

Balance Sheet

Friday, October 31, 2014

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt			
1010 Quincy Lake CW Operating	\$111,264.09		
		Total Operating Cash & Investmt	\$111,264.09
Accounts Receivable			
1210 Accounts Receivable	\$56,620.42		
1299 Allowance For Bad Debts	(\$46,000.00)		
		Total Accounts Receivable	\$10,620.42
Other Assets			
1320 Prepaid Insurance	\$8,021.02		
		Total Other Assets	\$8,021.02
		TOTAL ASSETS	<u>\$129,905.53</u>

LIABILITIES

Operating Liabilities			
2010 Accounts Payable	\$20,538.04		
2030 Advance Payments	\$16,361.87		
2035 LockBox Error Clearing	\$449.35		
2040 Open Credits	\$209.68		
		Total Operating Liabilities	\$37,558.94
		TOTAL LIABILITIES	<u>\$37,558.94</u>

EQUITY

Operating Current Yr Earn	\$46,967.24		
Prior Yr Earnings	\$45,379.35		
		TOTAL EQUITY	<u>\$92,346.59</u>
		TOTAL LIABILITIES AND EQUITY	<u>\$129,905.53</u>

Balance Sheet

Friday, October 31, 2014

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$88,232.66	
Total Reserve Cash & Investmt		\$88,232.66
TOTAL ASSETS		<u>\$88,232.66</u>

EQUITY

Reserve Current Yr Earnin	(\$9,985.85)	
Prior Yr Earnings	\$98,218.51	
TOTAL EQUITY		<u>\$88,232.66</u>
TOTAL LIABILITIES AND EQUITY		<u>\$88,232.66</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 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 Fees	35,712	35,712	0	357,120	357,120	0	428,544	71,424
4080 Late Fee Income	425	0	425	3,361	0	3,361	0	(3,361)
4100 Legal Fee Reimb Income	363	833	(470)	10,631	8,334	2,297	10,000	(631)
4110 Misc Income	0	26	(26)	40	258	(218)	309	269
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	36,500	36,571	(71)	371,152	365,714	5,438	438,856	67,704
TOTAL INCOME	36,500	36,571	(71)	371,152	365,714	5,438	438,856	67,704
EXPENSES								
Admin Expense								
7021 Administration Expense	95	354	(259)	435	3,542	(3,107)	4,250	3,815
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	14,583	(8,394)	17,500	11,311
7060 Copies & Printing	41	104	(64)	1,162	1,042	120	1,250	88
7110 Insurance Expense	3,858	6,250	(2,392)	42,354	62,500	(20,146)	75,000	32,646
7119 Legal Collection Fees	363	1,042	(679)	10,647	10,417	230	12,500	1,853
7120 Legal Fees	1,350	693	657	2,968	6,930	(3,962)	8,320	5,352
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	15	125	(110)	633	1,310	(677)	1,560	927
Total Admin Expense	7,921	12,451	(4,530)	89,859	128,187	(38,328)	153,114	63,255
Pool								
6070 Clubhouse/Pool Utilities	78	167	(89)	755	1,667	(911)	2,000	1,245
6440 Pool Chemicals	0	0	0	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	0	613	(613)	3,320	4,388	(1,068)	5,000	1,680
Total Pool	78	779	(701)	5,995	11,054	(5,059)	12,000	6,005
Utilities								
5021 Gas/Electricity	354	541	(187)	4,896	5,410	(514)	6,490	1,594
5090 Water & Sewer	11,533	8,744	2,789	104,741	87,512	17,229	105,000	259

Unexpended Budget Report

Friday, October 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	11,886	9,285	2,601	109,637	92,922	16,715	111,490	1,853
Maintenance Expense								
6050 Building Repairs/Maint.	406	1,667	(1,260)	15,239	16,667	(1,427)	20,000	4,761
6080 Concrete Work	0	0	0	950	4,400	(3,450)	4,400	3,450
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	0	0	0	3,500	(3,500)	3,500	3,500
6315 Keys & Locks	0	83	(83)	35	833	(798)	1,000	965
6360 Light Repair	0	42	(42)	541	417	124	500	(41)
6390 Maintenance & Repairs	0	167	(167)	722	1,667	(945)	2,000	1,278
6430 Plumbing Repairs Cmn Area	1,106	167	939	8,735	1,667	7,069	2,000	(6,735)
6480 Roof/Gutter/Downspout	0	0	0	0	7,500	(7,500)	7,500	7,500
6512 Sprinkler Repairs	804	600	204	3,170	5,000	(1,830)	5,000	1,830
6560 Tree Maintenance	0	1,300	(1,300)	0	3,000	(3,000)	3,000	3,000
Total Maintenance Expense	2,316	4,234	(1,918)	29,392	46,740	(17,348)	51,400	22,008
Contract Services								
5040 Trash Removal	2,268	1,820	448	22,262	18,200	4,062	21,840	(422)
6135 Exterminate/Pest Control	0	0	0	1,890	5,000	(3,110)	5,000	3,110
6340 Lawn Mtce & Landscaping	2,734	1,667	1,067	22,030	16,667	5,363	20,000	(2,030)
6510 Snow Plowing	0	0	0	6,440	18,000	(11,560)	20,000	13,560
Total Contract Services	5,002	3,487	1,515	52,622	57,867	(5,245)	66,840	14,218
Reserve Contribution								
5900 Reserve Contribution	3,668	3,668	0	36,680	36,680	0	44,012	7,332
Total Reserve Contribution	3,668	3,668	0	36,680	36,680	0	44,012	7,332
TOTAL EXPENSES	30,871	33,904	(3,033)	324,185	373,450	(49,265)	438,856	114,671
NET INCOME (LOSS)	5,629	2,667	2,962	46,967	(7,736)	54,703		
UNEXPENDED (OVER EXPENDED)								(46,967)

Unexpended Budget Report

Friday, October 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	36,680	36,680	0	44,012	7,332
9440 Reserve Interest Income	16	0	16	197	0	197	0	(197)
Total Reserve Income	3,684	3,668	16	36,877	36,680	197	44,012	7,135
TOTAL INCOME	3,684	3,668	16	36,877	36,680	197	44,012	7,135
EXPENSES								
Reserve Expense								
9610 Reserve Asphalt	0	0	0	32,210	0	32,210	0	(32,210)
9800 Reserve Expense	0	0	0	14,653	0	14,653	0	(14,653)
Total Reserve Expense	0	0	0	46,863	0	46,863	0	(46,863)
TOTAL EXPENSES	0	0	0	46,863	0	46,863	0	(46,863)
NET INCOME (LOSS)	3,684	3,668	16	(9,986)	36,680	(46,666)	44,012	
UNEXPENDED (OVER EXPENDED)								53,998