

## QWHA Annual Financial Report – end of fiscal year May 31, 2013

### Quiet Water Homeowners Association - Yachats OR Balance Sheet as of May 31, 2013

Account Name	YTD Balance
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<i>Assets</i>	
BOW Checking	20.68
BOW Money Market	113,031.93
<b>Total Cash Assets</b>	<b>\$113,052.61</b>
<i>Accounts Receivable/Clients</i>	(888.50)
<b>Total Assets</b>	<b>\$112,164.11</b>
<i>Fund Balance</i>	
General Reserve	58,401.71
LCA I	16,897.61
LCA II	14,048.40
LCA III	12,426.80
LCA IV	10,389.59
<b>Total Fund Balance</b>	<b>\$112,164.11</b>
<b>Total Liabilities and Fund Balance</b>	<b><u>\$112,164.11</u></b>

### Quiet Water Homeowners Association - Yachats OR Consolidated Fund Activity Report as of 05/31/2013

Account #	Account Name	Beg Balance	Receipts	Disbursements	End Balance
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3.0.001	General Operating Fund	2,000.00	48872.65	45691.06	0.00
3.0.004	General Reserve	52,988.98	0	0	58,401.71
3.1.001	LCA I	17,510.32	5400	6012.71	16,897.61
3.2.001	LCA II	16,169.70	3300	5421.3	14,048.40
3.3.001	LCA III	12,366.95	1624	1564.15	12,426.80
3.4.001	LCA IV	9,449.59	940	0	10,389.59
3.5.001	Reserve Commons Development Fund	231.08	0	0	0.00
<b>Total</b>		<b><u>\$110,716.62</u></b>	<b><u>\$60,136.65</u></b>	<b><u>\$58,689.22</u></b>	<b><u>\$112,164.11</u></b>

**Quiet Water Homeowners Association - Yachats OR**  
**Treasurer's Report as of May 2013 for General Operating Fund**

Account #	Account Name	Period Activity	YTD Balance	Annual Budget	% of Annual Budget
<b><i>Income</i></b>					
4.0.000	General Beginning Balance	0.00	0.00	2,000.00	0
4.0.001	Donations	0.00	100.00		
4.0.002	Interest Income	14.02	158.12	200.00	79
4.0.003	Late Fees	0.00	10.00		
4.0.004	General Operating Assessments	0.00	48,360.00	48,360.00	100
4.0.005	General Prior Year Assessments	0.00	0.00		
4.0.006	Fines	0.00	0.00		
4.0.007	Rebates and Returns	0.00	244.53		
4.0.008	Transfer from General Reserve	0.00	0.00	4,305.00	0
	<b>Total Income</b>	<b>\$14.02</b>	<b>\$48,872.65</b>	<b>\$54,865.00</b>	<b>89</b>
<b><i>Expenses</i></b>					
5.1.501	Pool/Spa Electricity	32.18	988.34	1,050.00	94
5.1.502	Pool/Spa License	0.00	577.00	530.00	109
5.1.503	Pool/Spa Liquid Petroleum	849.09	5,321.89	4,500.00	118
5.1.504	Pool/Spa Water and Sewer	123.75	1,297.23	1,600.00	81
5.1.505	Pool/Spa Telephone	2.23	174.40	250.00	70
5.1.506	Pool/Spa Supplies	0.00	1,444.09	1,400.00	103
5.1.507	Pool/Spa Maintenance	59.26	148.26	2,500.00	6
5.1.508	Pool/Spa Wages	0.00	1,125.00	1,500.00	75
5.1.510	Tennis Court & Basketball Maintenance	110.00	110.00	0.00	0
	<b>Recreational Area Operations</b>	<b>\$1,176.51</b>	<b>\$11,186.21</b>	<b>\$13,330.00</b>	<b>84</b>
5.1.000	Contingency	0.00	0.00	2,000.00	0
5.3.001	Flood Insurance	0.00	0.00		
5.3.002	Property & Liability Insurance	0.00	1,942.00	2,000.00	97
5.3.003	Annual Meeting Expense	34.07	163.17	250.00	65
5.3.004	Reimbursable Mileage	0.00	0.00		
5.3.005	Dues, Fees, and Subscriptions	44.00	94.00	135.00	70
5.3.006	Director's Expense	0.00	0.00	50.00	0
5.3.007	Bookkeeping Services	700.00	4,200.00	4,200.00	100
5.3.008	Management Contract	900.00	6,975.00	6,300.00	111
5.3.009	Professional Services	0.00	0.00	1,500.00	0
5.3.010	Federal Income Taxes	0.00	68.35	100.00	68
5.3.012	Bank Charges	0.00	0.00	0.00	0

