

Balance Sheet

Friday, July 31, 2015

Z Dont Use

Accrual Accounting Year Starts May 1, 2015

ASSETS

CASH & CASH EQUIVALENTS

1010 1010 NSB Operating

\$84,483.47

Total CASH & CASH EQUIVALENTS

\$84,483.47

ACCOUNTS RECEIVABLE

1200 Accounts Receivable

(\$78,275.13)

Total ACCOUNTS RECEIVABLE

(\$78,275.13)

CURRENT ASSETS

1105 Prepaid Insurance

\$6,427.75

Total CURRENT ASSETS

\$6,427.75

TOTAL ASSETS

\$12,636.09

LIABILITIES

CURRENT LIABILITIES

2000 Accounts Payable

(\$272,191.16)

2100 Advanced Payments

\$11,412.52

2300 Open Credit

\$627.90

Total CURRENT LIABILITIES

(\$260,150.74)

TOTAL LIABILITIES

(\$260,150.74)

EQUITY

Prior Years Earnings

\$272,786.83

TOTAL EQUITY

\$272,786.83

TOTAL LIABILITIES AND EQUITY

\$12,636.09

Balance Sheet

Friday, July 31, 2015

Quailridge Townhomes OP

Accrual Accounting Year Starts May 1, 2015

ASSETS

CASH & CASH EQUIVALENTS

1010 Quailridge Townhomes Op	\$2,928.55
1015 Quailridge Townhomes Ins	\$11,548.27

Total CASH & CASH EQUIVALENTS	\$14,476.82
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ACCOUNTS RECEIVABLE

1200 Accounts Receivable	\$4,216.46
1220 Allowance for Bad Debt	(\$4,700.00)

Total ACCOUNTS RECEIVABLE	(\$483.54)
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CURRENT ASSETS

1105 Prepaid Insurance	\$36,923.84
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Total CURRENT ASSETS	\$36,923.84
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TOTAL ASSETS	<u>\$50,917.12</u>
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LIABILITIES

CURRENT LIABILITIES

2000 Accounts Payable	\$7,302.38
2100 Advanced Payments	\$9,843.53
2300 Open Credit	\$220.00
2770 Due to Reserves	\$12,186.00

Total CURRENT LIABILITIES	\$29,551.91
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TOTAL LIABILITIES	<u>\$29,551.91</u>
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EQUITY

Current Year Earnings	\$2,901.49
Prior Years Earnings	\$18,463.72

TOTAL EQUITY	<u>\$21,365.21</u>
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TOTAL LIABILITIES AND EQUITY	<u>\$50,917.12</u>
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Balance Sheet

Friday, July 31, 2015

Quailridge Twnhms Reserve

Accrual Accounting Year Starts May 1, 2015

ASSETS

Reserve Cash & Equivalent

1110 Quailridge Townhomes Rese

\$44,083.49

1110 RBC Wealth Reserve

\$86,722.99

1750 Due from Operating

\$12,186.00

TOTAL ASSETS

\$142,992.48

EQUITY

Current Year Earnings-Res

(\$78,344.89)

