

Monthly Agenda

October 26, 2021 6:00pm

Quail Springs Condominiums Recreation Association *(via Zoom for health & safety precautions)*

I. Open Meeting

II. Determination of Quorum

- a. Removal of board member Dashae Dunbar

III. Approval of Minutes

IV. Financials

- a. **SEPTEMBER 2021** Recreation Operating Account
 - i. Total Income: \$20,053.56
 - ii. Total Expense: \$13,136.68
 - iii. Net Income: \$5,120.78 (after \$-1,796.10 in prepaids)
- b. **SEPTEMBER 2021** Recreation Reserve Account balance **\$16,286.04**
- c. **SEPTEMBER 2021** Recreation Operating Account balance: **\$1,507.70**
- d. **SEPTEMBER 2021** First Citizens: **\$10,000**
- e. **Collections:** \$8,532.42 08/31/21 (\$8,149.15 last month)

NSFFEE	Non-Sufficient Funds Fee	0.00	0.00	0.00	180.00	180.00
LC	Late Charge	153.48	115.89	0.00	286.63	556.00
DUES	MONTHLY DUES	2,857.24	1,391.85	0.00	3,043.33	7,292.42
GATE	GATE OPENER	10.00	0.00	0.00	0.00	10.00
LEG	Legal Fees	144.00	0.00	0.00	0.00	144.00
PP	Payment Plan	30.00	30.00	0.00	150.00	210.00
CL	Closing Letter	50.00	50.00	0.00	0.00	100.00
PK	Pool Key	0.00	0.00	10.00	30.00	40.00
		3,244.72	1,587.74	10.00	3,689.96	8,532.42

i. Current Legal:

1. 1F - \$341.38 Lien has been filed.
2. 4C - \$220.47 paying out in payments.
3. 7B - \$224.64 making payments to past due.
4. 10H - \$1,066.43 POA has made a few payments on HOA account but nothing on REC.
5. 14C - \$739.99 Lien has been filed and account turned over to counsel.
6. 18A - \$51.92 Owner brought in a post-dated check on 9/9 to bring account current.
7. 19E - \$918.05 checks are not clearing. Account has been marked as do not accept checks. Counsel has been notified.
8. 38E - \$739.77 Lien has been filed and account turned over to counsel.

ii. Filed Lien:

iii. Released Legal:

V. Old Business

- a. East pool replastering:
 - i. Estimate from Oasis Pools: \$ _____
 - ii. Fox Pools: \$ _____
- b. 2022 Budget Preparation
 - i. 2021 Budget copied to 2022 as there were no deviations in actual.

VI. New Business

- i. Security Cameras

VII. Announcements and Recommendations to Members

- a. Community event this Saturday near the clubhouse. Live music and food truck on site. Many Residents have responded about how excited they are and hope to have more.

VIII. **Homeowner Time**

IX. **Next Board Meeting**: Tuesday October 16th, 2021 @ Following Phase 1 Meeting estimate at 7:30pm.

X. **Meeting Adjourned**

Monthly Agenda September 21ST, 2021 6:00pm

Quail Springs Condominiums Recreation Association *(via Zoom for health & safety precautions)*

- **Open Meeting** : Meeting called to order at 6.04pm.

- **Determination of Quorum**
 - Removal of board member Dashae Dunbar. Marie made a Motion to remove Dashae Dumbar from the Board. Mark seconded.
 - Mark and Marie present on Zoom.

- **Approval of Minutes** : Mark made a motion to approve the Minutes from May. Marie seconded. Motion passed.

