

Balance Sheet

Sunday, September 30, 2012

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2012

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$127,638.52		
		Total Operating Cash & Investmt	\$127,638.52
Accounts Receivable			
1210 Accounts Receivable	\$60,621.06		
1299 Allowance For Bad Debts	(\$25,000.00)		
		Total Accounts Receivable	\$35,621.06
Other Assets			
1320 Prepaid Insurance	\$12,004.03		
1330 Prepaid Expense	\$69.02		
		Total Other Assets	\$12,073.05
		TOTAL ASSETS	<u>\$175,332.63</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$21,331.53		
2030 Advance Payments	\$10,426.14		
2040 Open Credits	\$761.00		
		Total Operating Liabilities	\$32,518.67
		TOTAL LIABILITIES	<u>\$32,518.67</u>

EQUITY

Operating Current Yr Earn	(\$51,819.58)		
Prior Yr Earnings	\$194,633.54		
		TOTAL EQUITY	<u>\$142,813.96</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$175,332.63</u>

Balance Sheet

Sunday, September 30, 2012

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2012

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$118,147.94	
Total Reserve Cash & Investmt		\$118,147.94
TOTAL ASSETS		<u>\$118,147.94</u>

EQUITY

Reserve Current Yr Earnin	\$57,434.80	
Prior Yr Earnings	\$60,713.14	
TOTAL EQUITY		<u>\$118,147.94</u>
TOTAL LIABILITIES AND EQUITY		<u>\$118,147.94</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, September 30, 2012

Quincy Lake 2012 Operating

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Operating Income								
4010 Association Dues	34,034	34,034	0	306,306	306,306	0	408,408	102,102
4080 Late Fee Income	350	0	350	5,002	0	5,002	0	(5,002)
4100 Legal Fee Reimb Income	3,491	833	2,658	10,596	7,501	3,095	10,000	(596)
4110 Misc Income	0	0	0	10	25	(15)	25	15
4110 Owner Admin Fee	0	0	0	40	0	40	0	(40)
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	37,875	34,867	3,008	321,953	313,835	8,118	418,436	96,483
TOTAL INCOME	37,875	34,867	3,008	321,953	313,835	8,118	418,436	96,483
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	650	3,123	(2,473)	4,160	3,510
7030 Audit Fees	0	0	0	3,255	2,600	655	2,600	(655)
7040 Bad Debt Expense	132	430	(299)	7,747	3,870	3,877	5,200	(2,547)
7060 Copies & Printing	163	50	113	1,095	574	521	624	(471)
7100 Income Tax Expense	0	0	0	6	0	6	0	(6)
7110 Insurance Expense	3,741	2,687	1,054	30,577	24,183	6,394	32,240	1,663
7119 Legal Collection Fees	3,491	833	2,658	9,966	7,701	2,265	10,400	434
7120 Legal Fees	126	693	(567)	2,959	6,237	(3,278)	8,320	5,361
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	19,800	21,825	(2,025)	29,120	9,320
7250 Postage & Mail	50	125	(75)	537	1,185	(648)	1,560	1,023
Total Admin Expense	9,924	7,590	2,334	76,591	71,412	5,179	94,338	17,747
Pool								
6070 Clubhouse/Pool Utilities	69	334	(265)	617	3,166	(2,549)	4,160	3,543
6440 Pool Chemicals	0	64	(64)	1,856	1,664	192	1,664	(192)
6450 Pool Repairs	0	0	0	516	1,352	(836)	1,352	836
6460 Pool Operations & Mgmt	993	715	278	4,884	4,290	594	5,720	836
Total Pool	1,062	1,113	(51)	7,872	10,472	(2,600)	12,896	5,024

Utilities

Unexpended Budget Report

Sunday, September 30, 2012

Quincy Lake 2012 Operating (Continued)

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Utilities (Continued)								
5021 Gas/Electricity	496	541	(45)	3,673	4,869	(1,196)	6,490	2,817
5090 Water & Sewer	15,091	8,744	6,347	95,266	78,704	16,562	104,936	9,670
Total Utilities	15,587	9,285	6,302	98,939	83,573	15,366	111,426	12,487
Maintenance Expense								
6050 Building Repairs/Maint.	1,377	1,040	337	4,074	9,360	(5,286)	12,480	8,406
6080 Concrete Work	0	0	0	0	1,000	(1,000)	1,000	1,000
6150 Fences	0	84	(84)	481	756	(275)	1,000	519
6220 Misc Maintenance & Repair	0	125	(125)	0	1,125	(1,125)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	543	6,720	(6,177)	8,320	7,777
6315 Keys & Locks	0	0	0	0	312	(312)	312	312
6360 Light Repair	0	0	0	12	0	12	0	(12)
6390 Maintenance & Repairs	0	433	(433)	1,023	3,901	(2,878)	5,200	4,177
6400 Painting	0	3,900	(3,900)	0	35,100	(35,100)	46,800	46,800
6430 Plumbing Repairs Cmn Area	0	0	0	807	3,640	(2,833)	3,640	2,833
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	835	9,000	(8,165)	12,480	11,645
6512 Sprinkler Repairs	722	300	422	3,283	2,740	543	3,640	357
6560 Tree Maintenance	995	0	995	1,195	1,700	(505)	3,000	1,805
Total Maintenance Expense	3,095	7,682	(4,587)	12,253	75,354	(63,101)	99,372	87,119
Contract Services								
5040 Trash Removal	1,928	1,820	108	17,380	16,380	1,000	21,840	4,460
6135 Exterminate/Pest Control	140	1,500	(1,360)	2,407	5,000	(2,593)	5,000	2,593
6340 Lawn Mtce & Landscaping	2,010	1,970	40	14,170	13,790	380	17,680	3,510
6510 Snow Plowing	0	0	0	4,601	10,136	(5,536)	19,136	14,536
Total Contract Services	4,078	5,290	(1,212)	38,557	45,306	(6,749)	63,656	25,099
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	139,561	27,561	112,000	36,748	(102,813)
Total Reserve Contribution	3,062	3,062	0	139,561	27,561	112,000	36,748	(102,813)
TOTAL EXPENSES	36,808	34,022	2,785	373,773	313,678	60,095	418,436	44,663

Unexpended Budget Report

Sunday, September 30, 2012

NET INCOME (LOSS)	<u>1,068</u>	<u>845</u>	<u>223</u>	<u>(51,820)</u>	<u>157</u>	<u>(51,977)</u>	
UNEXPENDED (OVER EXPENDED)							<u>51,820</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, September 30, 2012

2012 Reserve Fund Budget

Quincy Lake Reserve Fund Accrual Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	3,062	3,062	0	139,561	27,561	112,000	36,748	(102,813)
9440 Reserve Interest Income	39	0	39	388	0	388	0	(388)
Total Reserve Income	3,101	3,062	39	139,949	27,561	112,388	36,748	(103,201)
TOTAL INCOME	3,101	3,062	39	139,949	27,561	112,388	36,748	(103,201)
EXPENSES								
Reserve Expense								
9610 Reserve Asphalt	0	0	0	30,802	0	30,802	0	(30,802)
9640 Reserve Concrete	0	0	0	9,100	0	9,100	0	(9,100)
9750 Reserve Painting	0	0	0	42,613	0	42,613	0	(42,613)
Total Reserve Expense	0	0	0	82,515	0	82,515	0	(82,515)
TOTAL EXPENSES	0	0	0	82,515	0	82,515	0	(82,515)
NET INCOME (LOSS)	3,101	3,062	39	57,435	27,561	29,874	36,748	
UNEXPENDED (OVER EXPENDED)								(20,687)