Prior Years Earnings

\$221,337.37

TOTAL EQUITY

\$142,992.48

TOTAL LIABILITIES AND EQUITY

\$142,992.48

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, July 31, 2015

Quailridge Townhomes Operating

Quailridge Townhomes OP Accrual Accounting Year Starts May 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
INCOME								
4000 HOA Dues Income	26,254.80	26,258.33	(3.53)	78,764.40	78,774.99	(10.59)	315,100.00	236,335.60
4020 Garage Income	420.00	420.00	0.00	1,260.00	1,260.00	0.00	5,040.00	3,780.00
4040 Covenant Violation	(50.00)	0.00	(50.00)	(50.00)	0.00	(50.00)	0.00	50.00
4050 Clubhouse Fees	25.00	0.00	25.00	210.00	0.00	210.00	0.00	(210.00)
4080 Late Fee Income	160.00	0.00	160.00	480.00	0.00	480.00	0.00	(480.00)
4115 Operating Interest	0.77	0.00	0.77	1.56	0.00	1.56	0.00	(1.56)
Total INCOME	26,810.57	26,678.33	132.24	80,665.96	80,034.99	630.97	320,140.00	239,474.04
TOTAL INCOME	26,810.57	26,678.33	132.24	80,665.96	80,034.99	630.97	320,140.00	239,474.04
EXPENSES								
General & Administration Expenses								
7021 Administrative Expense	115.00	20.83	94.17	359.55	62.49	297.06	250.00	(109.55)
7030 Audit & Tax Filing	0.00	241.67	(241.67)	0.00	725.01	(725.01)	2,900.00	2,900.00
7040 Bad Debt Expense	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
7060 Copies & Printing	311.12	166.67	144.45	638.61	500.01	138.60	2,000.00	1,361.39
7082 Filing Fees	0.00	4.17	(4.17)	10.00	12.51	(2.51)	50.00	40.00
7119 Legal Collection Expenses	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00	750.00
7120 Legal General Expenses	243.00	166.67	76.33	648.00	500.01	147.99	2,000.00	1,352.00
7140 Management Fee	1,500.00	1,533.33	(33.33)	4,500.00	4,599.99	(99.99)	18,400.00	13,900.00
7250 Postage & Mail	97.67	62.50	35.17	241.23	187.50	53.73	750.00	508.77
Total General & Administration Expenses	2,266.79	2,341.67	(74.88)	6,397.39	7,025.01	(627.62)	28,100.00	21,702.61
FIXED EXPENSES								
7110 Insurance Expense/Deduct	4,102.65	3,851.08	251.57	12,307.95	11,553.24	754.71	46,213.00	33,905.05
Total FIXED EXPENSES	4,102.65	3,851.08	251.57	12,307.95	11,553.24	754.71	46,213.00	33,905.05
UTILITIES								
5021 Electric and Gas	767.40	687.50	79.90	2,197.89	2,062.50	135.39	8,250.00	6,052.11
5030 Telephone	59.88	62.50	(2.62)	178.16	187.50	(9.34)	750.00	571.84
5040 Trash Removal	775.00	791.67	(16.67)	2,325.00	2,375.01	(50.01)	9,500.00	7,175.00
5090 Water & Sewer	5,316.00	5,375.00	(59.00)	13,469.64	16,125.00	(2,655.36)	64,500.00	51,030.36

Unexpended Budget Report

Friday, July 31, 2015

Quailridge Townhomes Operating (Continued)

Quailridge Twnhmes OP Accrual Accounting Year Starts May 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total UTILITIES	6,918.28	6,916.67	1.61	18,170.69	20,750.01	(2,579.32)	83,000.00	64,829.31
LANDSCAPING								
6135 Exterminating/Pest	75.00	83.33	(8.33)	225.00	249.99	(24.99)	1,000.00	775.00
6240 Landscape Contract	1,229.74	1,229.75	(0.01)	3,689.22	3,689.25	(0.03)	14,757.00	11,067.78
6250 Landscape/Winter Watering	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
6500 Landscape Beautification	0.00	104.17	(104.17)	140.00	312.51	(172.51)	1,250.00	1,110.00
6512 Sprinkler Repairs	382.20	375.00	7.20	853.58	1,125.00	(271.42)	4,500.00	3,646.42
Total LANDSCAPING	1,686.94	1,875.58	(188.64)	4,907.80	5,626.74	(718.94)	22,507.00	17,599.20
GROUNDS								
6150 Fence Repairs	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00	100.00
6505 Signage	211.24	10.42	200.82	319.24	31.26	287.98	125.00	(194.24)
6510 Snow Removal	0.00	1,250.00	(1,250.00)	404.50	3,750.00	(3,345.50)	15,000.00	14,595.50
6560 Tree Maintenance	0.00	312.50	(312.50)	0.00	937.50	(937.50)	3,750.00	3,750.00
Total GROUNDS	211.24	1,581.25	(1,370.01)	723.74	4,743.75	(4,020.01)	18,975.00	18,251.26
BUILDING								
6050 Exterior Repairs & Maint	0.00	708.33	(708.33)	853.29	2,124.99	(1,271.70)	8,500.00	7,646.71
6052 Interior Maintenance	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00
6125 Exterior - Lighting	0.00	20.83	(20.83)	0.00	62.49	(62.49)	250.00	250.00
6290 Gutter Cleaning	100.00	416.67	(316.67)	2,725.00	1,250.01	1,474.99	5,000.00	2,275.00
6295 Gutter Repair	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
6365 Skylight Repairs	96.72	25.00	71.72	96.72	75.00	21.72	300.00	203.28
6480 Roof Repairs	240.00	166.67	73.33	240.00	500.01	(260.01)	2,000.00	1,760.00
Total BUILDING	436.72	1,545.83	(1,109.11)	3,915.01	4,637.49	(722.48)	18,550.00	14,634.99
CLUBHOUSE/COURTS								
6070 Clubhouse Maintenance	300.00	125.00	175.00	794.90	375.00	419.90	1,500.00	705.10
6071 Clubhouse Carpet Cleaning	0.00	45.83	(45.83)	0.00	137.49	(137.49)	550.00	550.00
6072 Clubhouse Cleaning	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
6550 Tennis Ct - Repairs/Maint	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
Total CLUBHOUSE/COURTS	300.00	254.17	45.83	794.90	762.51	32.39	3,050.00	2,255.10

