

Balance Sheet

Saturday, October 31, 2009

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Investmt		
1010 Quincy Lake Operating Acc	\$36,303.92	
1020 RBC Wealth Work Captial	\$50,412.95	
	Total Operating Cash & Investmt	\$86,716.87
Accounts Receivable		
1210 Accounts Receivable	\$66,251.15	
1299 Allowance For Bad Debts	(\$10,000.00)	
	Total Accounts Receivable	\$56,251.15
Other Assets		
1320 Prepaid Insurance	\$3,223.40	
	Total Other Assets	\$3,223.40
	TOTAL ASSETS	<u>\$146,191.42</u>

LIABILITIES

Operating Liabilities		
2010 Accounts Payable	\$4,179.43	
2011 Accrued Payables	\$4,150.00	
2030 Advance Payments	\$11,674.81	
2040 Open Credits	\$252.50	
2050 Taxes Payable	(\$3.00)	
	Total Operating Liabilities	\$20,253.74
	TOTAL LIABILITIES	<u>\$20,253.74</u>

EQUITY

Operating Current Yr Earn	\$15,410.66	
Prior Yr Earnings	\$110,527.02	
	TOTAL EQUITY	<u>\$125,937.68</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$146,191.42</u>

Balance Sheet

Saturday, October 31, 2009

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2009

ASSETS

Reserve Cash & Investmt		
1110 RBC Wealth Money Mkt	\$153,338.75	
Total Reserve Cash & Investmt		\$153,338.75
TOTAL ASSETS		<u>\$153,338.75</u>

EQUITY

Reserve Current Yr Earnin	\$36,978.55	
Prior Yr Earnings	\$116,360.20	
TOTAL EQUITY		<u>\$153,338.75</u>
TOTAL LIABILITIES AND EQUITY		<u>\$153,338.75</u>

Unexpended Budget Report

Saturday, October 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	25,425	25,426	(1)	254,084	254,255	(172)	305,106	51,023
4040 CC&R Fines	0	10	(10)	0	100	(100)	120	120
4070 Pool Key Income	0	10	(10)	0	100	(100)	120	120
4080 Late Fee Income	625	100	525	5,674	1,000	4,674	1,200	(4,474)
4100 Legal Fee Reimb Income	1,826	183	1,643	13,395	1,833	11,561	2,200	(11,195)
4110 Owner Admin Fee	0	10	(10)	95	100	(5)	120	25
4150 Working Captial Interest	0	167	(167)	15	1,667	(1,652)	2,000	1,985
4160 Owner Interest Income	0	100	(100)	0	1,000	(1,000)	1,200	1,200
Total Operating Income	27,876	26,005	1,871	273,262	260,055	13,207	312,066	38,804
TOTAL INCOME	27,876	26,005	1,871	273,262	260,055	13,207	312,066	38,804
EXPENSES								
Admin Expense								
7021 Admininstration Expense	136	333	(197)	2,106	3,333	(1,227)	4,000	1,894
7030 Audit Fees	0	208	(208)	0	2,083	(2,083)	2,500	2,500
7040 Bad Debt Expense	1,978	1,167	811	(7,423)	11,667	(19,090)	14,000	21,423
7060 Copies & Printing	0	50	(50)	0	500	(500)	600	600
7100 Income Tax Expense	0	75	(75)	0	750	(750)	900	900
7110 Insurance Expense	1,612	1,417	195	16,117	14,167	1,950	17,000	883
7119 Legal Collection Fees	1,826	400	1,426	15,137	4,000	11,137	4,800	(10,337)
7120 Legal Fees	1,075	150	925	5,700	1,500	4,200	1,800	(3,900)
7130 Licenses/Taxes/Fees	0	0	0	0	200	(200)	200	200
7140 Management Fees	2,100	2,200	(100)	21,000	22,000	(1,000)	26,400	5,400
7200 Newsletter	0	125	(125)	0	500	(500)	500	500
7250 Postage & Mail	102	125	(23)	617	1,250	(633)	1,500	883
Total Admin Expense	8,829	6,250	2,579	53,253	61,950	(8,697)	74,200	20,947
Operating Expenses								
6300 Insurance Claim	0	0	0	7,353	0	7,353	0	(7,353)
7105 Sate & Local Income Tax	0	0	0	80	0	80	0	(80)
Total Operating Expenses	0	0	0	7,433	0	7,433	0	(7,433)