5.3.041	Transfer to General Reserve	0.00	0.00	3,050.00	0
	<b>Administrative Expenses</b>	<b>\$1,678.07</b>	<b>\$13,442.52</b>	<b>\$19,585.00</b>	<b>69</b>
5.2.001	Copy and Duplication	97.80	97.80	100.00	98
5.2.002	Postage	55.90	237.90	250.00	95
5.2.003	Office Supplies	34.98	386.45	350.00	110
5.2.004	Telephone	0.00	0.00		
5.2.005	Software and Maintenance	0.00	399.00	400.00	100
5.2.006	Office Equipment	0.00	0.00	0.00	0
	<b>Office Expense</b>	<b>\$188.68</b>	<b>\$1,121.15</b>	<b>\$1,100.00</b>	<b>102</b>
5.1.001	Landscaping -- General	0.00	627.50	500.00	126
5.1.002	Equipment Maintenance	0.00	520.14	250.00	208
5.1.003	Equipment Replacement	0.00	132.98	0.00	0
5.1.004	Garbage Disposal	428.80	5,696.10	6,000.00	95
5.1.005	General Fuel and Oil	40.68	204.19	100.00	204
5.1.006	Grounds Supplies and Rentals	58.36	1,347.36	1,000.00	135
5.1.008	Small Equipment Purchase	0.00	0.00	0.00	0
5.1.009	Grounds Maintenance Contract	2,100.00	7,083.00	8,000.00	89
	<b>Common Area Operations</b>	<b>\$2,627.84</b>	<b>\$15,611.27</b>	<b>\$15,850.00</b>	<b>98</b>
5.1.010	Riparian Area Wages	0.00	0.00		
5.1.011	Landscaping -- Riparian	0.00	4,329.91	5,000.00	87
5.1.012	Riparian Supplies and Rentals	0.00	0.00		
5.1.013	Riparian Small Equipment Purchase	0.00	0.00		
	<b>Riparian Area Operations</b>	<b>\$0.00</b>	<b>\$4,329.91</b>	<b>\$5,000.00</b>	<b>87</b>
	<b>Total Expenses</b>	<b>\$5,671.10</b>	<b>\$45,691.06</b>	<b>\$54,865.00</b>	<b>83</b>
<b>Difference</b>		<b><u>(\$5,657.08)</u></b>	<b><u>\$3,181.59</u></b>	<b><u>\$0.00</u></b>	

**Treasurer's Report as of May 2013 for General Reserve**

Account #	Account Name	Period Activity	YTD Balance	Annual Budget	% of Annual Budget
<b>Income</b>					
4.0.100	General Reserve Carry Over	0.00	0.00	52,989.00	0
4.0.101	Transfer from Operations	0.00	0.00	3,050.00	0
	<b>Total Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$56,039.00</b>	<b>0</b>
<b>Expenses</b>					
5.1.509	Pool/Spa Major Repair/Replace	0.00	0.00	0.00	0
5.1.511	Tennis Court Major Rep/Replace	0.00	0.00	0.00	0
5.1.512	Major Grounds Equipment	0.00	0.00	0.00	0
5.1.513	Transfer to General Fund	0.00	0.00	4,305.00	0
5.1.514	River Path Repair	0.00	0.00	1,000.00	0
	<b>Total Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,305.00</b>	<b>0</b>
	<b>Difference</b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$50,734.00</u></b>	

