

December 2024 Financial Statement

prepared for:

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

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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 December 31, 2024, and the related Statement of Revenues and Expenses-modified cash basis for the one-month and twelve-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.

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
March 13, 2025

QUEENS BAY RESORT CONDOMINIUM
Statement of Assets, Liabilities and Fund Balance - Modified Cash Basis
December 31, 2024
Unaudited

	<u>OPERATIONS</u>	<u>RESERVES</u>	<u>TOTALS</u>
ASSETS			
Current Assets			
AZ Financial MM - Reserve	\$ 0	\$ 109,900	109,900
Foothills MM Savings - Reserve	0	84,570	84,570
Foothills Checking- Operations	292,420	0	292,420
AZ Financial MM - Operating	108,748	0	108,748
CD- PNC 4 Mos. 4/8/25	0	119,372	119,372
National Bank - Reserves	0	100,000	100,000
PNC MM - Operating	94,242	0	94,242
Homeowners Dues Receivable	19,962	0	19,962
Due From Operating Fund	0	234,408	234,408
	<hr/>	<hr/>	<hr/>
Total Current Assets	515,372	648,250	1,163,622
Property and Equipment			
Improvements	157,724	0	157,724
Furniture & Fixtures	78,560	0	78,560
Machinery & Equipment	166,923	0	166,923
Building Improvements	81,449	0	81,449
Accumulated Depreciation	(402,564)	0	(402,564)
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Total Property and Equipment	82,092	0	82,092
Other Assets			
	<hr/>	<hr/>	<hr/>
Total Other Assets	0	0	0
	<hr/>	<hr/>	<hr/>
Total Assets	\$ 597,464	\$ 648,250	1,245,714
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LIABILITIES AND FUND BALANCE			
Current Liabilities			
Accounts Payable	\$ 62,314	\$ 0	62,314
Garnishment	517	0	517
Federal WH Payable	316	0	316
FICA Payable	2,202	0	2,202
Futa Payable	47	0	47
State WH Payable	1,068	0	1,068
Suta Payable	728	0	728
Prepaid Owner Billings	80,402	0	80,402
Homeowner Fund	2,405	0	2,405
Due To Reserve Fund	234,408	0	234,408
	<hr/>	<hr/>	<hr/>
Total Current Liabilities	384,407	0	384,407
Long-Term Liabilities			
	<hr/>	<hr/>	<hr/>
Total Long-Term Liabilities	0	0	0
	<hr/>	<hr/>	<hr/>
Total Liabilities	384,407	0	384,407
Fund Balance:			
Fund Balance - Operations	(243,740)	0	(243,740)
Fund Balance - Reserves	0	829,546	829,546
Revenues over (under) Expenses	456,797	(181,296)	275,501
	<hr/>	<hr/>	<hr/>
Total Fund Balance	213,057	648,250	861,307
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Total Liabilities & Fund Balance	\$ 597,464	\$ 648,250	1,245,714
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See Accountants' Compilation Report

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Modified Cash Basis
For the Twelve Months Ending December 31, 2024
Unaudited

