

Champion Lakes HOA

1 Balance Sheet

Transaction 08/31/2018

Assets

Cash

CAB Operating	34,537.83
CAB - MM Operating	9,518.29

<u>Total Cash</u>	<u>44,056.12</u>
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Accounts Receivable

A/R Assessments	21,796.52
A/R Late Fees	75.00
A/R Interest	2.03
A/R Collection Costs	90.00
A/R Fines	150.00

<u>Total Accounts Receivable</u>	<u>22,113.55</u>
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<i>Total Assets</i>		<u><u>66,169.67</u></u>
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Liabilities & Equity

Liabilities and Equity

Prepaid Assessments	1,247.87
Current Period Income/(Loss)	15,779.20

<u>Total Liabilities and Equity</u>	<u>17,027.07</u>
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Operating

Operating Fund Balance	48,742.60
Developer Contributions	400.00

<u>Total Operating</u>	<u>49,142.60</u>
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<i>Total Liabilities & Equity</i>		<u><u>66,169.67</u></u>
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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	
Income							
<u>Assessment Revenue</u>							
Assessments	0.00	0.00	0.00	30,650.00	31,150.00	(500.00)	31,150.00
TOTAL Assessment Revenue	0.00	0.00	0.00	30,650.00	31,150.00	(500.00)	31,150.00
<u>Other Revenue</u>							
Late Fees	0.00	0.00	0.00	60.16	0.00	60.16	0.00
Interest	0.21	0.00	0.21	0.36	0.00	0.36	0.00
Collection Costs	30.00	0.00	30.00	40.00	0.00	40.00	0.00
Fines	75.00	0.00	75.00	75.00	0.00	75.00	0.00
Interest	3.52	1.90	1.62	20.86	15.43	5.43	15.43
TOTAL Other Revenue	108.73	1.90	106.83	196.38	15.43	180.95	15.43
TOTAL Income	108.73	1.90	106.83	30,846.38	31,165.43	(319.05)	31,165.43
Expense							
<u>Administrative</u>							
Copies	0.00	3.40	(3.40)	84.10	16.10	68.00	16.90
Postage	0.00	1.84	(1.84)	300.44	16.05	284.39	16.52
Clerical	12.00	0.00	12.00	1,172.00	10.00	1,162.00	10.00
Coupons/Statements	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Website	0.00	0.00	0.00	0.00	140.34	(140.34)	140.34
TOTAL Administrative	12.00	5.24	6.76	1,556.54	382.49	1,174.05	383.76
<u>Contract Services</u>							
Landscape Maintenance	811.88	1,623.76	(811.88)	6,495.04	6,495.04	0.00	7,306.92
Management Services	405.94	405.94	0.00	3,247.52	3,247.52	0.00	3,653.46
TOTAL Contract Services	1,217.82	2,029.70	(811.88)	9,742.56	9,742.56	0.00	10,960.38
<u>Insurance</u>							
Liability Insurance	0.00	0.00	0.00	330.00	1,104.00	(774.00)	1,104.00
Umbrella Insurance	0.00	0.00	0.00	550.00	550.00	0.00	550.00
Directors & Officers Insurance	0.00	0.00	0.00	1,146.00	1,194.00	(48.00)	1,194.00
Commercial Package Insurance	0.00	0.00	0.00	778.00	0.00	778.00	0.00
TOTAL Insurance	0.00	0.00	0.00	2,804.00	2,848.00	(44.00)	2,848.00
<u>Professional Fees</u>							
Legal Fees	90.00	0.00	90.00	90.00	0.00	90.00	0.00
Audit/Tax	0.00	0.00	0.00	400.00	400.00	0.00	400.00
TOTAL Professional Fees	90.00	0.00	90.00	490.00	400.00	90.00	400.00
<u>Taxes</u>							
Property Tax	0.00	0.00	0.00	0.00	5.80	(5.80)	5.80
TOTAL Taxes	0.00	0.00	0.00	0.00	5.80	(5.80)	5.80
<u>Utilities</u>							
Electric	20.48	22.48	(2.00)	167.45	152.86	14.59	152.86
Water	38.00	31.01	6.99	306.63	319.12	(12.49)	319.12
TOTAL Utilities	58.48	53.49	4.99	474.08	471.98	2.10	471.98
TOTAL Expense	1,378.30	2,088.43	(710.13)	15,067.18	13,850.83	1,216.35	15,069.92

