

Monday, December 31, 2012

Quincy Lake HOA

ASSETS

\$135,821.71

\$36,323.77

\$5,649.99

\$177,795.47

\$33,437.57

\$33,437.57

\$144,357.90

\$177,795.47

Balance Sheet

Monday, December 31, 2012

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2012

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$127,464.18	
Total Reserve Cash & Investmt		\$127,464.18
TOTAL ASSETS		<u>\$127,464.18</u>

EQUITY

Reserve Current Yr Earnin	\$66,751.04	
Prior Yr Earnings	\$60,713.14	
TOTAL EQUITY		<u>\$127,464.18</u>
TOTAL LIABILITIES AND EQUITY		<u>\$127,464.18</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, December 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	408,408	408,408	0	408,408	0
4080 Late Fee Income	550	0	550	6,602	0	6,602	0	(6,602)
4100 Legal Fee Reimb Income	554	833	(279)	14,394	10,000	4,394	10,000	(4,394)
4110 Misc Income	0	0	0	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	35,138	34,867	271	429,479	418,436	11,043	418,436	(11,043)
TOTAL INCOME	35,138	34,867	271	429,479	418,436	11,043	418,436	(11,043)
EXPENSES								
Admin Expense								
7021 Administration Expense	20	343	(323)	710	4,160	(3,450)	4,160	3,450
7030 Audit Fees	0	0	0	3,255	2,600	655	2,600	(655)
7040 Bad Debt Expense	5,000	430	4,570	12,950	5,200	7,750	5,200	(7,750)
7060 Copies & Printing	180	0	180	1,709	624	1,085	624	(1,085)
7100 Income Tax Expense	0	0	0	6	0	6	0	(6)
7110 Insurance Expense	3,741	2,683	1,058	41,801	32,240	9,561	32,240	(9,561)
7119 Legal Collection Fees	554	833	(279)	13,764	10,400	3,364	10,400	(3,364)
7120 Legal Fees	100	697	(597)	3,524	8,320	(4,796)	8,320	4,796
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,445	(245)	26,400	29,120	(2,720)	29,120	2,720
7250 Postage & Mail	102	125	(23)	909	1,560	(651)	1,560	651
Total Admin Expense	11,897	7,556	4,341	105,028	94,338	10,690	94,338	(10,690)
Operating Expenses								
6300 Insurance Claim	1,000	0	1,000	1,000	0	1,000	0	(1,000)
Total Operating Expenses	1,000	0	1,000	1,000	0	1,000	0	(1,000)
Pool								
6070 Clubhouse/Pool Utilities	69	326	(257)	824	4,160	(3,336)	4,160	3,336
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

Unexpended Budget Report

Monday, December 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)								
Pool (Continued)								
6460 Pool Operations & Mgmt	0	0	0	6,084	5,720	364	5,720	(364)
Total Pool	69	326	(257)	9,279	12,896	(3,617)	12,896	3,617
Utilities								
5021 Gas/Electricity	656	540	116	5,025	6,490	(1,465)	6,490	1,465
5090 Water & Sewer	16,637	8,744	7,893	132,623	104,936	27,687	104,936	(27,687)
Total Utilities	17,292	9,284	8,008	137,648	111,426	26,222	111,426	(26,222)
Maintenance Expense								
6050 Building Repairs/Maint.	1,035	1,040	(5)	5,394	12,480	(7,086)	12,480	7,086
6080 Concrete Work	0	0	0	0	1,000	(1,000)	1,000	1,000
6150 Fences	0	76	(76)	481	1,000	(519)	1,000	519
6220 Misc Maintenance & Repair	0	125	(125)	0	1,500	(1,500)	1,500	1,500
6240 Grounds Maintenance	0	0	0	543	8,320	(7,777)	8,320	7,777
6315 Keys & Locks	0	0	0	13	312	(299)	312	299
6360 Light Repair	0	0	0	12	0	12	0	(12)
6390 Maintenance & Repairs	0	433	(433)	1,573	5,200	(3,627)	5,200	3,627
6400 Painting	0	3,900	(3,900)	0	46,800	(46,800)	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	5,425	1,480	3,945	6,260	12,480	(6,220)	12,480	6,220
6512 Sprinkler Repairs	0	0	0	3,900	3,640	260	3,640	(260)
6560 Tree Maintenance	8,020	0	8,020	9,215	3,000	6,215	3,000	(6,215)
Total Maintenance Expense	14,480	7,054	7,426	28,198	99,372	(71,174)	99,372	71,174
Contract Services								
5040 Trash Removal	1,978	1,820	158	23,563	21,840	1,723	21,840	(1,723)
6135 Exterminate/Pest Control	0	0	0	2,407	5,000	(2,593)	5,000	2,593
6340 Lawn Mtce & Landscaping	0	0	0	18,190	17,680	510	17,680	(510)
6510 Snow Plowing	943	2,000	(1,057)	5,694	19,136	(13,443)	19,136	13,443
Total Contract Services	2,921	3,820	(899)	49,854	63,656	(13,802)	63,656	13,802
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	148,748	36,748	112,000	36,748	(112,000)

Unexpended Budget Report

Monday, December 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)								
Total Reserve Contribution	3,062	3,062	0	148,748	36,748	112,000	36,748	(112,000)
TOTAL EXPENSES	50,722	31,102	19,619	479,754	418,436	61,318	418,436	(61,318)
NET INCOME (LOSS)	(15,584)	3,765	(19,348)	(50,276)		(50,276)		
UNEXPENDED (OVER EXPENDED)								50,276

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, December 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	148,748	36,748	112,000	36,748	(112,000)
9440 Reserve Interest Income	40	0	40	518	0	518	0	(518)
Total Reserve Income	3,102	3,062	40	149,266	36,748	112,518	36,748	(112,518)
TOTAL INCOME	3,102	3,062	40	149,266	36,748	112,518	36,748	(112,518)
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)	3,102	3,062	40	66,751	36,748	30,003	36,748	
UNEXPENDED (OVER EXPENDED)								(30,003)