**Quiet Water Homeowners Association - Yachats OR  
Treasurer's Report as of May 2013 for LCA I**

Account #	Account Name	Period Activity	YTD Balance	Annual Budget	% of Annual Budget
<b>Income</b>					
4.1.000	LCA I Beginning Balance	0.00	0.00	17,510.00	0
4.1.001	LCA I Assessment	0.00	5,400.00	5,400.00	100
4.1.002	LCA I Prior Year Assessments	0.00	0.00	0.00	0
	<b>Total Income</b>	<b>\$0.00</b>	<b>\$5,400.00</b>	<b>\$22,910.00</b>	<b>24</b>
<b>Expenses</b>					
5.1.101	LCA I Electricity	28.48	350.90	400.00	88
5.1.102	LCA I Maintenance	0.00	230.90	200.00	115
5.1.104	LCA I Repair/Replace	0.00	5,430.91	7,035.00	77
	<b>Total Expenses</b>	<b>\$28.48</b>	<b>\$6,012.71</b>	<b>\$7,635.00</b>	<b>79</b>
	<b>Difference</b>	<b><u>(\$28.48)</u></b>	<b><u>(\$612.71)</u></b>	<b><u>\$15,275.00</u></b>	

**Quiet Water Homeowners Association - Yachats OR**  
**Treasurer's Report as of May 2013 for LCA II**

Account #	Account Name	Period Activity	YTD Balance	Annual Budget	% of Annual Budget
<b><i>Income</i></b>					
4.2.000	LCA II Beginning Balance	0.00	0.00	16,170.00	0
4.2.001	LCA II Assessment	0.00	3,300.00	3,300.00	100
4.2.002	LCA II Prior Year Assessments	0.00	0.00	0.00	0
	<b>Total Income</b>	<b>\$0.00</b>	<b>\$3,300.00</b>	<b>\$19,470.00</b>	<b>17</b>
<b><i>Expenses</i></b>					
5.1.201	LCA II Electricity	25.33	314.49	325.00	97
5.1.202	LCA II Maintenance	0.00	174.40	200.00	87
5.1.204	LCA II Repair/Replace	0.00	4,932.41	4,195.00	118
	<b>Total Expenses</b>	<b>\$25.33</b>	<b>\$5,421.30</b>	<b>\$4,720.00</b>	<b>115</b>
	<b>Difference</b>	<b><u>(\$25.33)</u></b>	<b><u>(\$2,121.30)</u></b>	<b><u>\$14,750.00</u></b>	

**Quiet Water Homeowners Association - Yachats OR**  
**Treasurer's Report as of May 2013 for LCA III**

Account #	Account Name	Period Activity	YTD Balance	Annual Budget	% of Annual Budget
<b><i>Income</i></b>					
4.3.000	LCA III Beginning Balance	0.00	0.00	12,367.00	0
4.3.001	LCA III Assessment	0.00	1,624.00	1,624.00	100
4.3.002	LCA III Prior Year Assessments	0.00	0.00	0.00	0
	<b>Total Income</b>	<b>\$0.00</b>	<b>\$1,624.00</b>	<b>\$13,991.00</b>	<b>12</b>
<b><i>Expenses</i></b>					
5.1.301	LCA III Electricity	19.02	233.15	240.00	97
5.1.302	LCA III Maintenance	0.00	27.17	200.00	14
5.1.304	LCA III Repair/Replace	0.00	1,303.83	2,403.00	54
	<b>Total Expenses</b>	<b>\$19.02</b>	<b>\$1,564.15</b>	<b>\$2,843.00</b>	<b>55</b>
	<b>Difference</b>	<b><u>(\$19.02)</u></b>	<b><u>\$59.85</u></b>	<b><u>\$11,148.00</u></b>	

**Quiet Water Homeowners Association - Yachats OR**  
**Treasurer's Report as of May 2013 for LCA IV**

Account #	Account Name	Period Activity	YTD Balance	Annual Budget	% of Annual Budget
<b><i>Income</i></b>					
4.4.000	LCA IV Beginning Balance	0.00	0.00	9,450.00	0
4.4.001	LCA IV Assessment	0.00	940.00	940.00	100
4.4.002	LCA IV Prior Year Assessments	0.00	0.00	0.00	0
	<b>Total Income</b>	<b>\$0.00</b>	<b>\$940.00</b>	<b>\$10,390.00</b>	<b>9</b>
<b><i>Expenses</i></b>					
5.1.402	LCA IV Maintenance	0.00	0.00	200.00	0
5.1.404	LCA IV Repair/Replace	0.00	0.00	0.00	0
	<b>Total Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>0</b>
	<b>Difference</b>	<b>\$0.00</b>	<b>\$940.00</b>	<b>\$10,190.00</b>	