Pool Expenses

Unexpended Budget Report

Friday, July 31, 2015

Quailridge Townhomes Operating (Continued)

Quailridge Twnhmes OP Accrual Accounting Year Starts May 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Pool Expenses (Continued)								
6450 Pool Repairs/Maintenance	197.77	83.33	114.44	1,596.97	249.99	1,346.98	1,000.00	(596.97)
6460 Pool Contract	1,816.66	478.75	1,337.91	5,450.00	1,436.25	4,013.75	5,745.00	295.00
Total Pool Expenses	2,014.43	562.08	1,452.35	7,046.97	1,686.24	5,360.73	6,745.00	(301.97)
INTERFUND TRANSFER								
5900 Transfer to Reserves	7,833.34	7,833.33	0.01	23,500.02	23,499.99	0.03	94,000.00	70,499.98
Total INTERFUND TRANSFER	7,833.34	7,833.33	0.01	23,500.02	23,499.99	0.03	94,000.00	70,499.98
TOTAL EXPENSES	25,770.39	26,761.66	(991.27)	77,764.47	80,284.98	(2,520.51)	321,140.00	243,375.53
NET INCOME (LOSS)	1,040.18	(83.33)	1,123.51	2,901.49	(249.99)	3,151.48	(1,000.00)	
UNEXPENDED (OVER EXPENDED)								(3,901.49)

Unexpended Budget Report

Friday, July 31, 2015

Quailridge Townhomes Reserves

Quailridge Twnhms Reserve Accrual Accounting Year Starts May 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	7,833.34	7,833.33	0.01	23,500.02	23,499.99	0.03	94,000.00	70,499.98
9440 Reserve Interest Income	5.74	0.00	5.74	22.99	0.00	22.99	0.00	(22.99)
Total Reserve Income	7,839.08	7,833.33	5.75	23,523.01	23,499.99	23.02	94,000.00	70,476.99
TOTAL INCOME	7,839.08	7,833.33	5.75	23,523.01	23,499.99	23.02	94,000.00	70,476.99
EXPENSES								
RESERVE EXPENSES								
9750 Reserve Exterior Painting	0.00	0.00	0.00	39,705.50	0.00	39,705.50	0.00	(39,705.50)
9820 Reserve Paving	0.00	0.00	0.00	62,162.40	0.00	62,162.40	0.00	(62,162.40)
Total RESERVE EXPENSES	0.00	0.00	0.00	101,867.90	0.00	101,867.90	0.00	(101,867.90)
TOTAL EXPENSES	0.00	0.00	0.00	101,867.90	0.00	101,867.90	0.00	(101,867.90)
NET INCOME (LOSS)	7,839.08	7,833.33	5.75	(78,344.89)	23,499.99	(101,844.88)	94,000.00	
UNEXPENDED (OVER EXPENDED)								172,344.89