

Memorandum

To: Board of Directors
From: Nan Scott, Treasurer
Date: August 12, 2018
Re: Financial Status as of July 31, 2018

Attached is the financial report as of July 31, 2018.

For your attention:

The overage in line item 5.3.005 Dues, Fees and Subscriptions is due to fees imposed for changing and recording the CC&Rs that was not budgeted.

Quiet Water Homeowners Association - Yachats OR
Balance Sheet as of July 31, 2018

Account Name	Beginning Balance	YTD Balance
Assets		
BOW Checking	3,568.03	1,167.76
BOW Money Market	34,793.89	40,209.36
Synchrony CD	52,740.31	52,936.87
Synchrony Money Market	25,360.66	25,385.61
Total Cash Assets	116,462.89	119,699.60
Accounts Receivable/Clients	2,090.00	5,314.00
Total Assets	118,552.89	125,013.60
Fund Balance		
General Operating Fund	209.00	4,384.12
General Reserve	82,481.05	82,481.05
LCA I	12,316.10	13,603.89
LCA II	11,247.58	11,993.40
LCA III+		
LCA III Carports Balance	-1,842.26	-1,582.26
LCA III Operations/Paving	6,376.05	6,359.30
Total LCA III+	4,533.79	4,777.04
LCA IV	3,711.59	4,075.59
Riparian Restoration Balance	4,053.78	3,698.51
Total Fund Balance	118,552.89	125,013.60
Total Liabilities and Fund Balance	118,552.89	125,013.60

Quiet Water Homeowners Association - Yachats OR
Consolidated Fund Activity Report as of 07/31/2018

Account #	Account Name	Receipts	Disbursements	End Balance
3.0.001	General Operating Fund	13,055.98	8,671.86	4,384.12
3.0.004	General Reserve	82,481.00	0	82,481.05
3.1.001	LCA I	13,666.00	62.21	13,603.89
3.2.001	LCA II	12,043.00	49.18	11,993.40
3.3.001	LCA III+			
3.3.011	LCA III Carports Balance	260	0	-1,582.26
3.3.012	LCA III Operations/Paving	4,564.00	46.75	6,359.30
3.4.001	LCA IV	4,096.00	20	4,075.59
3.6.001	Riparian Restoration Balance	4,054.00	355.27	3,698.51
Total		134,219.98	9,205.27	125,013.60

Quiet Water Homeowners Association - Yachats OR

Treasurer's Report as of July 2018

Account #	Account Name	YTD Balance	Annual Budget	% of Budget
Income				
4.0.000	General Beginning Balance	209.00		
4.0.100	General Reserve Carry Over	82,481.00	82,814.00	100
4.1.000	LCA I Beginning Balance	12,316.00	12,316.00	100
4.2.000	LCA II Beginning Balance	11,248.00	11,324.00	99
4.3.000	LCA III+ Beginning Balance	4,534.00	6,448.00	70
4.3.010	LCA III+ Carport Carryover	0.00	-1,842.00	0
4.4.000	LCA IV Beginning Balance	3,712.00	3,712.00	100
4.6.000	Riparian Beginning Balance	4,054.00	4,054.00	100
	Total Carry-Over	118,554.00	118,826.00	100
4.0.002	Interest Income	226.98	1,308.00	17
4.0.003	Late Fees	10.00		
4.0.004	General Operating Assessments	12,610.00	50,400.00	25
4.0.101	Transfer from Operations	0.00	1,898.00	0
4.1.001	LCA I Assessment	1,350.00	5,400.00	25
4.2.001	LCA II Assessment	795.00	3,180.00	25
4.3.001	LCA III+ Assessment	30.00	120.00	25
4.3.011	LCA III+ Carport Assessment	260.00	1,080.00	24
4.4.001	LCA IV Assessment	384.00	1,536.00	25
	Total Current Income	15,665.98	64,922.00	24
	Total Income	134,219.98	183,748.00	73
Expenses				
5.1.501	Pool/Spa Electricity	84.11	1,000.00	8
5.1.502	Pool/Spa License	0.00	720.00	0
5.1.503	Pool/Spa Liquid Petroleum	185.53	1,000.00	19
5.1.504	Pool/Spa Water and Sewer	214.64	1,200.00	18
5.1.505	Pool/Spa Telephone	0.00	200.00	0
5.1.506	Pool/Spa Supplies	130.97	1,100.00	12
5.1.507	Pool/Spa Maintenance	609.50	1,000.00	61
5.1.508	Pool/Spa Contract	1,000.00	3,000.00	33
5.1.510	Tennis Court & Basketball Maintenance	0.00		
	Recreational Area Operations	2,224.75	9,220.00	24
5.1.000	Contingency	0.00	800.00	0
5.3.002	Property & Liability Insurance	0.00	2,130.00	0
5.3.003	Annual Meeting Expense	80.63	100.00	81
5.3.005	Dues, Fees, and Subscriptions	243.00	60.00	405
5.3.007	Bookkeeping Services	800.00	4,800.00	17
5.3.008	Management Contract	1,300.00	9,000.00	14
5.3.009	Professional Services	20.00	400.00	5
5.3.010	Federal Income Taxes	0.00	400.00	0
5.3.041	Transfer to General Reserve	0.00	1,898.00	0
	Administrative Expenses	2,443.63	19,588.00	12