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	
Excess Revenue / Expense	<u>(1,269.57)</u>	<u>(2,086.53)</u>	<u>816.96</u>	<u>15,779.20</u>	<u>17,314.60</u>	<u>(1,535.40)</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
INCOME													
<u>Assessment Revenue</u>													
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 Revenu	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
<u>Other Revenue</u>													
63000Late Fees	0.00	0.00	25.00	35.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.16
63001Interest	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.36
63003Collection Costs	0.00	0.00	10.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	40.00
63107Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	75.00
70000Interest	1.64	1.62	2.40	2.66	2.80	2.69	3.53	3.52	0.00	0.00	0.00	0.00	20.86
TOTAL Other Revenue	1.64	1.62	37.55	37.82	2.80	2.69	3.53	108.73	0.00	0.00	0.00	0.00	196.38
TOTAL INCOME	30,651.64	1.62	37.55	37.82	2.80	2.69	3.53	108.73	0.00	0.00	0.00	0.00	30,846.38
EXPENSES													
<u>Administrative</u>													
80000Copies	1.10	1.40	3.25	0.00	69.20	8.85	0.30	0.00	0.00	0.00	0.00	0.00	84.10
80001Postage	0.92	0.47	1.41	0.00	289.62	8.02	0.00	0.00	0.00	0.00	0.00	0.00	300.44
80002Clerical	10.00	2.00	782.00	332.00	12.00	12.00	10.00	12.00	0.00	0.00	0.00	0.00	1,172.00
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	332.00	370.82	28.87	10.30	12.00	0.00	0.00	0.00	0.00	1,556.54
<u>Contract Services</u>													
83001Landscape Maintenance	811.88	811.88	811.88	811.88	811.88	811.88	811.88	811.88	0.00	0.00	0.00	0.00	6,495.04
83003Management Services	405.94	405.94	405.94	405.94	405.94	405.94	405.94	405.94	0.00	0.00	0.00	0.00	3,247.52
TOTAL Contract Services	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	1,217.82	0.00	0.00	0.00	0.00	9,742.56
<u>Insurance</u>													
93001Liability 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
93002Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	550.00
93004Directors & Officers Insurar	0.00	0.00	0.00	0.00	0.00	0.00	1,146.00	0.00	0.00	0.00	0.00	0.00	1,146.00
93054Commercial Package Insur:	0.00	0.00	0.00	0.00	0.00	778.00	0.00	0.00	0.00	0.00	0.00	0.00	778.00

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
TOTAL Insurance	0.00	0.00	0.00	0.00	330.00	778.00	1,696.00	0.00	0.00	0.00	0.00	0.00	2,804.00
Professional Fees													
81000Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
81001Audit/Tax	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
TOTAL Professional Fees	0.00	0.00	0.00	400.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	490.00
Taxes													
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
Utilities													
92000Electric	19.83	21.28	21.44	21.27	21.05	21.05	21.05	20.48	0.00	0.00	0.00	0.00	167.45
92003Water	38.00	39.27	35.47	39.27	36.73	40.62	39.27	38.00	0.00	0.00	0.00	0.00	306.63
TOTAL Utilities	57.83	60.55	56.91	60.54	57.78	61.67	60.32	58.48	0.00	0.00	0.00	0.00	474.08
TOTAL EXPENSES	1,287.67	1,282.24	2,061.39	2,010.36	1,976.42	2,086.36	2,984.44	1,378.30	0.00	0.00	0.00	0.00	15,067.18
Excess Revenue / Expense	29,363.97	(1,280.62)	(2,023.84)	(1,972.54)	(1,973.62)	(2,083.67)	(2,980.91)	(1,269.57)	0.00	0.00	0.00	0.00	15,779.20