

Balance Sheet

Thursday, July 31, 2014

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$106,346.74		
		Total Operating Cash & Investmt	\$106,346.74
Accounts Receivable			
1210 Accounts Receivable	\$53,647.44		
1299 Allowance For Bad Debts	(\$46,000.00)		
		Total Accounts Receivable	\$7,647.44
Other Assets			
1320 Prepaid Insurance	\$9,455.68		
1330 Prepaid Expense	\$233.86		
		Total Other Assets	\$9,689.54
		TOTAL ASSETS	<u>\$123,683.72</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$22,260.99		
2030 Advance Payments	\$17,851.15		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$194.06		
		Total Operating Liabilities	\$40,755.55
		TOTAL LIABILITIES	<u>\$40,755.55</u>

EQUITY

Operating Current Yr Earn	\$37,548.82		
Prior Yr Earnings	\$45,379.35		
		TOTAL EQUITY	<u>\$82,928.17</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$123,683.72</u>

Balance Sheet

Thursday, July 31, 2014

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$91,834.12	
Total Reserve Cash & Investmt		\$91,834.12
TOTAL ASSETS		<u>\$91,834.12</u>

EQUITY

Reserve Current Yr Earnin	(\$6,384.39)	
Prior Yr Earnings	\$98,218.51	
TOTAL EQUITY		<u>\$91,834.12</u>
TOTAL LIABILITIES AND EQUITY		<u>\$91,834.12</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Thursday, July 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	249,984	249,984	0	428,544	178,560
4080 Late Fee Income	225	0	225	2,111	0	2,111	0	(2,111)
4100 Legal Fee Reimb Income	1,075	833	242	6,297	5,835	462	10,000	3,703
4110 Misc Income	0	26	(26)	40	180	(140)	309	269
4150 Working Capital Interest	0	0	0	0	2	(2)	3	3
Total Operating Income	37,012	36,571	441	258,432	256,001	2,431	438,856	180,424
TOTAL INCOME	37,012	36,571	441	258,432	256,001	2,431	438,856	180,424
EXPENSES								
Admin Expense								
7021 Administration Expense	30	354	(324)	225	2,479	(2,254)	4,250	4,025
7030 Audit Fees	0	0	0	3,470	3,500	(30)	3,500	30
7040 Bad Debt Expense	0	1,458	(1,458)	5,753	10,208	(4,455)	17,500	11,747
7060 Copies & Printing	37	104	(67)	758	729	29	1,250	492
7110 Insurance Expense	3,858	6,250	(2,392)	30,780	43,750	(12,970)	75,000	44,220
7119 Legal Collection Fees	1,075	1,042	33	6,297	7,292	(995)	12,500	6,203
7120 Legal Fees	100	693	(593)	1,418	4,851	(3,433)	8,320	6,902
7130 Licenses/Taxes/Fees	0	114	(114)	0	114	(114)	114	114
7140 Management Fees	2,200	2,425	(225)	15,400	16,975	(1,575)	29,120	13,720
7250 Postage & Mail	15	125	(110)	568	935	(367)	1,560	992
Total Admin Expense	7,315	12,565	(5,250)	64,669	90,833	(26,164)	153,114	88,445
Pool								
6070 Clubhouse/Pool Utilities	77	167	(90)	522	1,167	(645)	2,000	1,478
6440 Pool Chemicals	0	1,100	(1,100)	72	2,100	(2,028)	3,500	3,428
6450 Pool Repairs	0	0	0	1,551	1,500	51	1,500	(51)
6460 Pool Operations & Mgmt	1,035	613	423	2,205	2,550	(345)	5,000	2,795
Total Pool	1,112	1,879	(767)	4,349	7,317	(2,968)	12,000	7,651
Utilities								
5021 Gas/Electricity	657	541	116	3,278	3,787	(509)	6,490	3,212
5090 Water & Sewer	13,291	8,744	4,547	65,764	61,280	4,484	105,000	39,236

Unexpended Budget Report

Thursday, July 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	13,948	9,285	4,663	69,042	65,067	3,975	111,490	42,448
Maintenance Expense								
6050 Building Repairs/Maint.	0	1,667	(1,667)	9,224	11,667	(2,443)	20,000	10,776
6080 Concrete Work	950	0	950	950	4,400	(3,450)	4,400	3,450
6150 Fences	0	84	(84)	0	588	(588)	1,000	1,000
6220 Misc Maintenance & Repair	0	125	(125)	0	875	(875)	1,500	1,500
6240 Grounds Maintenance	0	0	0	0	3,500	(3,500)	3,500	3,500
6315 Keys & Locks	0	83	(83)	35	583	(548)	1,000	965
6360 Light Repair	0	42	(42)	176	292	(115)	500	324
6390 Maintenance & Repairs	0	167	(167)	722	1,167	(445)	2,000	1,278
6430 Plumbing Repairs Cmn Area	0	167	(167)	7,100	1,167	5,933	2,000	(5,100)
6480 Roof/Gutter/Downspout	0	0	0	0	7,500	(7,500)	7,500	7,500
6512 Sprinkler Repairs	907	300	607	1,727	3,300	(1,573)	5,000	3,273
6560 Tree Maintenance	0	0	0	0	1,700	(1,700)	3,000	3,000
Total Maintenance Expense	1,857	2,634	(777)	19,933	36,738	(16,805)	51,400	31,467
Contract Services								
5040 Trash Removal	2,310	1,820	490	15,376	12,740	2,636	21,840	6,464
6135 Exterminate/Pest Control	175	1,500	(1,325)	1,570	3,500	(1,930)	5,000	3,430
6340 Lawn Mtce & Landscaping	2,734	1,667	1,067	13,828	11,667	2,161	20,000	6,172
6510 Snow Plowing	0	0	0	6,440	18,000	(11,560)	20,000	13,560
Total Contract Services	5,219	4,987	233	37,214	45,907	(8,693)	66,840	29,626
Reserve Contribution								
5900 Reserve Contribution	3,668	3,668	0	25,676	25,676	0	44,012	18,336
Total Reserve Contribution	3,668	3,668	0	25,676	25,676	0	44,012	18,336
TOTAL EXPENSES	33,119	35,018	(1,899)	220,883	271,538	(50,655)	438,856	217,973
NET INCOME (LOSS)	3,893	1,553	2,340	37,549	(15,537)	53,086		
UNEXPENDED (OVER EXPENDED)								(37,549)

Unexpended Budget Report

Thursday, July 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	25,676	25,676	0	44,012	18,336
9440 Reserve Interest Income	15	0	15	150	0	150	0	(150)
Total Reserve Income	3,683	3,668	15	25,826	25,676	150	44,012	18,186
TOTAL INCOME	3,683	3,668	15	25,826	25,676	150	44,012	18,186
EXPENSES								
Reserve Expense								
9610 Reserve Asphalt	0	0	0	32,210	0	32,210	0	(32,210)
Total Reserve Expense	0	0	0	32,210	0	32,210	0	(32,210)
TOTAL EXPENSES	0	0	0	32,210	0	32,210	0	(32,210)
NET INCOME (LOSS)	3,683	3,668	15	(6,384)	25,676	(32,060)	44,012	
UNEXPENDED (OVER EXPENDED)								50,396