

Balance Sheet

Tuesday, September 30, 2014

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$106,422.37		
		Total Operating Cash & Investmt	\$106,422.37
Accounts Receivable			
1210 Accounts Receivable	\$57,870.70		
1299 Allowance For Bad Debts	(\$46,000.00)		
1770 Due from Reserve Fund	\$14,652.65		
		Total Accounts Receivable	\$26,523.35
Other Assets			
1320 Prepaid Insurance	\$8,499.24		
1330 Prepaid Expense	\$77.96		
		Total Other Assets	\$8,577.20
		TOTAL ASSETS	<u>\$141,522.92</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$39,090.95		
2030 Advance Payments	\$15,055.15		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$209.68		
		Total Operating Liabilities	\$54,805.13
		TOTAL LIABILITIES	<u>\$54,805.13</u>

EQUITY

Operating Current Yr Earn	\$41,338.44		
Prior Yr Earnings	\$45,379.35		
		TOTAL EQUITY	<u>\$86,717.79</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$141,522.92</u>

Balance Sheet

Tuesday, September 30, 2014

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$99,201.54	
Total Reserve Cash & Investmt		\$99,201.54
TOTAL ASSETS		<u>\$99,201.54</u>

LIABILITIES

Reserve Liabilities		
2750 Due to Operating Fund	\$14,652.65	
Total Reserve Liabilities		\$14,652.65
TOTAL LIABILITIES		<u>\$14,652.65</u>

EQUITY

Reserve Current Yr Earnin	(\$13,669.62)	
Prior Yr Earnings	\$98,218.51	
TOTAL EQUITY		<u>\$84,548.89</u>
TOTAL LIABILITIES AND EQUITY		<u>\$99,201.54</u>

Unexpended Budget Report

Tuesday, September 30, 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	321,408	321,408	0	428,544	107,136
4080 Late Fee Income	400	0	400	2,936	0	2,936	0	(2,936)
4100 Legal Fee Reimb Income	1,060	833	227	10,268	7,501	2,767	10,000	(268)
4110 Misc Income	0	26	(26)	40	232	(192)	309	269
4150 Working Capital Interest	0	0	0	0	2	(2)	3	3
Total Operating Income	37,172	36,571	601	334,652	329,143	5,509	438,856	104,204
TOTAL INCOME	37,172	36,571	601	334,652	329,143	5,509	438,856	104,204
EXPENSES								
Admin Expense								
7021 Administration Expense	20	354	(334)	340	3,188	(2,848)	4,250	3,910
7030 Audit Fees	0	0	0	3,470	3,500	(30)	3,500	30
7040 Bad Debt Expense	0	1,458	(1,458)	6,189	13,125	(6,936)	17,500	11,311
7060 Copies & Printing	104	104	0	1,122	938	184	1,250	128
7110 Insurance Expense	3,858	6,250	(2,392)	38,496	56,250	(17,754)	75,000	36,504
7119 Legal Collection Fees	1,060	1,042	18	10,284	9,375	909	12,500	2,216
7120 Legal Fees	100	693	(593)	1,618	6,237	(4,619)	8,320	6,702
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	34	125	(91)	619	1,185	(566)	1,560	941
Total Admin Expense	7,376	12,451	(5,076)	81,938	115,736	(33,798)	153,114	71,176
Pool								
6070 Clubhouse/Pool Utilities	78	167	(89)	677	1,500	(823)	2,000	1,323
6440 Pool Chemicals	0	300	(300)	369	3,500	(3,131)	3,500	3,131
6450 Pool Repairs	0	0	0	1,551	1,500	51	1,500	(51)
6460 Pool Operations & Mgmt	990	613	378	3,320	3,775	(455)	5,000	1,680
Total Pool	1,068	1,079	(11)	5,918	10,275	(4,358)	12,000	6,083
Utilities								
5021 Gas/Electricity	624	541	83	4,542	4,869	(327)	6,490	1,948
5090 Water & Sewer	13,448	8,744	4,704	93,208	78,768	14,440	105,000	11,792

Unexpended Budget Report

Tuesday, September 30, 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	14,072	9,285	4,787	97,750	83,637	14,113	111,490	13,740
Maintenance Expense								
6050 Building Repairs/Maint.	3,608	1,667	1,941	14,833	15,000	(167)	20,000	5,167
6080 Concrete Work	0	0	0	950	4,400	(3,450)	4,400	3,450
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	0	0	0	3,500	(3,500)	3,500	3,500
6315 Keys & Locks	0	83	(83)	35	750	(715)	1,000	965
6360 Light Repair	0	42	(42)	541	375	165	500	(41)
6390 Maintenance & Repairs	0	167	(167)	722	1,500	(778)	2,000	1,278
6430 Plumbing Repairs Cmn Area	530	167	363	7,630	1,500	6,130	2,000	(5,630)
6480 Roof/Gutter/Downspout	0	0	0	0	7,500	(7,500)	7,500	7,500
6512 Sprinkler Repairs	305	300	5	2,366	4,400	(2,034)	5,000	2,634
6560 Tree Maintenance	0	0	0	0	1,700	(1,700)	3,000	3,000
Total Maintenance Expense	4,443	2,634	1,809	27,076	42,506	(15,430)	51,400	24,324
Contract Services								
5040 Trash Removal	2,265	1,820	445	19,994	16,380	3,614	21,840	1,846
6135 Exterminate/Pest Control	320	1,500	(1,180)	1,890	5,000	(3,110)	5,000	3,110
6340 Lawn Mtce & Landscaping	2,734	1,667	1,067	19,296	15,000	4,296	20,000	704
6510 Snow Plowing	0	0	0	6,440	18,000	(11,560)	20,000	13,560
Total Contract Services	5,319	4,987	333	47,620	54,380	(6,760)	66,840	19,220
Reserve Contribution								
5900 Reserve Contribution	3,668	3,668	0	33,012	33,012	0	44,012	11,000
Total Reserve Contribution	3,668	3,668	0	33,012	33,012	0	44,012	11,000
TOTAL EXPENSES	35,945	34,104	1,841	293,314	339,546	(46,232)	438,856	145,542
NET INCOME (LOSS)	1,227	2,467	(1,240)	41,338	(10,403)	51,742		
UNEXPENDED (OVER EXPENDED)								(41,338)

Unexpended Budget Report

Tuesday, September 30, 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	33,012	33,012	0	44,012	11,000
9440 Reserve Interest Income	15	0	15	181	0	181	0	(181)
Total Reserve Income	3,683	3,668	15	33,193	33,012	181	44,012	10,819
TOTAL INCOME	3,683	3,668	15	33,193	33,012	181	44,012	10,819
EXPENSES								
Reserve Expense								
9610 Reserve Asphalt	0	0	0	32,210	0	32,210	0	(32,210)
9800 Reserve Expense	14,653	0	14,653	14,653	0	14,653	0	(14,653)
Total Reserve Expense	14,653	0	14,653	46,863	0	46,863	0	(46,863)
TOTAL EXPENSES	14,653	0	14,653	46,863	0	46,863	0	(46,863)
NET INCOME (LOSS)	(10,969)	3,668	(14,637)	(13,670)	33,012	(46,682)	44,012	
UNEXPENDED (OVER EXPENDED)								57,682