- **Financials**: Mark made a motion to approve the Financials. Marie seconded. Motion passed.
 - **August 2021** Recreation Operating Account
 - Total Income: \$20,725.68
 - Total Expense: \$16,797.35
 - Net Income: \$3,343.98 (after \$584.35 in prepaids)
 - **August 2021** Recreation Reserve Account balance **\$36,285.61**
 - **August 2021** Recreation Operating Account balance: **\$5,916.37**
 - **Collections**: \$8,149.15 08/31/21 (\$7,860.94 last month)

Type	Description	0-30	31-60	61-90	91+	Total
NSFFEE	Non-Sufficient Funds Fee	0.00	0.00	0.00	180.00	180.00
LC	Late Charge	141.34	0.00	85.50	275.50	502.34
DUES	MONTHLY DUES	2,858.36	0.00	1,122.42	3,097.54	7,078.32
GATE	GATE OPENER	15.00	0.00	0.00	0.00	15.00
LEG	Legal Fees	0.00	0.00	0.00	44.00	44.00
PP	Payment Plan	30.00	0.00	30.00	169.49	229.49
CL	Closing Letter	50.00	0.00	0.00	0.00	50.00
PK	Pool Key	10.00	10.00	30.00	0.00	50.00
		3,104.70	10.00	1,267.92	3,766.53	8,149.15

- **Current Legal:**
 - 1F - \$333.05 Lien has been filed.
 - 4C - \$351.19 paying out in payments.
 - 7B - \$160.14 making payments to past due.
 - 10H - \$934.57 POA has made a few payments on HOA account but nothing on REC.

- 14C - \$616.09 Lien has been filed and account turned over to counsel.
- 18A - \$479.43. Owner brought in a post-dated check on 9/9 to bring account current.
- 19E - \$1,002.49 checks are not clearing. Account has been marked as do not accept checks. Counsel has been notified.
- 38E - \$615.87 Lien has been filed and account turned over to counsel.

- **Filed Lien:**

- **Released Legal:**

- **Old Business**

- **New Business**

- East pool replastering: **Waiting for bids.**
 - Estimate from Oasis Pools: \$ _____
 - Fox Pools: \$ _____
- Closing of Swimming pool completed. Winterizing scheduled for 9/28/21
- 2022 Budget Preparation
 - Board recommendations : **Need cameras. Right now we have one by the front gate and a couple by the pools.**

- **Announcements and Recommendations to Members**

- Community event this Saturday near the clubhouse. Live music and food truck on site. Many Residents have responded about how excited they are and hope to have more.

- **Homeowner Time** : Homeowner enjoyed the Saturday event. Hope to also be able to do event in the clubhouse.

- **Next Board Meeting**: Tuesday October 19th, 2021 @ 6:00pm

- **Meeting Adjourned** : Mark made a motion to adjourn the Meeting at 6.18pm. Marie seconded. Motion passed.

Budget Comparison

QUAIL SPRINGS RECREATION ASSN

Comparison Periods: 09/01/21 - 09/30/21 and 01/01/21 - 09/30/21 (cash basis)

