

Balance Sheet

Saturday, January 31, 2009

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Investmt

1010 Quincy Lake Operating Acc \$43,889.00

1020 RBC Wealth Work Captial \$50,398.25

Total Operating Cash & Investmt \$94,287.25

Accounts Receivable

1210 Accounts Receivable \$56,140.79

1299 Allowance For Bad Debts (\$10,000.00)

Total Accounts Receivable \$46,140.79

Other Assets

1320 Prepaid Insurance \$5,439.59

1330 Prepaid Expense \$1,659.27

Total Other Assets \$7,098.86

TOTAL ASSETS \$147,526.90

LIABILITIES

Operating Liabilities

2010 Accounts Payable \$14,151.85

2011 Accrued Payables \$120.02

2030 Advance Payments \$11,761.90

2040 Open Credits \$962.74

2050 Taxes Payable \$264.00

Total Operating Liabilities \$27,260.51

TOTAL LIABILITIES \$27,260.51

EQUITY

Operating Current Yr Earn \$9,739.37

Prior Yr Earnings \$110,527.02

TOTAL EQUITY \$120,266.39

TOTAL LIABILITIES AND EQUITY \$147,526.90

Balance Sheet

Saturday, January 31, 2009

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2009

ASSETS

Reserve Cash & Investmt			
1110 RBC Wealth Money Mkt		\$116,478.64	
	Total Reserve Cash & Investmt		\$116,478.64
Reserve Accts Receivable			
1750 Due from Operating Fund		\$3,333.33	
	Total Reserve Accts Receivable		\$3,333.33
	TOTAL ASSETS		<u>\$119,811.97</u>

EQUITY

Reserve Current Yr Earnin		\$3,451.77	
Prior Yr Earnings		\$116,360.20	
	TOTAL EQUITY		<u>\$119,811.97</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$119,811.97</u>

Unexpended Budget Report

Saturday, January 31, 2009

Quincy Lake 2009 Operating Budget

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Operating Income								
4010 Association Dues	25,260	25,426	(166)	25,260	25,426	(166)	305,106	279,847
4040 CC&R Fines	0	10	(10)	0	10	(10)	120	120
4070 Pool Key Income	0	10	(10)	0	10	(10)	120	120
4080 Late Fee Income	715	100	615	715	100	615	1,200	485
4100 Legal Fee Reimb Income	2,255	183	2,071	2,255	183	2,071	2,200	(55)
4110 Owner Admin Fee	0	10	(10)	0	10	(10)	120	120
4150 Working Captial Interest	0	167	(167)	0	167	(167)	2,000	2,000
4160 Owner Interest Income	0	100	(100)	0	100	(100)	1,200	1,200
Total Operating Income	28,229	26,006	2,224	28,229	26,006	2,224	312,066	283,837
TOTAL INCOME	28,229	26,006	2,224	28,229	26,006	2,224	312,066	283,837
EXPENSES								
Admin Expense								
7021 Admininstration Expense	1,130	333	797	1,130	333	797	4,000	2,870
7030 Audit Fees	0	208	(208)	0	208	(208)	2,500	2,500
7040 Bad Debt Expense	(4,268)	1,167	(5,434)	(4,268)	1,167	(5,434)	14,000	18,268
7060 Copies & Printing	0	50	(50)	0	50	(50)	600	600
7100 Income Tax Expense	0	75	(75)	0	75	(75)	900	900
7110 Insurance Expense	1,612	1,417	195	1,612	1,417	195	17,000	15,388
7119 Legal Collection Fees	2,814	400	2,414	2,814	400	2,414	4,800	1,986
7120 Legal Fees	11	150	(139)	11	150	(139)	1,800	1,789
7130 Licenses/Taxes/Fees	0	0	0	0	0	0	200	200
7140 Management Fees	2,100	2,200	(100)	2,100	2,200	(100)	26,400	24,300
7200 Newsletter	0	125	(125)	0	125	(125)	500	500
7250 Postage & Mail	0	125	(125)	0	125	(125)	1,500	1,500
Total Admin Expense	3,399	6,250	(2,851)	3,399	6,250	(2,851)	74,200	70,801
Pool								
6070 Clubhouse/Pool Utilities	0	50	(50)	0	50	(50)	600	600
6440 Pool Chemicals	0	83	(83)	0	83	(83)	1,000	1,000
6450 Pool Repairs	0	83	(83)	0	83	(83)	1,000	1,000
6460 Pool Operations & Mgmt	0	375	(375)	0	375	(375)	4,500	4,500