	Curr. Mo. Operations		Curr. Mo. Reserves		Y-T-D Operations		Y-T-D Reserves					
Revenues												
Homeowner Dues	\$	76,500	52.80	\$	0	0.00	\$	918,000	100.13	\$	0	0.00
Transfer Fees		200	0.14		0	0.00		1,600	0.17		0	0.00
Interest Income		140	0.10		0	0.00		2,020	0.22		0	0.00
Interest Income-Reserves		0	0.00		3,788	35.28		0	0.00		10,170	10.87
Transfer To Reserves		(6,949)	(4.80)		0	0.00		(83,382)	(9.09)		0	0.00
Transfer to Reserves		0	0.00		6,949	64.72		0	0.00		83,382	89.13
Insurance Reimbursement-		75,000	51.76		0	0.00		75,000	8.18		0	0.00
Repairs Reimbursement		0	0.00		0	0.00		1,900	0.21		0	0.00
Fine Income		0	0.00		0	0.00		500	0.05		0	0.00
Sponsorships Income		0	0.00		0	0.00		1,200	0.13		0	0.00
Total Revenues		144,891	100.00		10,737	100.00		916,838	100.00		93,552	100.00
Expenses												
Payroll		14,395	9.94		0	0.00		151,280	16.50		0	0.00
Building Insurance		0	0.00		0	0.00		54,910	5.99		0	0.00
FICA Expense		1,101	0.76		0	0.00		11,573	1.26		0	0.00
Unemployment Expense		16	0.01		0	0.00		301	0.03		0	0.00
Workmans Comp		0	0.00		0	0.00		3,893	0.42		0	0.00
Alarm Service		0	0.00		0	0.00		1,453	0.16		0	0.00
Bank Charges		(12)	(0.01)		0	0.00		88	0.01		0	0.00
Accounting		1,400	0.97		0	0.00		18,165	1.98		0	0.00
Legal		3,898	2.69		0	0.00		4,575	0.50		0	0.00
Gate Repairs		260	0.18		0	0.00		860	0.09		0	0.00
Operating Supplies		35	0.02		0	0.00		5,596	0.61		0	0.00
Landscaping Services		2,366	1.63		0	0.00		8,536	0.93		0	0.00
Elevator Service		1,129	0.78		0	0.00		13,729	1.50		0	0.00
Printing		0	0.00		0	0.00		374	0.04		0	0.00
Postage		8	0.01		0	0.00		467	0.05		0	0.00
Office Supplies		54	0.04		0	0.00		2,082	0.23		0	0.00
Electric		2,546	1.76		0	0.00		39,629	4.32		0	0.00
Gas		1,543	1.06		0	0.00		12,433	1.36		0	0.00
Water Usage		6,306	4.35		0	0.00		54,379	5.93		0	0.00
Sewer		17,519	12.09		0	0.00		100,416	10.95		0	0.00
Trash Removal		1,149	0.79		0	0.00		13,796	1.50		0	0.00
Water softener expense		3,275	2.26		0	0.00		8,303	0.91		0	0.00
Pool Chemicals		483	0.33		0	0.00		5,965	0.65		0	0.00
Pool Maintenance		0	0.00		0	0.00		(3,590)	(0.39)		0	0.00
Pest Control Service		0	0.00		0	0.00		4,803	0.52		0	0.00
Security Camera		0	0.00		0	0.00		6,715	0.73		0	0.00
Taxes		0	0.00		0	0.00		904	0.10		0	0.00
Internet/Website		97	0.07		0	0.00		2,513	0.27		0	0.00
Licenses		0	0.00		0	0.00		610	0.07		0	0.00
Telephone/Mobile Phone		139	0.10		0	0.00		1,564	0.17		0	0.00
Board Meeting Expense		0	0.00		0	0.00		635	0.07		0	0.00
Major Maint. - Bldg & Pai		0	0.00		0	0.00		(108,128)	(11.79)		0	0.00
Major Maint. - RDA		0	0.00		0	0.00		0	0.00		274,848	293.79
Building Pipe Maintenance		21,936	15.14		0	0.00		38,480	4.20		0	0.00
General Building Maintena		60,690	41.89		0	0.00		(14,624)	(1.60)		0	0.00
Interest Expense		0	0.00		0	0.00		120	0.01		0	0.00
Depreciation Expense		(8,290)	(5.72)		0	0.00		16,772	1.83		0	0.00
Insurance Expense - Lobby		464	0.32		0	0.00		464	0.05		0	0.00

See Accountants' Compilation Report

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Modified Cash Basis
For the Twelve Months Ending December 31, 2024
Unaudited

	Curr. Mo. Operations		Curr. Mo. Reserves		Y-T-D Operations		Y-T-D Reserves	
Total Expenses	<u>132,507</u>	91.45	<u>0</u>	0.00	<u>460,041</u>	50.18	<u>274,848</u>	293.79
Excess (Deficiency) of Revenues Over Expenses	\$ <u>12,384</u>	8.55	\$ <u>10,737</u>	100.00	\$ <u>456,797</u>	49.82	\$ <u>(181,296)</u>	(193.79)

