

Balance Sheet

Saturday, August 31, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$111,672.91		
		Total Operating Cash & Investmt	\$111,672.91
Accounts Receivable			
1210 Accounts Receivable	\$49,878.60		
1299 Allowance For Bad Debts	(\$30,000.00)		
		Total Accounts Receivable	\$19,878.60
Other Assets			
1320 Prepaid Insurance	\$21,252.20		
1330 Prepaid Expense	\$145.60		
		Total Other Assets	\$21,397.80
		TOTAL ASSETS	<u>\$152,949.31</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$30,316.38		
2030 Advance Payments	\$11,308.59		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$1,297.63		
		Total Operating Liabilities	\$43,371.95
		TOTAL LIABILITIES	<u>\$43,371.95</u>

EQUITY

Operating Current Yr Earn	(\$34,770.54)		
Prior Yr Earnings	\$144,347.90		
		TOTAL EQUITY	<u>\$109,577.36</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$152,949.31</u>

Balance Sheet

Saturday, August 31, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$51,430.28	
Total Reserve Cash & Investmt		\$51,430.28
TOTAL ASSETS		<u>\$51,430.28</u>

EQUITY

Reserve Current Yr Earnin	(\$76,033.90)	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$51,430.28</u>
TOTAL LIABILITIES AND EQUITY		<u>\$51,430.28</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, August 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	272,272	272,272	0	408,408	136,136
4080 Late Fee Income	824	0	824	4,101	0	4,101	0	(4,101)
4100 Legal Fee Reimb Income	1,679	833	846	8,974	6,668	2,306	10,000	1,026
4110 Misc Income	75	0	75	160	25	135	25	(135)
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	36,612	34,867	1,745	285,507	278,968	6,539	418,436	132,929
TOTAL INCOME	36,612	34,867	1,745	285,507	278,968	6,539	418,436	132,929
EXPENSES								
Admin Expense								
7021 Administration Expense	170	347	(177)	395	2,776	(2,381)	4,160	3,765
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	15,729	430	15,299	17,083	3,440	13,643	5,200	(11,883)
7060 Copies & Printing	33	50	(17)	598	524	74	624	26
7110 Insurance Expense	5,061	2,687	2,374	38,953	21,496	17,457	32,240	(6,713)
7119 Legal Collection Fees	1,663	833	830	8,974	6,868	2,106	10,400	1,426
7120 Legal Fees	100	693	(593)	1,551	5,544	(3,993)	8,320	6,769
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	17,600	19,400	(1,800)	29,120	11,520
7250 Postage & Mail	35	125	(90)	289	1,060	(771)	1,560	1,271
Total Admin Expense	24,991	7,590	17,401	88,913	63,822	25,091	94,338	5,425
Pool								
6070 Clubhouse/Pool Utilities	73	334	(261)	579	2,832	(2,253)	4,160	3,581
6440 Pool Chemicals	0	400	(400)	3,045	1,600	1,445	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)	3,363	3,575	(213)	5,720	2,358
Total Pool	685	1,449	(764)	7,094	9,359	(2,265)	12,896	5,802
Utilities								
5021 Gas/Electricity	564	541	23	3,548	4,328	(780)	6,490	2,942
5090 Water & Sewer	13,099	8,744	4,355	76,994	69,960	7,034	104,936	27,942

Unexpended Budget Report

Saturday, August 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	13,664	9,285	4,379	80,542	74,288	6,254	111,426	30,884
Maintenance Expense								
6050 Building Repairs/Maint.	14,338	1,040	13,298	45,287	8,320	36,967	12,480	(32,807)
6080 Concrete Work	0	0	0	3,340	1,000	2,340	1,000	(2,340)
6150 Fences	2,963	84	2,879	2,963	672	2,291	1,000	(1,963)
6220 Misc Maintenance & Repair	0	125	(125)	0	1,000	(1,000)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	2,540	5,920	(3,380)	8,320	5,780
6315 Keys & Locks	0	0	0	738	312	426	312	(426)
6360 Light Repair	0	0	0	393	0	393	0	(393)
6390 Maintenance & Repairs	750	433	317	750	3,468	(2,718)	5,200	4,450
6400 Painting	0	3,900	(3,900)	0	31,200	(31,200)	46,800	46,800
6430 Plumbing Repairs Cmn Area	156	0	156	973	3,640	(2,667)	3,640	2,667
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	8,000	(2,355)	12,480	6,835
6512 Sprinkler Repairs	645	800	(155)	6,121	2,440	3,681	3,640	(2,481)
6560 Tree Maintenance	0	0	0	225	1,700	(1,475)	3,000	2,775
Total Maintenance Expense	18,852	8,182	10,670	68,975	67,672	1,303	99,372	30,397
Contract Services								
5040 Trash Removal	2,036	1,820	216	15,922	14,560	1,362	21,840	5,918
6135 Exterminate/Pest Control	0	0	0	2,990	3,500	(510)	5,000	2,010
6340 Lawn Mtce & Landscaping	2,734	1,970	764	16,562	11,820	4,742	17,680	1,118
6510 Snow Plowing	0	0	0	14,784	10,136	4,648	19,136	4,353
Total Contract Services	4,770	3,790	980	50,257	40,016	10,241	63,656	13,399
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	24,496	24,496	0	36,748	12,252
Total Reserve Contribution	3,062	3,062	0	24,496	24,496	0	36,748	12,252
TOTAL EXPENSES	66,023	33,358	32,665	320,278	279,653	40,625	418,436	98,158
NET INCOME (LOSS)	(29,412)	1,509	(30,921)	(34,771)	(685)	(34,086)		
UNEXPENDED (OVER EXPENDED)								34,771

Unexpended Budget Report

Saturday, August 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	24,496	24,496	0	36,748	12,252
9440 Reserve Interest Income	12	0	12	289	0	289	0	(289)
Total Reserve Income	3,074	3,062	12	24,785	24,496	289	36,748	11,963
TOTAL INCOME	3,074	3,062	12	24,785	24,496	289	36,748	11,963
EXPENSES								
Reserve Expense								
9610 Reserve Asphalt	0	0	0	39,929	0	39,929	0	(39,929)
9750 Reserve Painting	0	0	0	60,890	0	60,890	0	(60,890)
Total Reserve Expense	0	0	0	100,819	0	100,819	0	(100,819)
TOTAL EXPENSES	0	0	0	100,819	0	100,819	0	(100,819)
NET INCOME (LOSS)	3,074	3,062	12	(76,034)	24,496	(100,530)	36,748	
UNEXPENDED (OVER EXPENDED)								112,782