

September 2024 Financial Statement

prepared for:

Queens Bay Resort Condominium
777 Harrah Way
Lake Havasu City, AZ 86403

NSC Certified Public Accountants LLC
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To the Board of Trustees
Queens Bay Resort Condominiums Owners Association
Lake Havasu City, Arizona

Management is responsible for the accompanying financial statements of Queens Bay Resort Condominiums Owners Association, which comprise the Statement of Assets, Liabilities and Fund Balance-modified cash basis as of September 30, 2024, and the related Statement of Revenues and Expenses-modified cash basis for the one-month and nine-month periods then ended, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of Queens Bay Resort Condominiums Owners Association for the year ending December 31, 2024 as presented on the Statement of Revenues and Expenses – Budget vs. Actual has not been compiled or examined by our firm, and, accordingly we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

N *NSC Certified Public Accountants LLC*
S *A Professional Services Firm*
C *Accounting * Tax * Business Consulting*

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The American Institute of Certified Public Accountants has determined that supplementary information about future major repairs and replacements of common property is required to supplement, but not required to be part of, the basic financial statements. Queens Bay Resort Condominiums Owners Association has not presented this supplementary information.

We are not independent with respect to Queens Bay Resort Condominiums Owners Association.

NSC Certified Public Accountants LLC

NSC Certified Public Accountants, LLC
Lake Havasu City, Arizona
November 13, 2024

QUEENS BAY RESORT CONDOMINIUM
Statement of Assets, Liabilities and Fund Balance - Modified Cash Basis
September 30, 2024
Unaudited

	<u>OPERATIONS</u>	<u>RESERVES</u>	<u>TOTALS</u>
ASSETS			
Current Assets			
AZ Financial MM - Reserve	\$ 0	\$ 109,443	109,443
Foothills MM Savings - Reserve	0	84,566	84,566
Foothills Checking- Operations	183,556	0	183,556
AZ Financial MM - Operating	108,296	0	108,296
CD- PNC 8 Mos. 12/8/24	0	115,724	115,724
National Bank - Reserves	0	100,000	100,000
PNC MM - Operating	94,249	0	94,249
Homeowners Dues Receivable	20,366	0	20,366
Due From Operating Fund	0	213,563	213,563
	<hr/>	<hr/>	<hr/>
Total Current Assets	406,467	623,296	1,029,763
Property and Equipment			
Improvements	157,724	0	157,724
Furniture & Fixtures	73,660	0	73,660
Machinery & Equipment	115,516	0	115,516
Building Improvements	19,483	0	19,483
Accumulated Depreciation	(397,796)	0	(397,796)
	<hr/>	<hr/>	<hr/>
Total Property and Equipment	(31,413)	0	(31,413)
Other Assets			
	<hr/>	<hr/>	<hr/>
Total Other Assets	0	0	0
	<hr/>	<hr/>	<hr/>
Total Assets	\$ 375,054	\$ 623,296	998,350
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES AND FUND BALANCE			
Current Liabilities			
Garnishment	\$ 517	\$ 0	517
Federal WH Payable	260	0	260
FICA Payable	1,824	0	1,824
Futa Payable	39	0	39
State WH Payable	857	0	857
Suta Payable	724	0	724
Prepaid Owner Billings	104,155	0	104,155
Homeowner Fund	2,405	0	2,405
Due To Reserve Fund	213,563	0	213,563
	<hr/>	<hr/>	<hr/>
Total Current Liabilities	324,344	0	324,344
Long-Term Liabilities			
	<hr/>	<hr/>	<hr/>
Total Long-Term Liabilities	0	0	0
	<hr/>	<hr/>	<hr/>
Total Liabilities	324,344	0	324,344
Fund Balance:			
Fund Balance - Operations	(243,739)	0	(243,739)
Fund Balance - Reserves	0	829,547	829,547
Revenues over (under) Expenses	294,449	(206,251)	88,198
	<hr/>	<hr/>	<hr/>
Total Fund Balance	50,710	623,296	674,006
	<hr/>	<hr/>	<hr/>
Total Liabilities & Fund Balance	\$ 375,054	\$ 623,296	998,350
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See Accountants' Compilation Report

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Modified Cash Basis
For the Nine Months Ending September 30, 2024
Unaudited

