

# Champion Lakes HOA

## 1 Balance Sheet

Transaction 03/31/2020

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### Assets

#### Cash

CAB Operating	17,060.95
CAB - MM Operating	9,577.37
CAB - MM Reserves	36,420.15

Total Cash 63,058.47

#### Accounts Receivable

A/R Assessments	10,711.91
A/R Late Fees	1,050.00
A/R Interest	8.69
A/R Legal Fees	2,025.00
A/R Collection Costs	330.00
A/R Fines	619.96
A/R Other	1,674.88

Total Accounts Receivable 16,420.44

*Total Assets* 79,478.91

### Liabilities & Equity

#### Liabilities and Equity

Prepaid Assessments	245.89
Current Period Income/(Loss)	22,406.26

Total Liabilities and Equity 22,652.15

#### Operating

Operating Fund Balance	47,626.76
Developer Contributions	400.00
Reserve Funding	7,700.00

Total Operating 55,726.76

#### Reserve

Reserve Fund Balance	1,100.00
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Total Reserve 1,100.00

*Total Liabilities & Equity* 79,478.91

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 3/1/2020 To 3/31/2020 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	27,600.00	27,600.00	0.00	27,600.00
<b>TOTAL Assessment Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>27,600.00</b>	<b>27,600.00</b>	<b>0.00</b>	<b>27,600.00</b>
<b><u>Other Revenue</u></b>							
Late Fees	125.00	0.00	125.00	500.00	0.00	500.00	0.00
Interest	0.59	0.00	0.59	3.15	0.00	3.15	0.00
Legal Fees	450.00	0.00	450.00	450.00	0.00	450.00	0.00
Collection Costs	30.00	100.00	(70.00)	220.00	250.00	(30.00)	1,150.00
Fines	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Other	175.00	0.00	175.00	325.00	0.00	325.00	0.00
Interest	14.01	0.00	14.01	44.76	0.00	44.76	0.00
<b>TOTAL Other Revenue</b>	<b>794.60</b>	<b>100.00</b>	<b>694.60</b>	<b>2,042.91</b>	<b>250.00</b>	<b>1,792.91</b>	<b>1,150.00</b>
<b>TOTAL Income</b>	<b>794.60</b>	<b>100.00</b>	<b>694.60</b>	<b>29,642.91</b>	<b>27,850.00</b>	<b>1,792.91</b>	<b>28,750.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Copies	1.85	12.50	(10.65)	2.15	37.50	(35.35)	150.00
Postage	1.00	25.00	(24.00)	1.00	75.00	(74.00)	300.00
Clerical	697.00	250.00	447.00	877.00	750.00	127.00	2,650.00
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
Meetings	150.00	0.00	150.00	150.00	0.00	150.00	0.00
<b>TOTAL Administrative</b>	<b>849.85</b>	<b>287.50</b>	<b>562.35</b>	<b>1,030.15</b>	<b>862.50</b>	<b>167.65</b>	<b>3,516.34</b>
<b><u>Contract Services</u></b>							
Landscape Maintenance	811.88	811.88	0.00	2,435.64	2,435.64	0.00	9,742.56
Management Services	595.38	595.38	0.00	1,786.14	1,786.14	0.00	7,144.56
<b>TOTAL Contract Services</b>	<b>1,407.26</b>	<b>1,407.26</b>	<b>0.00</b>	<b>4,221.78</b>	<b>4,221.78</b>	<b>0.00</b>	<b>16,887.12</b>
<b><u>Insurance</u></b>							
Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	363.00
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	855.80
<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>3,473.80</b>
<b><u>Professional Fees</u></b>							
Legal Fees	450.00	0.00	450.00	450.00	150.00	300.00	900.00
Audit/Tax	0.00	300.00	(300.00)	0.00	300.00	(300.00)	300.00
Other Mgmt. Services	30.00	0.00	30.00	155.00	0.00	155.00	0.00
<b>TOTAL Professional Fees</b>	<b>480.00</b>	<b>300.00</b>	<b>180.00</b>	<b>605.00</b>	<b>450.00</b>	<b>155.00</b>	<b>1,200.00</b>
<b><u>Repairs and Maintenance</u></b>							
Holiday Decorations	0.00	0.00	0.00	81.51	0.00	81.51	0.00
Reserve Contribution	0.00	75.00	(75.00)	1,100.00	225.00	875.00	900.00
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>75.00</b>	<b>(75.00)</b>	<b>1,181.51</b>	<b>225.00</b>	<b>956.51</b>	<b>900.00</b>

