

Balance Sheet

Friday, May 31, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$104,066.73		
		Total Operating Cash & Investmt	\$104,066.73
Accounts Receivable			
1210 Accounts Receivable	\$69,586.35		
1299 Allowance For Bad Debts	(\$30,000.00)		
		Total Accounts Receivable	\$39,586.35
Other Assets			
1320 Prepaid Insurance	\$26,403.20		
1330 Prepaid Expense	\$145.62		
		Total Other Assets	\$26,548.82
		TOTAL ASSETS	<u>\$170,201.90</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$17,312.30		
2030 Advance Payments	\$12,441.09		
2035 LockBox Error Clearing	\$449.35		
		Total Operating Liabilities	\$30,202.74
		TOTAL LIABILITIES	<u>\$30,202.74</u>

EQUITY

Operating Current Yr Earn	(\$4,358.74)		
Prior Yr Earnings	\$144,357.90		
		TOTAL EQUITY	<u>\$139,999.16</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$170,201.90</u>

Balance Sheet

Friday, May 31, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$142,998.79	
Total Reserve Cash & Investmt		\$142,998.79
TOTAL ASSETS		<u>\$142,998.79</u>

EQUITY

Reserve Current Yr Earnin	\$15,534.61	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$142,998.79</u>
TOTAL LIABILITIES AND EQUITY		<u>\$142,998.79</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, May 31, 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	170,170	170,170	0	408,408	238,238
4080 Late Fee Income	327	0	327	2,477	0	2,477	0	(2,477)
4100 Legal Fee Reimb Income	339	833	(494)	5,992	4,169	1,823	10,000	4,008
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	34,701	34,867	(166)	178,690	174,367	4,323	418,436	239,746
TOTAL INCOME	34,701	34,867	(166)	178,690	174,367	4,323	418,436	239,746
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	185	1,735	(1,550)	4,160	3,975
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	232	430	(198)	897	2,150	(1,253)	5,200	4,303
7060 Copies & Printing	302	50	252	461	424	37	624	163
7110 Insurance Expense	5,071	2,687	2,384	23,770	13,435	10,335	32,240	8,470
7119 Legal Collection Fees	339	1,033	(694)	5,992	4,369	1,623	10,400	4,408
7120 Legal Fees	725	693	32	1,251	3,465	(2,214)	8,320	7,069
7130 Licenses/Taxes/Fees	0	0	0	0	0	0	114	114
7140 Management Fees	2,200	2,425	(225)	11,000	12,125	(1,125)	29,120	18,120
7250 Postage & Mail	135	125	10	238	685	(447)	1,560	1,322
Total Admin Expense	9,024	7,790	1,234	47,266	40,988	6,278	94,338	47,072
Pool								
6070 Clubhouse/Pool Utilities	73	494	(421)	360	1,830	(1,470)	4,160	3,800
6440 Pool Chemicals	263	400	(138)	263	400	(138)	1,664	1,402
6450 Pool Repairs	108	500	(392)	108	1,000	(892)	1,352	1,244
6460 Pool Operations & Mgmt	913	715	198	1,525	1,430	95	5,720	4,195
Total Pool	1,356	2,109	(753)	2,256	4,660	(2,404)	12,896	10,640
Utilities								
5021 Gas/Electricity	362	541	(179)	1,718	2,705	(987)	6,490	4,772
5090 Water & Sewer	9,263	8,744	519	39,544	43,720	(4,176)	104,936	65,392

Unexpended Budget Report

Friday, May 31, 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	9,626	9,285	341	41,262	46,425	(5,163)	111,426	70,164
Maintenance Expense								
6050 Building Repairs/Maint.	0	960	(960)	26,296	6,240	20,056	12,480	(13,816)
6080 Concrete Work	0	0	0	3,340	1,000	2,340	1,000	(2,340)
6150 Fences	0	84	(84)	0	420	(420)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	625	(625)	1,500	1,500
6240 Grounds Maintenance	2,734	800	1,934	8,008	3,520	4,488	8,320	312
6315 Keys & Locks	291	100	191	291	200	91	312	21
6390 Maintenance & Repairs	0	433	(433)	0	2,169	(2,169)	5,200	5,200
6400 Painting	0	3,900	(3,900)	0	19,500	(19,500)	46,800	46,800
6430 Plumbing Repairs Cmn Area	817	500	317	817	2,100	(1,283)	3,640	2,823
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	5,000	645	12,480	6,835
6512 Sprinkler Repairs	1,719	300	1,419	2,809	900	1,909	3,640	831
6560 Tree Maintenance	0	1,500	(1,500)	225	1,700	(1,475)	3,000	2,775
Total Maintenance Expense	5,561	9,702	(4,141)	47,431	43,374	4,057	99,372	51,941
Contract Services								
5040 Trash Removal	1,903	1,820	83	9,514	9,100	414	21,840	12,326
6135 Exterminate/Pest Control	1,270	0	1,270	2,335	2,000	335	5,000	2,665
6340 Lawn Mtce & Landscaping	0	1,970	(1,970)	2,892	5,910	(3,018)	17,680	14,788
6510 Snow Plowing	5,021	0	5,021	14,784	10,136	4,648	19,136	4,353
Total Contract Services	8,194	3,790	4,404	29,524	27,146	2,378	63,656	34,132
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	15,310	15,310	0	36,748	21,438
Total Reserve Contribution	3,062	3,062	0	15,310	15,310	0	36,748	21,438
TOTAL EXPENSES	36,822	35,738	1,084	183,049	177,903	5,146	418,436	235,387
NET INCOME (LOSS)	(2,122)	(871)	(1,251)	(4,359)	(3,536)	(823)		
UNEXPENDED (OVER EXPENDED)								4,359

Unexpended Budget Report

Friday, May 31, 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	15,310	15,310	0	36,748	21,438
9440 Reserve Interest Income	51	0	51	225	0	225	0	(225)
Total Reserve Income	3,113	3,062	51	15,535	15,310	225	36,748	21,213
TOTAL INCOME	3,113	3,062	51	15,535	15,310	225	36,748	21,213
NET INCOME (LOSS)	3,113	3,062	51	15,535	15,310	225	36,748	
UNEXPENDED (OVER EXPENDED)								21,213