

Balance Sheet

Sunday, November 30, 2014

Quincy Lake HOA

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt		
1010 Quincy Lake CW Operating	\$98,854.40	
	Total Operating Cash & Investmt	\$98,854.40
Accounts Receivable		
1210 Accounts Receivable	\$57,411.42	
1299 Allowance For Bad Debts	(\$46,000.00)	
	Total Accounts Receivable	\$11,411.42
Other Assets		
1320 Prepaid Insurance	\$7,542.80	
1330 Prepaid Expense	\$154.94	
	Total Other Assets	\$7,697.74
	TOTAL ASSETS	<u>\$117,963.56</u>

LIABILITIES

Operating Liabilities		
2010 Accounts Payable	\$21,834.53	
2030 Advance Payments	\$12,340.09	
2035 LockBox Error Clearing	\$449.35	
2040 Open Credits	\$225.06	
	Total Operating Liabilities	\$34,849.03
	TOTAL LIABILITIES	<u>\$34,849.03</u>

EQUITY

Operating Current Yr Earn	\$37,735.18	
Prior Yr Earnings	\$45,379.35	
	TOTAL EQUITY	<u>\$83,114.53</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$117,963.56</u>

Balance Sheet

Sunday, November 30, 2014

Quincy Lake Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investmt		
1115 Quincy Lake CW Reserve	\$91,914.19	
Total Reserve Cash & Investmt		\$91,914.19
TOTAL ASSETS		<u>\$91,914.19</u>

EQUITY

Reserve Current Yr Earnin	(\$6,304.32)	
Prior Yr Earnings	\$98,218.51	
TOTAL EQUITY		<u>\$91,914.19</u>
TOTAL LIABILITIES AND EQUITY		<u>\$91,914.19</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, November 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 Fees	35,712	35,712	0	392,832	392,832	0	428,544	35,712
4080 Late Fee Income	475	0	475	3,836	0	3,836	0	(3,836)
4100 Legal Fee Reimb Income	992	833	159	11,623	9,167	2,456	10,000	(1,623)
4110 Misc Income	0	26	(26)	40	283	(243)	309	269
4150 Working Capital Interest	0	0	0	0	3	(3)	3	3
Total Operating Income	37,179	36,571	608	408,331	402,285	6,046	438,856	30,525
TOTAL INCOME	37,179	36,571	608	408,331	402,285	6,046	438,856	30,525
EXPENSES								
Admin Expense								
7021 Administration Expense	20	354	(334)	455	3,896	(3,441)	4,250	3,795
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	16,042	(9,853)	17,500	11,311
7060 Copies & Printing	83	104	(21)	1,246	1,146	100	1,250	4
7110 Insurance Expense	3,858	6,250	(2,392)	46,213	68,750	(22,537)	75,000	28,787
7119 Legal Collection Fees	992	1,042	(50)	11,639	11,458	181	12,500	861
7120 Legal Fees	125	693	(568)	3,092	7,623	(4,531)	8,320	5,228
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	55	125	(70)	689	1,435	(746)	1,560	871
Total Admin Expense	7,333	12,451	(5,118)	97,192	140,639	(43,446)	153,114	55,922
Pool								
6070 Clubhouse/Pool Utilities	77	167	(89)	833	1,833	(1,000)	2,000	1,167
6440 Pool Chemicals	389	0	389	758	3,500	(2,742)	3,500	2,742
6450 Pool Repairs	0	0	0	1,551	1,500	51	1,500	(51)
6460 Pool Operations & Mgmt	800	613	188	4,120	5,000	(880)	5,000	880
Total Pool	1,266	779	487	7,262	11,833	(4,572)	12,000	4,738
Utilities								
5021 Gas/Electricity	388	540	(152)	5,283	5,950	(667)	6,490	1,207
5090 Water & Sewer	9,629	8,744	885	114,369	96,256	18,113	105,000	(9,369)

Unexpended Budget Report

Sunday, November 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	10,016	9,284	732	119,653	102,206	17,447	111,490	(8,163)
Maintenance Expense								
6050 Building Repairs/Maint.	4,982	1,667	3,316	20,222	18,333	1,888	20,000	(222)
6080 Concrete Work	0	0	0	950	4,400	(3,450)	4,400	3,450
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	7,276	0	7,276	7,276	3,500	3,776	3,500	(3,776)
6315 Keys & Locks	0	83	(83)	35	917	(882)	1,000	965
6360 Light Repair	0	42	(42)	541	458	82	500	(41)
6390 Maintenance & Repairs	0	167	(167)	722	1,833	(1,111)	2,000	1,278
6430 Plumbing Repairs Cmn Area	0	167	(167)	8,735	1,833	6,902	2,000	(6,735)
6480 Roof/Gutter/Downspout	4,500	0	4,500	4,500	7,500	(3,000)	7,500	3,000
6512 Sprinkler Repairs	0	0	0	3,170	5,000	(1,830)	5,000	1,830
6560 Tree Maintenance	0	0	0	0	3,000	(3,000)	3,000	3,000
Total Maintenance Expense	16,758	2,334	14,424	46,150	49,074	(2,924)	51,400	5,250
Contract Services								
5040 Trash Removal	2,310	1,820	490	24,572	20,020	4,552	21,840	(2,732)
6135 Exterminate/Pest Control	1,130	0	1,130	3,020	5,000	(1,980)	5,000	1,980
6340 Lawn Mtce & Landscaping	2,734	1,667	1,067	24,764	18,333	6,431	20,000	(4,764)
6510 Snow Plowing	1,195	0	1,195	7,635	18,000	(10,365)	20,000	12,365
Total Contract Services	7,369	3,487	3,883	59,991	61,353	(1,363)	66,840	6,849
Reserve Contribution								
5900 Reserve Contribution	3,668	3,668	0	40,348	40,348	0	44,012	3,664
Total Reserve Contribution	3,668	3,668	0	40,348	40,348	0	44,012	3,664
TOTAL EXPENSES	46,411	32,003	14,408	370,596	405,453	(34,858)	438,856	68,260
NET INCOME (LOSS)	(9,232)	4,568	(13,800)	37,735	(3,168)	40,904		
UNEXPENDED (OVER EXPENDED)								(37,735)

Unexpended Budget Report

Sunday, November 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	40,348	40,348	0	44,012	3,664
9440 Reserve Interest Income	14	0	14	210	0	210	0	(210)
Total Reserve Income	3,682	3,668	14	40,558	40,348	210	44,012	3,454
TOTAL INCOME	3,682	3,668	14	40,558	40,348	210	44,012	3,454
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)	3,682	3,668	14	(6,304)	40,348	(46,652)	44,012	
UNEXPENDED (OVER EXPENDED)								50,316