Unexpended Budget Report

Saturday, January 31, 2009

Quincy Lake 2009 Operating Budget (Continued)

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Pool	0	592	(592)	0	592	(592)	7,100	7,100
Utilities								
5021 Gas/Electricity	252	500	(248)	252	500	(248)	6,000	5,748
5090 Water & Sewer	6,675	8,333	(1,658)	6,675	8,333	(1,658)	100,000	93,325
Total Utilities	6,927	8,833	(1,906)	6,927	8,833	(1,906)	106,000	99,073
Maintenance Expense								
6050 Building Repairs/Maint.	510	417	93	510	417	93	5,000	4,490
6080 Concrete Work	0	0	0	0	0	0	500	500
6150 Fences	0	100	(100)	0	100	(100)	1,200	1,200
6240 Grounds Maintenance	(880)	400	(1,280)	(880)	400	(1,280)	4,800	5,680
6315 Keys & Locks	0	0	0	0	0	0	75	75
6360 Light Repair	0	25	(25)	0	25	(25)	300	300
6390 Maintenance & Repairs	880	250	630	880	250	630	3,000	2,120
6430 Plumbing Repairs Cmn Area	0	360	(360)	0	360	(360)	1,279	1,279
6480 Roof/Gutter/Downspout	0	167	(167)	0	167	(167)	2,000	2,000
6512 Sprinkler Repairs	0	125	(125)	0	125	(125)	1,500	1,500
6560 Tree Maintenance	0	0	0	0	0	0	2,000	2,000
Total Maintenance Expense	510	1,843	(1,333)	510	1,843	(1,333)	21,654	21,144
Contract Services								
5040 Trash Removal	1,112	1,250	(138)	1,112	1,250	(138)	15,000	13,888
6135 Exterminate/Pest Control	1,066	250	816	1,066	250	816	3,000	1,934
6340 Lawn Mtce & Landscaping	0	1,417	(1,417)	0	1,417	(1,417)	17,000	17,000
6490 Security Services	800	809	(9)	800	809	(9)	9,712	8,912
6510 Snow Plowing	1,342	1,533	(192)	1,342	1,533	(192)	18,400	17,058
Total Contract Services	4,320	5,259	(939)	4,320	5,259	(939)	63,112	58,792
Reserve Contribution								
5900 Reserve Contribution	3,333	3,333	0	3,333	3,333	0	40,000	36,667
Total Reserve Contribution	3,333	3,333	0	3,333	3,333	0	40,000	36,667
TOTAL EXPENSES	18,490	26,111	(7,621)	18,490	26,111	(7,621)	312,066	293,576

Unexpended Budget Report

Saturday, January 31, 2009

NET INCOME (LOSS)	<u>9,739</u>	<u>(105)</u>	<u>9,845</u>	<u>9,739</u>	<u>(105)</u>	<u>9,845</u>	
UNEXPENDED (OVER EXPENDED)							<u>(9,739)</u>

Unexpended Budget Report

Saturday, January 31, 2009

2009 Reserve Fund Budget

Quincy Lake Reserve Fund Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	3,333.33	3,333.33	0.00	3,333.33	3,333.33	0.00	40,000.00	36,666.67
9440 Reserve Interest Income	118.44	0.00	118.44	118.44	0.00	118.44	0.00	(118.44)
Total Reserve Income	3,451.77	3,333.33	118.44	3,451.77	3,333.33	118.44	40,000.00	36,548.23
TOTAL INCOME	3,451.77	3,333.33	118.44	3,451.77	3,333.33	118.44	40,000.00	36,548.23
NET INCOME (LOSS)	3,451.77	3,333.33	118.44	3,451.77	3,333.33	118.44	40,000.00	
UNEXPENDED (OVER EXPENDED)								36,548.23