

Champion Lakes HOA

1 Balance Sheet

Transaction 03/31/2018

**Assets**

Cash

CAB Operating 34,053.42  
CAB - MM Operating 9,510.73

Total Cash 43,564.15

Accounts Receivable

A/R Assessments 32,488.88  
A/R Late Fees 100.00  
A/R Interest 1.97  
A/R Collection Costs 70.00  
A/R Fines 75.00

Total Accounts Receivable 32,735.85

*Total Assets* 76,300.00

**Liabilities & Equity**

Liabilities and Equity

Prepaid Assessments 1,097.89  
Current Period Income/(Loss) 26,059.51

Total Liabilities and Equity 27,157.40

Operating

Operating Fund Balance 48,742.60  
Developer Contributions 400.00

Total Operating 49,142.60

*Total Liabilities & Equity* 76,300.00

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

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	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	30,650.00	31,150.00	(500.00)	31,150.00
TOTAL Assessment Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,650.00</u>	<u>31,150.00</u>	<u>(500.00)</u>	<u>31,150.00</u>
<b><u>Other Revenue</u></b>							
Late Fees	25.00	0.00	25.00	25.00	0.00	25.00	0.00
Interest	0.15	0.00	0.15	0.15	0.00	0.15	0.00
Collection Costs	10.00	0.00	10.00	10.00	0.00	10.00	0.00
Interest	2.40	2.04	0.36	5.66	5.28	0.38	15.43
TOTAL Other Revenue	<u>37.55</u>	<u>2.04</u>	<u>35.51</u>	<u>40.81</u>	<u>5.28</u>	<u>35.53</u>	<u>15.43</u>
TOTAL Income	<u>37.55</u>	<u>2.04</u>	<u>35.51</u>	<u>30,690.81</u>	<u>31,155.28</u>	<u>(464.47)</u>	<u>31,165.43</u>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	3.25	0.95	2.30	5.75	6.70	(0.95)	16.90
Postage	1.41	0.93	0.48	2.80	6.74	(3.94)	16.52
Clerical	782.00	0.00	782.00	794.00	10.00	784.00	10.00
Coupons/Statements	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	140.34
TOTAL Administrative	<u>786.66</u>	<u>201.88</u>	<u>584.78</u>	<u>802.55</u>	<u>223.44</u>	<u>579.11</u>	<u>383.76</u>
<b><u>Contract Services</u></b>							
Landscape Maintenance	811.88	0.00	811.88	2,435.64	1,623.76	811.88	7,306.92
Management Services	405.94	405.94	0.00	1,217.82	1,217.82	0.00	3,653.46
TOTAL Contract Services	<u>1,217.82</u>	<u>405.94</u>	<u>811.88</u>	<u>3,653.46</u>	<u>2,841.58</u>	<u>811.88</u>	<u>10,960.38</u>
<b><u>Insurance</u></b>							
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,104.00
Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	550.00
Directors & Officers Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,194.00
TOTAL Insurance	<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>2,848.00</u>
<b><u>Professional Fees</u></b>							
Audit/Tax	0.00	400.00	(400.00)	0.00	400.00	(400.00)	400.00
TOTAL Professional Fees	<u>0.00</u>	<u>400.00</u>	<u>(400.00)</u>	<u>0.00</u>	<u>400.00</u>	<u>(400.00)</u>	<u>400.00</u>
<b><u>Taxes</u></b>							
Property Tax	0.00	0.00	0.00	0.00	5.80	(5.80)	5.80
TOTAL Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5.80</u>	<u>(5.80)</u>	<u>5.80</u>
<b><u>Utilities</u></b>							
Electric	21.44	18.58	2.86	62.55	56.50	6.05	152.86
Water	35.47	34.46	1.01	112.74	112.36	0.38	319.12
TOTAL Utilities	<u>56.91</u>	<u>53.04</u>	<u>3.87</u>	<u>175.29</u>	<u>168.86</u>	<u>6.43</u>	<u>471.98</u>
TOTAL Expense	<u>2,061.39</u>	<u>1,060.86</u>	<u>1,000.53</u>	<u>4,631.30</u>	<u>3,639.68</u>	<u>991.62</u>	<u>15,069.92</u>
Excess Revenue / Expense	<u>(2,023.84)</u>	<u>(1,058.82)</u>	<u>(965.02)</u>	<u>26,059.51</u>	<u>27,515.60</u>	<u>(1,456.09)</u>	<u>16,095.51</u>

### 3 Income Statement Spreadsheet

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## 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	30,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,650.00
TOTAL Assessment Revenue	30,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,650.00
<b><u>Other Revenue</u></b>													
63000Late Fees	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
63001Interest	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15
63003Collection Costs	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
70000Interest	1.64	1.62	2.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66
TOTAL Other Revenue	1.64	1.62	37.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.81
TOTAL INCOME	30,651.64	1.62	37.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,690.81
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
80000Copies	1.10	1.40	3.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.75
80001Postage	0.92	0.47	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.80
80002Clerical	10.00	2.00	782.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	794.00
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
TOTAL Administrative	12.02	3.87	786.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	802.55
<b><u>Contract Services</u></b>													
83001Landscape Maintenance	811.88	811.88	811.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,435.64
83003Management Services	405.94	405.94	405.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,217.82
TOTAL Contract Services	1,217.82	1,217.82	1,217.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,653.46
<b><u>Insurance</u></b>													
93001Liability 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
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 Insurarr	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
<b><u>Professional Fees</u></b>													

### 3 Income Statement Spreadsheet

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## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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
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
<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
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
<b><u>Utilities</u></b>													
92000Electric	19.83	21.28	21.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.55
92003Water	38.00	39.27	35.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.74
TOTAL Utilities	57.83	60.55	56.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.29
TOTAL EXPENSES	1,287.67	1,282.24	2,061.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,631.30
Excess Revenue / Expense	29,363.97	(1,280.62)	(2,023.84)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,059.51