Quiet Water Homeowners Association - Yachats OR

Treasurer's Report as of July 2018

Account #	Account Name	YTD Balance	Annual Budget	% of Budget
5.2.001	Copy and Duplication	0.00	200.00	0
5.2.002	Postage	89.70	300.00	30
5.2.003	Office Supplies	10.00	200.00	5
5.2.005	Software and Maintenance	0.00	400.00	0
5.2.006	Office Equipment	0.00	0.00	0
	Office Expense	99.70	1,100.00	9
5.1.001	General Work for Credit	85.00	500.00	17
5.1.002	Equipment Maintenance	90.78	300.00	30
5.1.003	Equipment Replacement	0.00	250.00	0
5.1.004	Garbage Disposal	1,478.00	8,200.00	18
5.1.005	General Fuel and Oil	0.00	100.00	0
5.1.006	Grounds Supplies and Rentals	0.00	1,000.00	0
5.1.007	Storm damage tree removal	0.00	500.00	0
5.1.008	Small Equipment Purchase	0.00	200.00	0
5.1.009	Grounds Maintenance Contract	2,250.00	9,750.00	23
5.1.011	Landscaping General	0.00	1,000.00	0
	Common Area Operations	3,903.78	21,800.00	18
5.6.004	Riparian Wages/Work Credit	355.27	2,000.00	18
	Riparian Area Operations	355.27	2,000.00	18
5.1.101	LCA 1 Electricity	62.21	450.00	14
5.1.102	LCA I Maintenance	0.00	500.00	0
5.1.104	LCA I Repair/Replace	0.00	250.00	0
5.1.201	LCA II Electricity	49.18	400.00	12
5.1.202	LCA II Maintenance	0.00	250.00	0
5.1.204	LCA II Repair/Replace	0.00	300.00	0
5.1.301	LCA III+ Electricity	46.75	350.00	13
5.1.302	LCA III+ Maintenance	0.00	100.00	0
5.1.303	LCA III+ Paving	0.00	0.00	0
5.1.304	LCA III+ Carport Expense	0.00	150.00	0
5.1.401	LCA IV Electricity	20.00	90.00	22
5.1.402	LCA IV Maintenance	0.00	150.00	0
5.1.404	LCA IV Repair/Replace	0.00	0.00	0
	Total LCA Expenses	178.14	2,990.00	6
5.1.509	Pool/Spa Major Repair/Replace	0.00	10,000.00	0
5.1.511	Tennis Court Major Rep/Replace	0.00	8,365.00	0
5.1.512	Major Grounds Equipment	0.00	0.00	0
5.1.513	Transfer Out from General Reserve	0.00	0.00	0
5.1.514	River Path Repair	0.00	500.00	0
	Total Reserve Transfers	0.00	18,865.00	0
	Total Expenses	9,205.27	75,563.00	12
	Difference	125,014.71	108,185.00	