax Return	PAID
318960	EAM-5705	5/1/2022 CAB Operating	83003: Management Services	595.38	11141	5/7/2022	May 2022 Financials Only Management Fees	PAID
				<b>970.14</b>				
John Hering			Location: John Hering					
319163	051122	5/11/2022 CAB Operating	80018: Social	219.80	11142	5/13/2022	4 Visa Gift Cards - yard of the month	PAID

# 4 Expense Register

Wednesday, June 1, 2022

5:55

Created Date 5/1/2022 To 5/31/2022 11:59:00 PM

## Champion Lakes HOA

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
319163	051122	5/11/2022 CAB Operating	84005: Landscape	102.84	11142	5/13/2022	dirt for the entryway	PAID
319181	051222	5/12/2022 CAB Operating	84005: Landscape	54.13	11143	5/14/2022	mulch for front entrance	PAID
				<b>376.77</b>				
Saul Galvan			Location:	Saul Galvan				
319359	032222	5/1/2022 CAB Operating	87006: Fences	4,400.00	11148	5/20/2022	sand, paint straighten iron fence fill in gap w concrete	PAID
				<b>4,400.00</b>				
Tracy Poplawski			Location:	Tracy Poplawski				
319290	051222	5/12/2022 CAB Operating	84005: Landscape	298.77	11147	5/20/2022	Calloways vinca, grasses, etc.	PAID
				<b>298.77</b>				
TXU ELECTRIC			Location:	TXU ELECTRIC				
319192	055827725375	5/12/2022 CAB Operating	92000: Electric	21.63	Auto	5/17/2022	Acct#900008875570	PAID
				<b>21.63</b>				
<b>Count: 17</b>	<b>Total: Champion Lakes HOA</b>			<b>\$8,276.60</b>				