

Balance Sheet

Wednesday, October 31, 2012

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2012

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$130,783.20		
		Total Operating Cash & Investmt	\$130,783.20
Accounts Receivable			
1210 Accounts Receivable	\$57,869.93		
1299 Allowance For Bad Debts	(\$25,000.00)		
		Total Accounts Receivable	\$32,869.93
Other Assets			
1320 Prepaid Insurance	\$10,665.71		
		Total Other Assets	\$10,665.71
		TOTAL ASSETS	<u>\$174,318.84</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$17,506.39		
2030 Advance Payments	\$10,793.54		
2040 Open Credits	\$378.00		
		Total Operating Liabilities	\$28,677.93
		TOTAL LIABILITIES	<u>\$28,677.93</u>

EQUITY

Operating Current Yr Earn	(\$48,992.66)		
Prior Yr Earnings	\$194,633.57		
		TOTAL EQUITY	<u>\$145,640.91</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$174,318.84</u>

Balance Sheet

Wednesday, October 31, 2012

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2012

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$121,255.40	
Total Reserve Cash & Investmt		\$121,255.40
TOTAL ASSETS		<u>\$121,255.40</u>

EQUITY

Reserve Current Yr Earnin	\$60,542.26	
Prior Yr Earnings	\$60,713.14	
TOTAL EQUITY		<u>\$121,255.40</u>
TOTAL LIABILITIES AND EQUITY		<u>\$121,255.40</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, October 31, 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	340,340	340,340	0	408,408	68,068
4080 Late Fee Income	550	0	550	5,552	0	5,552	0	(5,552)
4100 Legal Fee Reimb Income	2,023	833	1,190	12,619	8,334	4,285	10,000	(2,619)
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	36,607	34,867	1,740	358,561	348,702	9,859	418,436	59,875
TOTAL INCOME	36,607	34,867	1,740	358,561	348,702	9,859	418,436	59,875
EXPENSES								
Admin Expense								
7021 Administration Expense	40	347	(307)	690	3,470	(2,780)	4,160	3,470
7030 Audit Fees	0	0	0	3,255	2,600	655	2,600	(655)
7040 Bad Debt Expense	2,918	470	2,448	10,665	4,340	6,325	5,200	(5,465)
7060 Copies & Printing	137	50	87	1,231	624	607	624	(607)
7100 Income Tax Expense	0	0	0	6	0	6	0	(6)
7110 Insurance Expense	3,741	2,687	1,054	34,319	26,870	7,449	32,240	(2,079)
7119 Legal Collection Fees	2,023	833	1,190	11,989	8,534	3,455	10,400	(1,589)
7120 Legal Fees	104	693	(589)	3,063	6,930	(3,867)	8,320	5,257
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	4,400	2,425	1,975	24,200	24,250	(50)	29,120	4,920
7250 Postage & Mail	167	125	42	703	1,310	(607)	1,560	857
Total Admin Expense	13,530	7,630	5,900	90,121	79,042	11,079	94,338	4,217
Pool								
6070 Clubhouse/Pool Utilities	69	334	(265)	686	3,500	(2,814)	4,160	3,474
6440 Pool Chemicals	0	0	0	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	600	715	(115)	5,484	5,005	479	5,720	236
Total Pool	669	1,049	(380)	8,541	11,521	(2,980)	12,896	4,355

Utilities

Unexpended Budget Report

Wednesday, October 31, 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	335	541	(206)	4,008	5,410	(1,402)	6,490	2,482
5090 Water & Sewer	11,314	8,744	2,570	106,580	87,448	19,132	104,936	(1,644)
Total Utilities	11,650	9,285	2,365	110,588	92,858	17,730	111,426	838
Maintenance Expense								
6050 Building Repairs/Maint.	285	1,040	(755)	4,359	10,400	(6,041)	12,480	8,121
6080 Concrete Work	0	0	0	0	1,000	(1,000)	1,000	1,000
6150 Fences	0	84	(84)	481	840	(359)	1,000	519
6220 Misc Maintenance & Repair	0	125	(125)	0	1,250	(1,250)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	543	7,520	(6,977)	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	550	433	117	1,573	4,334	(2,761)	5,200	3,627
6400 Painting	0	3,900	(3,900)	0	39,000	(39,000)	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	10,000	(9,165)	12,480	11,645
6512 Sprinkler Repairs	122	600	(478)	3,405	3,340	65	3,640	235
6560 Tree Maintenance	0	1,300	(1,300)	1,195	3,000	(1,805)	3,000	1,805
Total Maintenance Expense	957	9,282	(8,325)	13,209	84,636	(71,427)	99,372	86,163
Contract Services								
5040 Trash Removal	1,903	1,820	83	19,282	18,200	1,082	21,840	2,558
6135 Exterminate/Pest Control	0	0	0	2,407	5,000	(2,593)	5,000	2,593
6340 Lawn Mtce & Landscaping	2,010	1,970	40	16,180	15,760	420	17,680	1,500
6510 Snow Plowing	0	3,000	(3,000)	4,601	13,136	(8,536)	19,136	14,536
Total Contract Services	3,913	6,790	(2,877)	42,470	52,096	(9,626)	63,656	21,186
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	142,623	30,623	112,000	36,748	(105,875)
Total Reserve Contribution	3,062	3,062	0	142,623	30,623	112,000	36,748	(105,875)
TOTAL EXPENSES	33,780	37,098	(3,318)	407,553	350,776	56,777	418,436	10,883

Unexpended Budget Report

Wednesday, October 31, 2012

NET INCOME (LOSS)	<u>2,827</u>	<u>(2,231)</u>	<u>5,058</u>	<u>(48,993)</u>	<u>(2,074)</u>	<u>(46,918)</u>	
UNEXPENDED (OVER EXPENDED)							<u>48,993</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, October 31, 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	142,623	30,623	112,000	36,748	(105,875)
9440 Reserve Interest Income	45	0	45	434	0	434	0	(434)
Total Reserve Income	3,107	3,062	45	143,057	30,623	112,434	36,748	(106,309)
TOTAL INCOME	3,107	3,062	45	143,057	30,623	112,434	36,748	(106,309)
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)	3,107	3,062	45	60,542	30,623	29,919	36,748	
UNEXPENDED (OVER EXPENDED)								(23,794)