

Balance Sheet

Wednesday, July 31, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$115,143.33		
		Total Operating Cash & Investmt	\$115,143.33
Accounts Receivable			
1210 Accounts Receivable	\$65,216.92		
1299 Allowance For Bad Debts	(\$30,000.00)		
		Total Accounts Receivable	\$35,216.92
Other Assets			
1320 Prepaid Insurance	\$22,969.20		
1330 Prepaid Expense	\$218.41		
		Total Other Assets	\$23,187.61
		TOTAL ASSETS	\$173,547.86

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$21,970.34		
2030 Advance Payments	\$10,983.59		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$1,155.56		
		Total Operating Liabilities	\$34,558.84
		TOTAL LIABILITIES	\$34,558.84

EQUITY

Operating Current Yr Earn	(\$5,358.88)		
Prior Yr Earnings	\$144,347.90		
		TOTAL EQUITY	\$138,989.02
		TOTAL LIABILITIES AND EQUITY	\$173,547.86

Balance Sheet

Wednesday, July 31, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$48,356.22	
Total Reserve Cash & Investmt		\$48,356.22
TOTAL ASSETS		<u>\$48,356.22</u>

EQUITY

Reserve Current Yr Earnin	(\$79,107.96)	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$48,356.22</u>
TOTAL LIABILITIES AND EQUITY		<u>\$48,356.22</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, July 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	238,238	238,238	0	408,408	170,170
4080 Late Fee Income	350	0	350	3,277	0	3,277	0	(3,277)
4100 Legal Fee Reimb Income	371	833	(462)	7,295	5,835	1,460	10,000	2,705
4110 Misc Income	30	0	30	85	25	60	25	(60)
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	34,785	34,867	(82)	248,896	244,101	4,795	418,436	169,540
TOTAL INCOME	34,785	34,867	(82)	248,896	244,101	4,795	418,436	169,540
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	225	2,429	(2,204)	4,160	3,935
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	457	430	27	1,354	3,010	(1,656)	5,200	3,846
7060 Copies & Printing	35	25	10	565	474	91	624	60
7110 Insurance Expense	5,061	2,687	2,374	33,892	18,809	15,083	32,240	(1,652)
7119 Legal Collection Fees	387	833	(446)	7,311	6,035	1,276	10,400	3,089
7120 Legal Fees	100	693	(593)	1,451	4,851	(3,400)	8,320	6,869
7130 Licenses/Taxes/Fees	0	114	(114)	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	15,400	16,975	(1,575)	29,120	13,720
7250 Postage & Mail	8	125	(117)	254	935	(681)	1,560	1,306
Total Admin Expense	8,268	7,679	589	63,923	56,232	7,691	94,338	30,415
Pool								
6070 Clubhouse/Pool Utilities	73	334	(261)	506	2,498	(1,992)	4,160	3,654
6440 Pool Chemicals	1,035	400	635	3,045	1,200	1,845	1,664	(1,381)
6450 Pool Repairs	0	0	0	108	1,352	(1,244)	1,352	1,244
6460 Pool Operations & Mgmt	613	715	(103)	2,750	2,860	(110)	5,720	2,970
Total Pool	1,720	1,449	271	6,409	7,910	(1,501)	12,896	6,487
Utilities								
5021 Gas/Electricity	573	541	32	2,984	3,787	(803)	6,490	3,506
5090 Water & Sewer	13,788	8,744	5,044	63,895	61,216	2,679	104,936	41,041

Unexpended Budget Report

Wednesday, July 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	14,361	9,285	5,076	66,878	65,003	1,875	111,426	44,548
Maintenance Expense								
6050 Building Repairs/Maint.	3,873	0	3,873	30,949	7,280	23,669	12,480	(18,469)
6080 Concrete Work	0	0	0	3,340	1,000	2,340	1,000	(2,340)
6150 Fences	0	84	(84)	0	588	(588)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	875	(875)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	2,540	5,120	(2,580)	8,320	5,780
6315 Keys & Locks	446	0	446	738	312	426	312	(426)
6360 Light Repair	0	0	0	393	0	393	0	(393)
6390 Maintenance & Repairs	0	433	(433)	0	3,035	(3,035)	5,200	5,200
6400 Painting	0	3,900	(3,900)	0	27,300	(27,300)	46,800	46,800
6430 Plumbing Repairs Cmn Area	0	540	(540)	817	3,640	(2,823)	3,640	2,823
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	7,000	(1,355)	12,480	6,835
6512 Sprinkler Repairs	1,618	300	1,318	5,476	1,640	3,836	3,640	(1,836)
6560 Tree Maintenance	0	0	0	225	1,700	(1,475)	3,000	2,775
Total Maintenance Expense	5,937	7,182	(1,245)	50,123	59,490	(9,367)	99,372	49,249
Contract Services								
5040 Trash Removal	2,036	1,820	216	13,886	12,740	1,146	21,840	7,954
6135 Exterminate/Pest Control	655	1,500	(845)	2,990	3,500	(510)	5,000	2,010
6340 Lawn Mtce & Landscaping	2,734	1,970	764	13,828	9,850	3,978	17,680	3,852
6510 Snow Plowing	0	0	0	14,784	10,136	4,648	19,136	4,353
Total Contract Services	5,425	5,290	135	45,487	36,226	9,261	63,656	18,169
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	21,434	21,434	0	36,748	15,314
Total Reserve Contribution	3,062	3,062	0	21,434	21,434	0	36,748	15,314
TOTAL EXPENSES	38,773	33,947	4,826	254,255	246,295	7,960	418,436	164,181
NET INCOME (LOSS)	(3,988)	920	(4,908)	(5,359)	(2,194)	(3,165)		
UNEXPENDED (OVER EXPENDED)								5,359

Unexpended Budget Report

Wednesday, July 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	21,434	21,434	0	36,748	15,314
9440 Reserve Interest Income	20	0	20	277	0	277	0	(277)
Total Reserve Income	3,082	3,062	20	21,711	21,434	277	36,748	15,037
TOTAL INCOME	3,082	3,062	20	21,711	21,434	277	36,748	15,037
EXPENSES								
Reserve Expense								
9610 Reserve Asphalt	0	0	0	39,929	0	39,929	0	(39,929)
9750 Reserve Painting	34,261	0	34,261	60,890	0	60,890	0	(60,890)
Total Reserve Expense	34,261	0	34,261	100,819	0	100,819	0	(100,819)
TOTAL EXPENSES	34,261	0	34,261	100,819	0	100,819	0	(100,819)
NET INCOME (LOSS)	(31,179)	3,062	(34,241)	(79,108)	21,434	(100,542)	36,748	
UNEXPENDED (OVER EXPENDED)								115,856