	Curr. Mo. Operations		Curr. Mo. Reserves		Y-T-D Operations		Y-T-D Reserves					
Revenues												
Homeowner Dues	\$	76,500	109.74	\$	0	0.00	\$	688,500	109.18	\$	0	0.00
Transfer Fees		0	0.00		0	0.00		1,400	0.22		0	0.00
Interest Income		157	0.23		0	0.00		1,560	0.25		0	0.00
Interest Income-Reserves		0	0.00		158	2.22		0	0.00		6,060	8.83
Transfer To Reserves		(6,949)	(9.97)		0	0.00		(62,537)	(9.92)		0	0.00
Transfer to Reserves		0	0.00		6,949	97.78		0	0.00		62,537	91.17
Fine Income		0	0.00		0	0.00		500	0.08		0	0.00
Sponsorships Income		0	0.00		0	0.00		1,200	0.19		0	0.00
Total Revenues		<u>69,708</u>	<u>100.00</u>		<u>7,107</u>	<u>100.00</u>		<u>630,623</u>	<u>100.00</u>		<u>68,597</u>	<u>100.00</u>
Expenses												
Payroll		11,922	17.10		0	0.00		106,110	16.83		0	0.00
Building Insurance		0	0.00		0	0.00		54,910	8.71		0	0.00
FICA Expense		912	1.31		0	0.00		8,118	1.29		0	0.00
Unemployment Expense		10	0.01		0	0.00		250	0.04		0	0.00
Workmans Comp		0	0.00		0	0.00		3,266	0.52		0	0.00
Alarm Service		188	0.27		0	0.00		1,273	0.20		0	0.00
Bank Charges		2	0.00		0	0.00		110	0.02		0	0.00
Accounting		1,400	2.01		0	0.00		13,815	2.19		0	0.00
Legal		0	0.00		0	0.00		678	0.11		0	0.00
Gate Repairs		0	0.00		0	0.00		600	0.10		0	0.00
Operating Supplies		(5,901)	(8.47)		0	0.00		2,955	0.47		0	0.00
Landscaping Services		276	0.40		0	0.00		4,033	0.64		0	0.00
Elevator Service		1,050	1.51		0	0.00		10,343	1.64		0	0.00
Printing		0	0.00		0	0.00		374	0.06		0	0.00
Postage		12	0.02		0	0.00		445	0.07		0	0.00
Office Supplies		245	0.35		0	0.00		1,651	0.26		0	0.00
Electric		4,360	6.25		0	0.00		29,510	4.68		0	0.00
Gas		0	0.00		0	0.00		9,247	1.47		0	0.00
Water Usage		5,012	7.19		0	0.00		44,734	7.09		0	0.00
Sewer		8,760	12.57		0	0.00		74,137	11.76		0	0.00
Trash Removal		1,149	1.65		0	0.00		10,348	1.64		0	0.00
Water softener expense		(15,689)	(22.51)		0	0.00		1,292	0.20		0	0.00
Pool Chemicals		379	0.54		0	0.00		4,814	0.76		0	0.00
Pool Maintenance		(9,285)	(13.32)		0	0.00		(8,177)	(1.30)		0	0.00
Pest Control Service		435	0.62		0	0.00		3,465	0.55		0	0.00
Security Camera		0	0.00		0	0.00		6,715	1.06		0	0.00
Taxes		0	0.00		0	0.00		904	0.14		0	0.00
Internet/Website		97	0.14		0	0.00		2,222	0.35		0	0.00
Licenses		0	0.00		0	0.00		490	0.08		0	0.00
Telephone/Mobile Phone		139	0.20		0	0.00		1,252	0.20		0	0.00
Board Meeting Expense		0	0.00		0	0.00		635	0.10		0	0.00
Major Maint. - RDA		0	0.00		180,207	2,535.6		0	0.00		274,848	400.67
Building Pipe Maintenance		10,950	15.71		0	0.00		15,694	2.49		0	0.00
General Building Maintena		(103,108)	(147.91)		0	0.00		(82,163)	(13.03)		0	0.00
Interest Expense		0	0.00		0	0.00		120	0.02		0	0.00
Depreciation Expense		4,365	6.26		0	0.00		12,004	1.90		0	0.00
Total Expenses		<u>(82,320)</u>	<u>(118.09)</u>		<u>180,207</u>	<u>2,535.6</u>		<u>336,174</u>	<u>53.31</u>		<u>274,848</u>	<u>400.67</u>

Excess (Deficiency) of

See Accountants' Compilation Report

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Modified Cash Basis
For the Nine Months Ending September 30, 2024
Unaudited

