

Balance Sheet

Friday, January 31, 2014

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt		
1010 Quincy Lake CW Operating	\$67,286.72	
	Total Operating Cash & Investmt	\$67,286.72
Accounts Receivable		
1210 Accounts Receivable	\$44,755.13	
1299 Allowance For Bad Debts	(\$46,000.00)	
1770 Due from Reserve Fund	\$5,926.00	
	Total Accounts Receivable	\$4,681.13
Other Assets		
1320 Prepaid Insurance	\$14,523.73	
	Total Other Assets	\$14,523.73
	TOTAL ASSETS	<u>\$86,491.58</u>

LIABILITIES

Operating Liabilities		
2010 Accounts Payable	\$18,011.83	
2030 Advance Payments	\$15,048.18	
2035 LockBox Error Clearing	\$449.35	
2040 Open Credits	\$575.22	
	Total Operating Liabilities	\$34,084.58
	TOTAL LIABILITIES	<u>\$34,084.58</u>

EQUITY

Operating Current Yr Earn	\$7,027.65	
Prior Yr Earnings	\$45,379.35	
	TOTAL EQUITY	<u>\$52,407.00</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$86,491.58</u>

Balance Sheet

Friday, January 31, 2014

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investmt

1115 Quincy Lake CW Reserve

\$107,845.14

Total Reserve Cash & Investmt

\$107,845.14

TOTAL ASSETS

\$107,845.14

LIABILITIES

Reserve Liabilities

2750 Due to Operating Fund

\$5,926.00

Total Reserve Liabilities

\$5,926.00

TOTAL LIABILITIES

\$5,926.00

EQUITY

Reserve Current Yr Earnin

\$3,700.63

Prior Yr Earnings

\$98,218.51

TOTAL EQUITY

\$101,919.14

TOTAL LIABILITIES AND EQUITY

\$107,845.14

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, January 31, 2014

Quincy Lake 2014 Operating

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Operating Income								
4010 Association Dues	35,712	35,712	0	35,712	35,712	0	428,544	392,832
4080 Late Fee Income	375	0	375	375	0	375	0	(375)
4100 Legal Fee Reimb Income	433	837	(404)	433	837	(404)	10,000	9,567
4110 Misc Income	0	26	(26)	0	26	(26)	309	309
4150 Working Capital Interest	0	0	0	0	0	0	3	3
Total Operating Income	36,520	36,575	(55)	36,520	36,575	(55)	438,856	402,336
TOTAL INCOME	36,520	36,575	(55)	36,520	36,575	(55)	438,856	402,336
EXPENSES								
Admin Expense								
7021 Administration Expense	20	354	(334)	20	354	(334)	4,250	4,230
7030 Audit Fees	0	0	0	0	0	0	3,500	3,500
7040 Bad Debt Expense	5,753	1,458	4,295	5,753	1,458	4,295	17,500	11,747
7060 Copies & Printing	42	104	(63)	42	104	(63)	1,250	1,208
7110 Insurance Expense	5,432	6,250	(818)	5,432	6,250	(818)	75,000	69,568
7119 Legal Collection Fees	433	1,042	(609)	433	1,042	(609)	12,500	12,067
7120 Legal Fees	250	693	(443)	250	693	(443)	8,320	8,070
7130 Licenses/Taxes/Fees	0	0	0	0	0	0	114	114
7140 Management Fees	2,200	2,425	(225)	2,200	2,425	(225)	29,120	26,920
7250 Postage & Mail	21	125	(104)	21	125	(104)	1,560	1,539
Total Admin Expense	14,151	12,451	1,700	14,151	12,451	1,700	153,114	138,963
Pool								
6070 Clubhouse/Pool Utilities	73	167	(94)	73	167	(94)	2,000	1,927
6440 Pool Chemicals	0	0	0	0	0	0	3,500	3,500
6450 Pool Repairs	0	0	0	0	0	0	1,500	1,500
6460 Pool Operations & Mgmt	0	0	0	0	0	0	5,000	5,000
Total Pool	73	167	(94)	73	167	(94)	12,000	11,927
Utilities								
5021 Gas/Electricity	193	541	(348)	193	541	(348)	6,490	6,297
5090 Water & Sewer	2,538	8,808	(6,270)	2,538	8,808	(6,270)	105,000	102,462

Unexpended Budget Report

Friday, January 31, 2014

Quincy Lake 2014 Operating (Continued)

Quincy Lake HOA Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Utilities	2,731	9,349	(6,618)	2,731	9,349	(6,618)	111,490	108,759
Maintenance Expense								
6050 Building Repairs/Maint.	0	1,667	(1,667)	0	1,667	(1,667)	20,000	20,000
6080 Concrete Work	0	0	0	0	0	0	4,400	4,400
6150 Fences	0	84	(84)	0	84	(84)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	125	(125)	1,500	1,500
6240 Grounds Maintenance	0	0	0	0	0	0	3,500	3,500
6315 Keys & Locks	0	83	(83)	0	83	(83)	1,000	1,000
6360 Light Repair	0	42	(42)	0	42	(42)	500	500
6390 Maintenance & Repairs	722	167	555	722	167	555	2,000	1,278
6430 Plumbing Repairs Cmn Area	371	167	204	371	167	204	2,000	1,630
6480 Roof/Gutter/Downspout	0	4,500	(4,500)	0	4,500	(4,500)	7,500	7,500
6512 Sprinkler Repairs	0	0	0	0	0	0	5,000	5,000
6560 Tree Maintenance	0	200	(200)	0	200	(200)	3,000	3,000
Total Maintenance Expense	1,093	7,034	(5,942)	1,093	7,034	(5,942)	51,400	50,308
Contract Services								
5040 Trash Removal	2,123	1,820	303	2,123	1,820	303	21,840	19,717
6135 Exterminate/Pest Control	570	1,400	(830)	570	1,400	(830)	5,000	4,430
6340 Lawn Mtce & Landscaping	964	1,667	(703)	964	1,667	(703)	20,000	19,036
6510 Snow Plowing	4,120	2,950	1,170	4,120	2,950	1,170	20,000	15,880
Total Contract Services	7,777	7,837	(60)	7,777	7,837	(60)	66,840	59,063
Reserve Contribution								
5900 Reserve Contribution	3,668	3,668	0	3,668	3,668	0	44,012	40,344
Total Reserve Contribution	3,668	3,668	0	3,668	3,668	0	44,012	40,344
TOTAL EXPENSES	29,492	40,506	(11,013)	29,492	40,506	(11,013)	438,856	409,364
NET INCOME (LOSS)	7,028	(3,931)	10,958	7,028	(3,931)	10,958		
UNEXPENDED (OVER EXPENDED)								(7,028)

Unexpended Budget Report

Friday, January 31, 2014

2014 Reserve Fund Budget

Quincy Lake Reserve Fund Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	3,668	3,668	0	3,668	3,668	0	44,012	40,344
9440 Reserve Interest Income	33	0	33	33	0	33	0	(33)
Total Reserve Income	3,701	3,668	33	3,701	3,668	33	44,012	40,311
TOTAL INCOME	3,701	3,668	33	3,701	3,668	33	44,012	40,311
NET INCOME (LOSS)	3,701	3,668	33	3,701	3,668	33	44,012	
UNEXPENDED (OVER EXPENDED)								40,311