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Budget vs. Actual
For the Twelve Months Ending December 31, 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	\$ 918,000	\$ 918,000	0	\$ 0	\$ 0	0
Transfer Fees	1,600	2,500	(900)	0	0	0
Miscellaneous Income	0	500	(500)	0	0	0
Interest Income	2,020	20	2,000	0	0	0
Interest Income-Reserves	0	0	0	10,170	80	10,090
Transfer To Reserves	(83,382)	(58,981)	(24,401)	0	0	0
Transfer to Reserves	0	0	0	83,382	0	83,382
Insurance Reimbursement- Lobby	75,000	0	75,000	0	0	0
Repairs Reimbursement	1,900	0	1,900	0	0	0
Fine Income	500	0	500	0	0	0
Sponsorships Income	1,200	0	1,200	0	0	0
Total Revenues	916,838	862,039	54,799	93,552	80	93,472
Expenses						
Payroll	151,280	173,486	(22,206)	0	0	0
Building Insurance	54,910	54,960	(50)	0	0	0
FICA Expense	11,573	18,700	(7,127)	0	0	0
Unemployment Expense	301	350	(49)	0	0	0
Workmans Comp	3,893	2,750	1,143	0	0	0
Alarm Service	1,453	43,000	(41,547)	0	0	0
Bank Charges	88	100	(12)	0	0	0
Accounting	18,165	21,000	(2,835)	0	0	0
Legal	4,575	6,700	(2,125)	0	0	0
Gate Repairs	860	500	360	0	0	0
Operating Supplies	5,596	11,500	(5,904)	0	0	0
Landscaping Services	8,536	7,500	1,036	0	0	0
Elevator Service	13,729	124,861	(111,132)	0	0	0
Printing	374	200	174	0	0	0
Postage	467	600	(133)	0	0	0
Office Supplies	2,082	1,800	282	0	0	0
Electric	39,629	43,375	(3,746)	0	0	0
Gas	12,433	16,250	(3,817)	0	0	0
Water Usage	54,379	50,440	3,939	0	0	0
Sewer	100,416	97,517	2,899	0	0	0
Trash Removal	13,796	12,937	859	0	0	0
Water softener expense	8,303	20,203	(11,900)	0	0	0
Pool Chemicals	5,965	8,000	(2,035)	0	0	0
Pool Maintenance	(3,590)	12,300	(15,890)	0	0	0
Pest Control Service	4,803	4,800	3	0	0	0
Security Camera	6,715	0	6,715	0	0	0
Taxes	904	213	691	0	0	0
Internet/Website	2,513	0	2,513	0	0	0
Licenses	610	500	110	0	0	0
Telephone/Mobile Phone	1,564	2,000	(436)	0	0	0
Board Meeting Expense	635	700	(65)	0	0	0
Major Maint. - Bldg & Paint	(108,128)	10,405	(118,533)	0	0	0
Major Maint. - RDA	0	0	0	274,848	0	274,848
Building Pipe Maintenance	38,480	44,666	(6,186)	0	0	0
General Building Maintenance	(14,624)	61,500	(76,124)	0	0	0
Water Damages/Pipe Leaks	0	5,000	(5,000)	0	0	0
Interest Expense	120	20	100	0	0	0

See Accountants' Compilation Report

QUEENS BAY RESORT CONDOMINIUM
Statement of Revenues and Expenses - Budget vs. Actual
For the Twelve Months Ending December 31, 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
Depreciation Expense	16,772	3,286	13,486	0	0	0
Insurance Expense - Lobby	464	0	464	0	0	0
Total Expenses	<u>460,041</u>	<u>862,119</u>	<u>(402,078)</u>	<u>274,848</u>	<u>0</u>	<u>274,848</u>
Excess (Deficiency) of Revenues Over Expenses	\$ <u>456,797</u>	\$ <u>(80)</u>	<u>456,877</u>	\$ <u>(181,296)</u>	\$ <u>80</u>	<u>(181,376)</u>