Unexpended Budget Report

Saturday, October 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)								
Pool								
6070 Clubhouse/Pool Utilities	0	50	(50)	0	500	(500)	600	600
6440 Pool Chemicals	0	83	(83)	2,146	833	1,313	1,000	(1,146)
6450 Pool Repairs	0	83	(83)	2,555	833	1,721	1,000	(1,555)
6460 Pool Operations & Mgmt	0	375	(375)	5,192	3,750	1,442	4,500	(692)
Total Pool	0	592	(592)	9,893	5,917	3,976	7,100	(2,793)
Utilities								
5021 Gas/Electricity	250	500	(250)	4,188	5,000	(812)	6,000	1,812
5090 Water & Sewer	5,981	8,333	(2,353)	77,521	83,333	(5,812)	100,000	22,479
Total Utilities	6,231	8,833	(2,602)	81,709	88,333	(6,625)	106,000	24,292
Maintenance Expense								
6050 Building Repairs/Maint.	2,631	417	2,214	11,910	4,167	7,744	5,000	(6,910)
6080 Concrete Work	0	0	0	0	500	(500)	500	500
6150 Fences	0	100	(100)	952	1,000	(48)	1,200	248
6240 Grounds Maintenance	30	400	(370)	2,694	4,000	(1,306)	4,800	2,106
6315 Keys & Locks	0	0	0	267	75	192	75	(192)
6360 Light Repair	0	25	(25)	0	250	(250)	300	300
6390 Maintenance & Repairs	0	250	(250)	2,268	2,500	(232)	3,000	732
6430 Plumbing Repairs Cmn Area	0	0	0	450	1,279	(829)	1,279	829
6480 Roof/Gutter/Downspout	0	167	(167)	2,090	1,667	423	2,000	(90)
6512 Sprinkler Repairs	0	125	(125)	2,225	1,250	975	1,500	(725)
6560 Tree Maintenance	0	2,000	(2,000)	0	2,000	(2,000)	2,000	2,000
Total Maintenance Expense	2,661	3,483	(823)	22,855	18,687	4,168	21,654	(1,201)
Contract Services								
5040 Trash Removal	1,497	1,250	247	15,900	12,500	3,400	15,000	(900)
6135 Exterminate/Pest Control	504	250	254	4,824	2,500	2,324	3,000	(1,824)
6340 Lawn Mtce & Landscaping	2,150	1,417	733	14,150	14,167	(17)	17,000	2,850
6490 Security Services	0	809	(809)	6,000	8,093	(2,093)	9,712	3,712
6510 Snow Plowing	0	1,533	(1,533)	5,169	15,333	(10,165)	18,400	13,231
Total Contract Services	4,151	5,259	(1,108)	46,042	52,593	(6,551)	63,112	17,070

Reserve Contribution

Unexpended Budget Report

Saturday, October 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)								
Reserve Contribution (Continued)								
5900 Reserve Contribution	0	3,333	(3,333)	36,667	33,333	3,333	40,000	3,333
Total Reserve Contribution	0	3,333	(3,333)	36,667	33,333	3,333	40,000	3,333
TOTAL EXPENSES	21,871	27,751	(5,880)	257,852	260,814	(2,962)	312,066	54,214
NET INCOME (LOSS)	6,005	(1,745)	7,750	15,411	(759)	16,170		
UNEXPENDED (OVER EXPENDED)								(15,411)

Unexpended Budget Report

Saturday, October 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	0.00	3,333.33	(3,333.33)	36,666.66	33,333.33	3,333.33	40,000.00	3,333.34
9440 Reserve Interest Income	0.00	0.00	0.00	311.89	0.00	311.89	0.00	(311.89)
Total Reserve Income	0.00	3,333.33	(3,333.33)	36,978.55	33,333.33	3,645.22	40,000.00	3,021.45
TOTAL INCOME	0.00	3,333.33	(3,333.33)	36,978.55	33,333.33	3,645.22	40,000.00	3,021.45
NET INCOME (LOSS)		3,333.33	(3,333.33)	36,978.55	33,333.33	3,645.22	40,000.00	
UNEXPENDED (OVER EXPENDED)								3,021.45