	Curr. Mo. Operations		Curr. Mo. Reserves		Y-T-D Operations		Y-T-D Reserves	
Revenues Over Expenses	\$ 152,028	218.09	\$ (173,100)	(2,435.)	\$ 294,449	46.69	\$ (206,251)	(300.67)

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Budget vs. Actual
For the Nine Months Ending September 30, 2024
Unaudited

	Y-T-D Oper. Actual	Y-T-D Oper. Budget	Y-T-D Oper. Variance	Y-T-D Reserves Actual	Y-T-D Reserves Budget	Y-T-D Reserves Variance
Revenues						
Homeowner Dues	\$ 688,500	\$ 688,500	0	\$ 0	\$ 0	0
Transfer Fees	1,400	1,875	(475)	0	0	0
Miscellaneous Income	0	375	(375)	0	0	0
Interest Income	1,560	15	1,545	0	0	0
Interest Income-Reserves	0	0	0	6,060	60	6,000
Transfer To Reserves	(62,537)	(44,236)	(18,301)	0	0	0
Transfer to Reserves	0	0	0	62,537	0	62,537
Fine Income	500	0	500	0	0	0
Sponsorships Income	1,200	0	1,200	0	0	0
Total Revenues	630,623	646,529	(15,906)	68,597	60	68,537
Expenses						
Payroll	106,110	130,114	(24,004)	0	0	0
Building Insurance	54,910	41,220	13,690	0	0	0
FICA Expense	8,118	14,025	(5,907)	0	0	0
Unemployment Expense	250	262	(12)	0	0	0
Workmans Comp	3,266	2,062	1,204	0	0	0
Alarm Service	1,273	32,250	(30,977)	0	0	0
Bank Charges	110	75	35	0	0	0
Accounting	13,815	15,750	(1,935)	0	0	0
Legal	678	5,025	(4,347)	0	0	0
Gate Repairs	600	375	225	0	0	0
Operating Supplies	2,955	8,625	(5,670)	0	0	0
Landscaping Services	4,033	5,625	(1,592)	0	0	0
Elevator Service	10,343	93,646	(83,303)	0	0	0
Printing	374	150	224	0	0	0
Postage	445	450	(5)	0	0	0
Office Supplies	1,651	1,350	301	0	0	0
Electric	29,510	32,531	(3,021)	0	0	0
Gas	9,247	12,187	(2,940)	0	0	0
Water Usage	44,734	37,830	6,904	0	0	0
Sewer	74,137	73,138	999	0	0	0
Trash Removal	10,348	9,703	645	0	0	0
Water softener expense	1,292	15,152	(13,860)	0	0	0
Pool Chemicals	4,814	6,000	(1,186)	0	0	0
Pool Maintenance	(8,177)	9,225	(17,402)	0	0	0
Pest Control Service	3,465	3,600	(135)	0	0	0
Security Camera	6,715	0	6,715	0	0	0
Taxes	904	160	744	0	0	0
Internet/Website	2,222	0	2,222	0	0	0
Licenses	490	375	115	0	0	0
Telephone/Mobile Phone	1,252	1,500	(248)	0	0	0
Board Meeting Expense	635	525	110	0	0	0
Major Maint. - Bldg & Paint	0	7,804	(7,804)	0	0	0
Major Maint. - RDA	0	0	0	274,848	0	274,848
Building Pipe Maintenance	15,694	33,499	(17,805)	0	0	0
General Building Maintenance	(82,163)	46,125	(128,288)	0	0	0
Water Damages/Pipe Leaks	0	3,750	(3,750)	0	0	0
Interest Expense	120	15	105	0	0	0
Depreciation Expense	12,004	2,464	9,540	0	0	0

See Accountants' Compilation Report

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Budget vs. Actual
For the Nine Months Ending September 30, 2024
Unaudited

	Y-T-D Oper. Actual	Y-T-D Oper. Budget	Y-T-D Oper. Variance	Y-T-D Reserves Actual	Y-T-D Reserves Budget	Y-T-D Reserves Variance
Total Expenses	<u>336,174</u>	<u>646,587</u>	<u>(310,413)</u>	<u>274,848</u>	<u>0</u>	<u>274,848</u>
Excess (Deficiency) of Revenues Over Expenses	\$ <u>294,449</u>	\$ <u>(58)</u>	<u>294,507</u>	\$ <u>(206,251)</u>	\$ <u>60</u>	<u>(206,311)</u>