

Balance Sheet

Thursday, October 31, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$105,491.54		
		Total Operating Cash & Investmt	\$105,491.54
Accounts Receivable			
1210 Accounts Receivable	\$49,725.38		
1299 Allowance For Bad Debts	(\$30,000.00)		
1770 Due from Reserve Fund	\$5,926.00		
		Total Accounts Receivable	\$25,651.38
Other Assets			
1320 Prepaid Insurance	\$17,854.20		
		Total Other Assets	\$17,854.20
		TOTAL ASSETS	<u>\$148,997.12</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$30,734.02		
2030 Advance Payments	\$12,901.21		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$705.06		
		Total Operating Liabilities	\$44,789.64
		TOTAL LIABILITIES	<u>\$44,789.64</u>

EQUITY

Operating Current Yr Earn	(\$40,140.42)		
Prior Yr Earnings	\$144,347.90		
		TOTAL EQUITY	<u>\$104,207.48</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$148,997.12</u>

Balance Sheet

Thursday, October 31, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$57,580.66	
Total Reserve Cash & Investmt		\$57,580.66
TOTAL ASSETS		<u>\$57,580.66</u>

LIABILITIES

Reserve Liabilities		
2750 Due to Operating Fund	\$5,926.00	
Total Reserve Liabilities		\$5,926.00
TOTAL LIABILITIES		<u>\$5,926.00</u>

EQUITY

Reserve Current Yr Earnin	(\$75,809.52)	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$51,654.66</u>
TOTAL LIABILITIES AND EQUITY		<u>\$57,580.66</u>

Unexpended Budget Report

Thursday, October 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	340,390	340,340	50	408,408	68,018
4080 Late Fee Income	203	0	203	4,504	0	4,504	0	(4,504)
4100 Legal Fee Reimb Income	1,147	833	314	12,294	8,334	3,960	10,000	(2,294)
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	35,384	34,867	517	357,348	348,702	8,646	418,436	61,088
TOTAL INCOME	35,384	34,867	517	357,348	348,702	8,646	418,436	61,088
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	435	3,470	(3,035)	4,160	3,725
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	4,594	470	4,124	21,676	4,340	17,336	5,200	(16,476)
7060 Copies & Printing	34	50	(16)	681	624	57	624	(57)
7110 Insurance Expense	5,061	2,687	2,374	49,075	26,870	22,205	32,240	(16,835)
7119 Legal Collection Fees	1,145	833	312	12,292	8,534	3,758	10,400	(1,892)
7120 Legal Fees	1,300	693	607	3,091	6,930	(3,839)	8,320	5,229
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	22,000	24,250	(2,250)	29,120	7,120
7250 Postage & Mail	24	125	(101)	323	1,310	(987)	1,560	1,237
Total Admin Expense	14,378	7,630	6,748	113,044	79,042	34,002	94,338	(18,706)
Pool								
6070 Clubhouse/Pool Utilities	73	334	(261)	724	3,500	(2,776)	4,160	3,436
6440 Pool Chemicals	0	0	0	3,454	1,664	1,790	1,664	(1,790)
6450 Pool Repairs	0	0	0	259	1,352	(1,093)	1,352	1,093
6460 Pool Operations & Mgmt	613	715	(103)	4,588	5,005	(418)	5,720	1,133
Total Pool	685	1,049	(364)	9,025	11,521	(2,496)	12,896	3,871
Utilities								
5021 Gas/Electricity	347	541	(194)	4,388	5,410	(1,022)	6,490	2,102
5090 Water & Sewer	11,907	8,744	3,163	102,661	87,448	15,213	104,936	2,275

Unexpended Budget Report

Thursday, October 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	12,254	9,285	2,969	107,049	92,858	14,191	111,426	4,377
Maintenance Expense								
6050 Building Repairs/Maint.	2,457	1,040	1,417	47,744	10,400	37,344	12,480	(35,264)
6080 Concrete Work	0	0	0	4,290	1,000	3,290	1,000	(3,290)
6150 Fences	0	84	(84)	0	840	(840)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	1,250	(1,250)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	2,540	7,520	(4,980)	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	2,452	433	2,019	6,591	4,334	2,257	5,200	(1,391)
6400 Painting	0	3,900	(3,900)	0	39,000	(39,000)	46,800	46,800
6430 Plumbing Repairs Cmn Area	2,040	0	2,040	3,014	3,640	(626)	3,640	626
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	10,000	(4,355)	12,480	6,835
6512 Sprinkler Repairs	239	600	(361)	6,475	3,340	3,135	3,640	(2,835)
6560 Tree Maintenance	0	1,300	(1,300)	225	3,000	(2,775)	3,000	2,775
Total Maintenance Expense	7,188	9,282	(2,094)	77,654	84,636	(6,982)	99,372	21,718
Contract Services								
5040 Trash Removal	2,140	1,820	320	20,098	18,200	1,898	21,840	1,742
6135 Exterminate/Pest Control	0	0	0	3,185	5,000	(1,815)	5,000	1,815
6340 Lawn Mtce & Landscaping	2,734	1,970	764	22,030	15,760	6,270	17,680	(4,350)
6510 Snow Plowing	0	3,000	(3,000)	14,784	13,136	1,648	19,136	4,353
Total Contract Services	4,874	6,790	(1,916)	60,096	52,096	8,000	63,656	3,560
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	30,620	30,620	0	36,748	6,128
Total Reserve Contribution	3,062	3,062	0	30,620	30,620	0	36,748	6,128
TOTAL EXPENSES	42,440	37,098	5,342	397,489	350,773	46,716	418,436	20,947
NET INCOME (LOSS)	(7,056)	(2,231)	(4,825)	(40,140)	(2,071)	(38,069)		
UNEXPENDED (OVER EXPENDED)								40,140

Unexpended Budget Report

Thursday, October 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	30,620	30,620	0	36,748	6,128
9440 Reserve Interest Income	14	0	14	315	0	315	0	(315)
Total Reserve Income	3,076	3,062	14	30,935	30,620	315	36,748	5,813
TOTAL INCOME	3,076	3,062	14	30,935	30,620	315	36,748	5,813
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)
9789 Pool Fence	5,926	0	5,926	5,926	0	5,926	0	(5,926)
Total Reserve Expense	5,926	0	5,926	106,745	0	106,745	0	(106,745)
TOTAL EXPENSES	5,926	0	5,926	106,745	0	106,745	0	(106,745)
NET INCOME (LOSS)	(2,850)	3,062	(5,912)	(75,810)	30,620	(106,430)	36,748	
UNEXPENDED (OVER EXPENDED)								112,558