

Balance Sheet

Tuesday, April 30, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$103,340.17		
		Total Operating Cash & Investmt	\$103,340.17
Accounts Receivable			
1210 Accounts Receivable	\$68,631.22		
1299 Allowance For Bad Debts	(\$30,000.00)		
		Total Accounts Receivable	\$38,631.22
Other Assets			
1320 Prepaid Insurance	\$28,130.00		
		Total Other Assets	\$28,130.00
		TOTAL ASSETS	<u>\$170,101.39</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$15,007.47		
2030 Advance Payments	\$12,523.12		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$0.50		
		Total Operating Liabilities	\$27,980.44
		TOTAL LIABILITIES	<u>\$27,980.44</u>

EQUITY

Operating Current Yr Earn	(\$2,236.95)		
Prior Yr Earnings	\$144,357.90		
		TOTAL EQUITY	<u>\$142,120.95</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$170,101.39</u>

Balance Sheet

Tuesday, April 30, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$139,885.94	
Total Reserve Cash & Investmt		\$139,885.94
TOTAL ASSETS		<u>\$139,885.94</u>

EQUITY

Reserve Current Yr Earnin	\$12,421.76	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$139,885.94</u>
TOTAL LIABILITIES AND EQUITY		<u>\$139,885.94</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Tuesday, April 30, 2013

Quincy Lake 2013 Operating

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2013

	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	136,136	136,136	0	408,408	272,272
4080 Late Fee Income	400	0	400	2,150	0	2,150	0	(2,150)
4100 Legal Fee Reimb Income	1,534	833	701	5,653	3,336	2,317	10,000	4,347
4110 Misc Income	0	0	0	50	25	25	25	(25)
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	35,968	34,867	1,101	143,989	139,500	4,489	418,436	274,447
TOTAL INCOME	35,968	34,867	1,101	143,989	139,500	4,489	418,436	274,447
EXPENSES								
Admin Expense								
7021 Administration Expense	95	347	(252)	165	1,388	(1,223)	4,160	3,995
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	666	430	236	666	1,720	(1,054)	5,200	4,534
7060 Copies & Printing	39	50	(11)	160	374	(215)	624	465
7110 Insurance Expense	5,056	2,687	2,369	18,699	10,748	7,951	32,240	13,541
7119 Legal Collection Fees	1,534	833	701	5,653	3,336	2,317	10,400	4,747
7120 Legal Fees	210	693	(483)	526	2,772	(2,246)	8,320	7,794
7130 Licenses/Taxes/Fees	0	0	0	0	0	0	114	114
7140 Management Fees	2,200	2,425	(225)	8,800	9,700	(900)	29,120	20,320
7250 Postage & Mail	29	185	(156)	103	560	(457)	1,560	1,457
Total Admin Expense	9,829	7,650	2,179	38,242	33,198	5,044	94,338	56,096
Pool								
6070 Clubhouse/Pool Utilities	73	334	(261)	287	1,336	(1,049)	4,160	3,873
6440 Pool Chemicals	0	0	0	0	0	0	1,664	1,664
6450 Pool Repairs	0	500	(500)	0	500	(500)	1,352	1,352
6460 Pool Operations & Mgmt	613	715	(103)	613	715	(103)	5,720	5,108
Total Pool	685	1,549	(864)	900	2,551	(1,651)	12,896	11,996
Utilities								
5021 Gas/Electricity	377	541	(164)	1,356	2,164	(808)	6,490	5,134
5090 Water & Sewer	9,527	8,744	783	30,280	34,976	(4,696)	104,936	74,656

Unexpended Budget Report

Tuesday, April 30, 2013

Quincy Lake 2013 Operating (Continued)

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Utilities	9,904	9,285	619	31,636	37,140	(5,504)	111,426	79,790
Maintenance Expense								
6050 Building Repairs/Maint.	4,507	960	3,547	26,296	5,280	21,016	12,480	(13,816)
6080 Concrete Work	3,340	1,000	2,340	3,340	1,000	2,340	1,000	(2,340)
6150 Fences	0	84	(84)	0	336	(336)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	500	(500)	1,500	1,500
6240 Grounds Maintenance	5,274	800	4,474	5,274	2,720	2,554	8,320	3,046
6315 Keys & Locks	0	100	(100)	0	100	(100)	312	312
6390 Maintenance & Repairs	0	433	(433)	0	1,736	(1,736)	5,200	5,200
6400 Painting	0	3,900	(3,900)	0	15,600	(15,600)	46,800	46,800
6430 Plumbing Repairs Cmn Area	0	300	(300)	0	1,600	(1,600)	3,640	3,640
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	4,000	1,645	12,480	6,835
6512 Sprinkler Repairs	1,090	300	790	1,090	600	490	3,640	2,550
6560 Tree Maintenance	0	0	0	225	200	25	3,000	2,775
Total Maintenance Expense	14,210	9,002	5,208	41,870	33,672	8,198	99,372	57,502
Contract Services								
5040 Trash Removal	1,903	1,820	83	7,611	7,280	331	21,840	14,229
6135 Exterminate/Pest Control	0	600	(600)	1,065	2,000	(935)	5,000	3,935
6340 Lawn Mtce & Landscaping	0	1,970	(1,970)	2,892	3,940	(1,048)	17,680	14,788
6510 Snow Plowing	0	1,786	(1,786)	9,763	10,136	(374)	19,136	9,374
Total Contract Services	1,903	6,176	(4,273)	21,331	23,356	(2,025)	63,656	42,325
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	12,248	12,248	0	36,748	24,500
Total Reserve Contribution	3,062	3,062	0	12,248	12,248	0	36,748	24,500
TOTAL EXPENSES	39,593	36,724	2,869	146,226	142,165	4,061	418,436	272,210
NET INCOME (LOSS)	(3,625)	(1,857)	(1,768)	(2,237)	(2,665)	428		
UNEXPENDED (OVER EXPENDED)								2,237

Unexpended Budget Report

Tuesday, April 30, 2013

2013 Reserve Fund Budget

Quincy Lake Reserve Fund Accrual Accounting Year Starts January 1, 2013

	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	12,248	12,248	0	36,748	24,500
9440 Reserve Interest Income	45	0	45	174	0	174	0	(174)
Total Reserve Income	3,107	3,062	45	12,422	12,248	174	36,748	24,326
TOTAL INCOME	3,107	3,062	45	12,422	12,248	174	36,748	24,326
NET INCOME (LOSS)	3,107	3,062	45	12,422	12,248	174	36,748	
UNEXPENDED (OVER EXPENDED)								24,326