

Balance Sheet

Monday, September 30, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$103,251.56		
		Total Operating Cash & Investmt	\$103,251.56
Accounts Receivable			
1210 Accounts Receivable	\$52,630.38		
1299 Allowance For Bad Debts	(\$30,000.00)		
1770 Due from Reserve Fund	\$2,963.00		
		Total Accounts Receivable	\$25,593.38
Other Assets			
1320 Prepaid Insurance	\$19,553.20		
1330 Prepaid Expense	\$72.79		
		Total Other Assets	\$19,625.99
		TOTAL ASSETS	<u>\$148,470.93</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$24,288.97		
2030 Advance Payments	\$11,743.22		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$725.56		
		Total Operating Liabilities	\$37,207.10
		TOTAL LIABILITIES	<u>\$37,207.10</u>

EQUITY

Operating Current Yr Earn	(\$33,084.07)		
Prior Yr Earnings	\$144,347.90		
		TOTAL EQUITY	<u>\$111,263.83</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$148,470.93</u>

Balance Sheet

Monday, September 30, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$54,504.41	
Total Reserve Cash & Investmt		\$54,504.41
TOTAL ASSETS		<u>\$54,504.41</u>

EQUITY

Reserve Current Yr Earnin	(\$72,959.77)	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$54,504.41</u>
TOTAL LIABILITIES AND EQUITY		<u>\$54,504.41</u>

Unexpended Budget Report

Monday, September 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	34,084	34,034	50	306,356	306,306	50	408,408	102,052
4080 Late Fee Income	200	0	200	4,301	0	4,301	0	(4,301)
4100 Legal Fee Reimb Income	2,173	833	1,340	11,147	7,501	3,646	10,000	(1,147)
4110 Misc Income	0	0	0	160	25	135	25	(135)
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	36,457	34,867	1,590	321,964	313,835	8,129	418,436	96,472
TOTAL INCOME	36,457	34,867	1,590	321,964	313,835	8,129	418,436	96,472
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	415	3,123	(2,708)	4,160	3,745
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	0	430	(430)	17,083	3,870	13,213	5,200	(11,883)
7060 Copies & Printing	49	50	(1)	647	574	73	624	(23)
7110 Insurance Expense	5,061	2,687	2,374	44,014	24,183	19,831	32,240	(11,774)
7119 Legal Collection Fees	2,173	833	1,340	11,147	7,701	3,446	10,400	(747)
7120 Legal Fees	240	693	(453)	1,791	6,237	(4,446)	8,320	6,529
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	19,800	21,825	(2,025)	29,120	9,320
7250 Postage & Mail	10	125	(115)	299	1,185	(886)	1,560	1,261
Total Admin Expense	9,753	7,590	2,163	98,666	71,412	27,254	94,338	(4,328)
Pool								
6070 Clubhouse/Pool Utilities	73	334	(261)	651	3,166	(2,515)	4,160	3,509
6440 Pool Chemicals	409	64	345	3,454	1,664	1,790	1,664	(1,790)
6450 Pool Repairs	151	0	151	259	1,352	(1,093)	1,352	1,093
6460 Pool Operations & Mgmt	613	715	(103)	3,975	4,290	(315)	5,720	1,745
Total Pool	1,245	1,113	132	8,340	10,472	(2,132)	12,896	4,556
Utilities								
5021 Gas/Electricity	493	541	(48)	4,041	4,869	(828)	6,490	2,449
5090 Water & Sewer	13,760	8,744	5,016	90,755	78,704	12,051	104,936	14,181

Unexpended Budget Report

Monday, September 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	14,253	9,285	4,968	94,795	83,573	11,222	111,426	16,631
Maintenance Expense								
6050 Building Repairs/Maint.	0	1,040	(1,040)	45,287	9,360	35,927	12,480	(32,807)
6080 Concrete Work	950	0	950	4,290	1,000	3,290	1,000	(3,290)
6150 Fences	0	84	(84)	0	756	(756)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	1,125	(1,125)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	2,540	6,720	(4,180)	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	3,389	433	2,956	4,139	3,901	238	5,200	1,061
6400 Painting	0	3,900	(3,900)	0	35,100	(35,100)	46,800	46,800
6430 Plumbing Repairs Cmn Area	0	0	0	973	3,640	(2,667)	3,640	2,667
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	9,000	(3,355)	12,480	6,835
6512 Sprinkler Repairs	116	300	(184)	6,237	2,740	3,497	3,640	(2,597)
6560 Tree Maintenance	0	0	0	225	1,700	(1,475)	3,000	2,775
Total Maintenance Expense	4,455	7,682	(3,227)	70,467	75,354	(4,887)	99,372	28,905
Contract Services								
5040 Trash Removal	2,036	1,820	216	17,958	16,380	1,578	21,840	3,882
6135 Exterminate/Pest Control	195	1,500	(1,305)	3,185	5,000	(1,815)	5,000	1,815
6340 Lawn Mtce & Landscaping	2,734	1,970	764	19,296	13,790	5,506	17,680	(1,616)
6510 Snow Plowing	0	0	0	14,784	10,136	4,648	19,136	4,353
Total Contract Services	4,965	5,290	(325)	55,222	45,306	9,916	63,656	8,434
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	27,558	27,558	0	36,748	9,190
Total Reserve Contribution	3,062	3,062	0	27,558	27,558	0	36,748	9,190
TOTAL EXPENSES	37,733	34,022	3,711	355,048	313,675	41,373	418,436	63,388
NET INCOME (LOSS)	(1,277)	845	(2,122)	(33,084)	160	(33,244)		
UNEXPENDED (OVER EXPENDED)								33,084

Unexpended Budget Report

Monday, September 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	27,558	27,558	0	36,748	9,190
9440 Reserve Interest Income	12	0	12	301	0	301	0	(301)
Total Reserve Income	3,074	3,062	12	27,859	27,558	301	36,748	8,889
TOTAL INCOME	3,074	3,062	12	27,859	27,558	301	36,748	8,889
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	(72,960)	27,558	(100,518)	36,748	
UNEXPENDED (OVER EXPENDED)								109,708