

Balance Sheet

Saturday, November 30, 2013

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt		
1010 Quincy Lake CW Operating	\$90,399.99	
	Total Operating Cash & Investmt	\$90,399.99
Accounts Receivable		
1210 Accounts Receivable	\$51,850.29	
1299 Allowance For Bad Debts	(\$30,000.00)	
1770 Due from Reserve Fund	\$5,926.00	
	Total Accounts Receivable	\$27,776.29
Other Assets		
1320 Prepaid Insurance	\$16,150.21	
1330 Prepaid Expense	\$145.60	
	Total Other Assets	\$16,295.81
	TOTAL ASSETS	<u>\$134,472.09</u>

LIABILITIES

Operating Liabilities		
2010 Accounts Payable	\$11,143.63	
2030 Advance Payments	\$11,228.68	
2035 LockBox Error Clearing	\$449.35	
2040 Open Credits	\$477.06	
	Total Operating Liabilities	\$23,298.72
	TOTAL LIABILITIES	<u>\$23,298.72</u>

EQUITY

Operating Current Yr Earn	(\$33,184.53)	
Prior Yr Earnings	\$144,357.90	
	TOTAL EQUITY	<u>\$111,173.37</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$134,472.09</u>

Balance Sheet

Saturday, November 30, 2013

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2013

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$60,657.51	
Total Reserve Cash & Investmt		\$60,657.51
TOTAL ASSETS		<u>\$60,657.51</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	(\$72,732.67)	
Prior Yr Earnings	\$127,464.18	
TOTAL EQUITY		<u>\$54,731.51</u>
TOTAL LIABILITIES AND EQUITY		<u>\$60,657.51</u>

Unexpended Budget Report

Saturday, November 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	34,034	34,034	0	374,424	374,374	50	408,408	33,984
4080 Late Fee Income	375	0	375	4,879	0	4,879	0	(4,879)
4100 Legal Fee Reimb Income	1,120	833	287	13,414	9,167	4,247	10,000	(3,414)
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	35,529	34,867	662	392,877	383,569	9,308	418,436	25,559
TOTAL INCOME	35,529	34,867	662	392,877	383,569	9,308	418,436	25,559
EXPENSES								
Admin Expense								
7021 Administration Expense	20	347	(327)	465	3,817	(3,352)	4,160	3,695
7030 Audit Fees	0	0	0	3,470	2,600	870	2,600	(870)
7040 Bad Debt Expense	0	430	(430)	21,676	4,770	16,906	5,200	(16,476)
7060 Copies & Printing	367	0	367	1,048	624	424	624	(424)
7110 Insurance Expense	5,061	2,687	2,374	54,136	29,557	24,579	32,240	(21,896)
7119 Legal Collection Fees	979	1,033	(54)	13,271	9,567	3,704	10,400	(2,871)
7120 Legal Fees	200	693	(493)	3,291	7,623	(4,332)	8,320	5,029
7130 Licenses/Taxes/Fees	0	0	0	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	24,200	26,675	(2,475)	29,120	4,920
7250 Postage & Mail	15	125	(110)	339	1,435	(1,096)	1,560	1,221
Total Admin Expense	8,842	7,740	1,102	121,896	86,782	35,114	94,338	(27,558)
Pool								
6070 Clubhouse/Pool Utilities	73	334	(261)	797	3,834	(3,037)	4,160	3,363
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)	5,200	5,720	(520)	5,720	520
Total Pool	685	1,049	(364)	9,710	12,570	(2,860)	12,896	3,186
Utilities								
5021 Gas/Electricity	382	540	(158)	4,770	5,950	(1,180)	6,490	1,720
5090 Water & Sewer	9,583	8,744	839	112,244	96,192	16,052	104,936	(7,308)

Unexpended Budget Report

Saturday, November 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	9,965	9,284	681	117,014	102,142	14,872	111,426	(5,588)
Maintenance Expense								
6050 Building Repairs/Maint.	0	1,040	(1,040)	47,744	11,440	36,304	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	924	(924)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	1,375	(1,375)	1,500	1,500
6240 Grounds Maintenance	0	800	(800)	2,540	8,320	(5,780)	8,320	5,780
6315 Keys & Locks	0	0	0	738	312	426	312	(426)
6360 Light Repair	381	0	381	774	0	774	0	(774)
6390 Maintenance & Repairs	0	433	(433)	6,591	4,767	1,824	5,200	(1,391)
6400 Painting	0	3,900	(3,900)	0	42,900	(42,900)	46,800	46,800
6430 Plumbing Repairs Cmn Area	727	0	727	3,740	3,640	100	3,640	(100)
6480 Roof/Gutter/Downspout	0	1,000	(1,000)	5,645	11,000	(5,355)	12,480	6,835
6512 Sprinkler Repairs	0	300	(300)	6,475	3,640	2,835	3,640	(2,835)
6560 Tree Maintenance	0	0	0	225	3,000	(2,775)	3,000	2,775
Total Maintenance Expense	1,107	7,682	(6,575)	78,762	92,318	(13,556)	99,372	20,610
Contract Services								
5040 Trash Removal	2,168	1,820	348	22,266	20,020	2,246	21,840	(426)
6135 Exterminate/Pest Control	0	0	0	3,185	5,000	(1,815)	5,000	1,815
6340 Lawn Mtce & Landscaping	2,734	1,920	814	24,764	17,680	7,084	17,680	(7,084)
6510 Snow Plowing	0	4,000	(4,000)	14,784	17,136	(2,353)	19,136	4,353
Total Contract Services	4,902	7,740	(2,838)	64,998	59,836	5,162	63,656	(1,342)
Reserve Contribution								
5900 Reserve Contribution	3,062	3,062	0	33,682	33,682	0	36,748	3,066
Total Reserve Contribution	3,062	3,062	0	33,682	33,682	0	36,748	3,066
TOTAL EXPENSES	28,563	36,557	(7,994)	426,062	387,330	38,732	418,436	(7,626)
NET INCOME (LOSS)	6,966	(1,690)	8,656	(33,185)	(3,761)	(29,424)		
UNEXPENDED (OVER EXPENDED)								33,185

Unexpended Budget Report

Saturday, November 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	33,682	33,682	0	36,748	3,066
9440 Reserve Interest Income	15	0	15	330	0	330	0	(330)
Total Reserve Income	3,077	3,062	15	34,012	33,682	330	36,748	2,736
TOTAL INCOME	3,077	3,062	15	34,012	33,682	330	36,748	2,736
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	0	0	0	5,926	0	5,926	0	(5,926)
Total Reserve Expense	0	0	0	106,745	0	106,745	0	(106,745)
TOTAL EXPENSES	0	0	0	106,745	0	106,745	0	(106,745)
NET INCOME (LOSS)	3,077	3,062	15	(72,733)	33,682	(106,415)	36,748	
UNEXPENDED (OVER EXPENDED)								109,481