

Balance Sheet

Friday, November 30, 2012

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2012

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$135,089.31		
		Total Operating Cash & Investmt	\$135,089.31
Accounts Receivable			
1210 Accounts Receivable	\$63,516.37		
1299 Allowance For Bad Debts	(\$25,000.00)		
		Total Accounts Receivable	\$38,516.37
Other Assets			
1320 Prepaid Insurance	\$9,322.39		
1330 Prepaid Expense	\$138.02		
		Total Other Assets	\$9,460.41
		TOTAL ASSETS	<u>\$183,066.09</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$12,201.25		
2030 Advance Payments	\$10,281.97		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$192.00		
		Total Operating Liabilities	\$23,124.57
		TOTAL LIABILITIES	<u>\$23,124.57</u>

EQUITY

Operating Current Yr Earn	(\$34,242.05)		
Prior Yr Earnings	\$194,183.57		
		TOTAL EQUITY	<u>\$159,941.52</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$183,066.09</u>

Balance Sheet

Friday, November 30, 2012

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2012

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$124,362.26	
Total Reserve Cash & Investmt		\$124,362.26
TOTAL ASSETS		<u>\$124,362.26</u>

EQUITY

Reserve Current Yr Earnin	\$63,649.12	
Prior Yr Earnings	\$60,713.14	
TOTAL EQUITY		<u>\$124,362.26</u>
TOTAL LIABILITIES AND EQUITY		<u>\$124,362.26</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, November 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	374,374	374,374	0	408,408	34,034
4080 Late Fee Income	500	0	500	6,052	0	6,052	0	(6,052)
4100 Legal Fee Reimb Income	1,221	833	388	13,840	9,167	4,673	10,000	(3,840)
4110 Misc Income	25	0	25	35	25	10	25	(10)
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	35,780	34,867	913	394,341	383,569	10,772	418,436	24,095
TOTAL INCOME	35,780	34,867	913	394,341	383,569	10,772	418,436	24,095
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	690	3,817	(3,127)	4,160	3,470
7030 Audit Fees	0	0	0	3,255	2,600	655	2,600	(655)
7040 Bad Debt Expense	(2,715)	430	(3,145)	7,950	4,770	3,180	5,200	(2,750)
7060 Copies & Printing	368	0	368	1,529	624	905	624	(905)
7100 Income Tax Expense	0	0	0	6	0	6	0	(6)
7110 Insurance Expense	3,741	2,687	1,054	38,060	29,557	8,503	32,240	(5,820)
7119 Legal Collection Fees	1,221	1,033	188	13,210	9,567	3,643	10,400	(2,810)
7120 Legal Fees	361	693	(332)	3,424	7,623	(4,199)	8,320	4,896
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	24,200	26,675	(2,475)	29,120	4,920
7250 Postage & Mail	138	125	13	808	1,435	(627)	1,560	752
Total Admin Expense	5,334	7,740	(2,406)	93,131	86,782	6,349	94,338	1,207
Pool								
6070 Clubhouse/Pool Utilities	69	334	(265)	755	3,834	(3,079)	4,160	3,405
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)	6,084	5,720	364	5,720	(364)
Total Pool	669	1,049	(380)	9,210	12,570	(3,360)	12,896	3,686

Utilities

Unexpended Budget Report

Friday, November 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	362	540	(178)	4,370	5,950	(1,580)	6,490	2,120
5090 Water & Sewer	9,405	8,744	661	115,986	96,192	19,794	104,936	(11,050)
Total Utilities	9,767	9,284	483	120,355	102,142	18,213	111,426	(8,929)
Maintenance Expense								
6050 Building Repairs/Maint.	0	1,040	(1,040)	4,359	11,440	(7,081)	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	924	(443)	1,000	519
6220 Misc Maintenance & Repair	0	125	(125)	0	1,375	(1,375)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	543	8,320	(7,777)	8,320	7,777
6315 Keys & Locks	13	0	13	13	312	(299)	312	299
6360 Light Repair	0	0	0	12	0	12	0	(12)
6390 Maintenance & Repairs	0	433	(433)	1,573	4,767	(3,194)	5,200	3,627
6400 Painting	0	3,900	(3,900)	0	42,900	(42,900)	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	11,000	(10,165)	12,480	11,645
6512 Sprinkler Repairs	495	300	195	3,900	3,640	260	3,640	(260)
6560 Tree Maintenance	0	0	0	1,195	3,000	(1,805)	3,000	1,805
Total Maintenance Expense	508	7,682	(7,174)	13,718	92,318	(78,600)	99,372	85,654
Contract Services								
5040 Trash Removal	2,003	1,820	183	21,285	20,020	1,265	21,840	555
6135 Exterminate/Pest Control	0	0	0	2,407	5,000	(2,593)	5,000	2,593
6340 Lawn Mtce & Landscaping	2,010	1,920	90	18,190	17,680	510	17,680	(510)
6510 Snow Plowing	0	4,000	(4,000)	4,601	17,136	(12,536)	19,136	14,536
Total Contract Services	4,013	7,740	(3,727)	46,483	59,836	(13,353)	63,656	17,173
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	145,686	33,686	112,000	36,748	(108,938)
Total Reserve Contribution	3,062	3,062	0	145,686	33,686	112,000	36,748	(108,938)
TOTAL EXPENSES	23,353	36,557	(13,204)	428,583	387,334	41,249	418,436	(10,147)

Unexpended Budget Report

Friday, November 30, 2012

NET INCOME (LOSS)	<u>12,427</u>	<u>(1,690)</u>	<u>14,117</u>	<u>(34,242)</u>	<u>(3,765)</u>	<u>(30,477)</u>	
UNEXPENDED (OVER EXPENDED)							<u>34,242</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, November 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	145,686	33,686	112,000	36,748	(108,938)
9440 Reserve Interest Income	45	0	45	478	0	478	0	(478)
Total Reserve Income	3,107	3,062	45	146,164	33,686	112,478	36,748	(109,416)
TOTAL INCOME	3,107	3,062	45	146,164	33,686	112,478	36,748	(109,416)
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	63,649	33,686	29,963	36,748	
UNEXPENDED (OVER EXPENDED)								(26,901)