# Champion Lakes HOA

## 2 Income Statement Budget Comparison

Transaction 3/1/2020 To 3/31/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
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	36.08	25.00	11.08	107.75	85.00	22.75	330.00
Water	45.00	206.25	(161.25)	90.46	618.75	(528.29)	2,475.00
TOTAL Utilities	81.08	231.25	(150.17)	198.21	703.75	(505.54)	2,805.00
TOTAL Expense	2,818.19	2,301.01	517.18	7,236.65	6,463.03	773.62	28,788.26
Excess Revenue / Expense	(2,023.59)	(2,201.01)	177.42	22,406.26	21,386.97	1,019.29	(38.26)

### 3 Income Statement Spreadsheet

Transaction 3/1/2020 To 3/31/2020 11:59:00 PM

Thursday, September 10, 2020 16:54

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>INCOME</b>													
<b>Assessment Revenue</b>													
62000 Assessments	27,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,600.00
<b>TOTAL Assessment Revenue</b>	<b>27,600.00</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>27,600.00</b>
<b>Other Revenue</b>													
63000 Late Fees	50.00	325.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
63001 Interest	1.34	1.22	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.15
63002 Legal Fees	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
63003 Collection Costs	190.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
63107 Fines	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
63599 Other	75.00	75.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	325.00
70000 Interest	15.70	15.05	14.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.76
<b>TOTAL Other Revenue</b>	<b>832.04</b>	<b>416.27</b>	<b>794.60</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>0.00</b>	<b>0.00</b>	<b>2,042.91</b>
<b>TOTAL INCOME</b>	<b>28,432.04</b>	<b>416.27</b>	<b>794.60</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>0.00</b>	<b>0.00</b>	<b>29,642.91</b>
<b>EXPENSES</b>													
<b>Administrative</b>													
80000 Copies	0.00	0.30	1.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.15
80001 Postage	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
80002 Clerical	87.00	93.00	697.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	877.00
80005 Coupons/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
80006 Website	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
80017 Meetings	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
<b>TOTAL Administrative</b>	<b>87.00</b>	<b>93.30</b>	<b>849.85</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>1,030.15</b>
<b>Contract Services</b>													
83001 Landscape 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
83003 Management 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
<b>TOTAL Contract Services</b>	<b>1,407.26</b>	<b>1,407.26</b>	<b>1,407.26</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>4,221.78</b>
<b>Insurance</b>													
93001 Liability 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

### 3 Income Statement Spreadsheet

Transaction 3/1/2020 To 3/31/2020 11:59:00 PM

## Champion Lakes HOA

### Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total
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 Insuranc	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
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
<b>Professional Fees</b>													
81000Legal Fees	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
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	125.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.00
TOTAL Professional Fees	125.00	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.00
<b>Repairs and Maintenance</b>													
84300Holiday Decorations	81.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.51
91002Reserve Contribution	550.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
TOTAL Repairs and Maintner	631.51	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,181.51
<b>Taxes</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>Utilities</b>													
92000Electric	34.15	37.52	36.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.75
92003Water	45.46	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.46
TOTAL Utilities	79.61	37.52	81.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.21
TOTAL EXPENSES	2,330.38	2,088.08	2,818.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,236.65
Excess Revenue / Expense	26,101.66	(1,671.81)	(2,023.59)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,406.26