	Actual 09/01/21 - 09/30/21	Budget 09/21 - 09/21	\$ Change	% Change	Actual YTD 01/01/21 - 09/30/21	Budget YTD 01/21 - 09/21	\$ Change	% Change
INCOME								
302 Membership Dues Income	19,781.25	19,314.00	467.25	2.4 %	180,422.57	173,826.00	6,596.57	3.8 %
303 Clubhouse Rental Income	0.00	75.00	-75.00	-100.0 %	450.00	675.00	-225.00	-33.3 %
305 Gate Remote Sales	85.00	0.00	85.00		860.00	0.00	860.00	
306 Pool Key Sales	15.00	0.00	15.00		365.00	15.00	350.00	2,333.3 %
307 Interest Income	0.43	0.45	-0.02	-4.4 %	2.55	4.05	-1.50	-37.0 %
309 Late Fee Income	137.88	112.91	24.97	22.1 %	1,145.53	1,016.27	129.26	12.7 %
310 Legal Fees	44.00	54.16	-10.16	-18.8 %	223.00	487.52	-264.52	-54.3 %
312 Advertising Income	0.00	10.00	-10.00	-100.0 %	0.00	90.00	-90.00	-100.0 %
319 Closing Letters	-10.00	83.33	-93.33	-112.0 %	492.94	750.01	-257.07	-34.3 %
321 Special Assessments	0.00	0.00	0.00		150.00	0.00	150.00	
4002 Insurance Claim	0.00	0.00	0.00		153.52	0.00	153.52	
TOTAL INCOME	20,053.56	19,649.85	403.71	2.1 %	184,265.11	176,863.85	7,401.26	4.2 %
EXPENSE								
600 Management								
6002 Management Fees	1,376.74	1,200.00	176.74	14.7 %	11,645.98	10,800.00	845.98	7.8 %
6004 In-House Administrion	-1,050.00	500.00	-1,550.00	-310.0 %	4,776.00	4,500.00	276.00	6.1 %
600 Total Management	326.74	1,700.00	-1,373.26	-80.8 %	16,421.98	15,300.00	1,121.98	7.3 %
604 Utilities								
6042 Electric	660.20	583.33	76.87	13.2 %	4,894.77	5,250.01	-355.24	-6.8 %
6043 Telephone	305.90	195.83	110.07	56.2 %	2,803.03	1,762.51	1,040.52	59.0 %
6045 Water And Sewer Utility	255.49	183.33	72.16	39.4 %	2,308.55	1,650.01	658.54	39.9 %
6046 Trash Removal	3,813.39	3,200.00	613.39	19.2 %	34,379.55	28,800.00	5,579.55	19.4 %
6055 Security Alarm / Monitoring	32.95	0.00	32.95		220.85	0.00	220.85	
604 Other Utilities	0.00	0.00	0.00		-359.19	0.00	-359.19	
604 Total Utilities	5,067.93	4,162.49	905.44	21.8 %	44,247.56	37,462.53	6,785.03	18.1 %
607 Repairs & Maintenance								
608 Landscaping								
6081 Contract Landscaping	-30.00	4,400.00	-4,430.00	-100.7 %	30,172.50	39,600.00	-9,427.50	-23.8 %
6082 In-House Landscaping	215.00	100.00	115.00	115.0 %	1,571.25	900.00	671.25	74.6 %
608 Total Landscaping	185.00	4,500.00	-4,315.00	-95.9 %	31,743.75	40,500.00	-8,756.25	-21.6 %
609 Clubhouse Improvements	0.00	0.00	0.00		1,338.00	0.00	1,338.00	
610 HVAC	0.00	0.00	0.00		42.50	150.00	-107.50	-71.7 %
611 Swimming Pool								
6111 Swimming Pool Equipment	106.45	0.00	106.45		4,785.68	3,000.00	1,785.68	59.5 %
6112 Swimming Pool Chemicals	738.32	1,000.00	-261.68	-26.2 %	3,888.72	3,640.00	248.72	6.8 %
6113 Swimming Pool Labor	1,517.00	500.00	1,017.00	203.4 %	10,116.70	4,830.13	5,286.57	109.4 %

	Actual 09/01/21 - 09/30/21	Budget 09/21 - 09/21	\$ Change	% Change	Actual YTD 01/01/21 - 09/30/21	Budget YTD 01/21 - 09/21	\$ Change	% Change
6114 Swimming Pool License/CED	0.00	0.00	0.00		175.00	275.00	-100.00	-36.4 %
611 Total Swimming Pool	2,361.77	1,500.00	861.77	57.5 %	18,966.10	11,745.13	7,220.97	61.5 %
613 Electrical	32.00	0.00	32.00		62.70	350.00	-287.30	-82.1 %
617 Materials & Supplies	-28.21	65.00	-93.21	-143.4 %	1,919.78	585.00	1,334.78	228.2 %
618 Plumbing	0.00	58.33	-58.33	-100.0 %	732.98	525.01	207.97	39.6 %
619 Contract Labor	4,388.75	166.66	4,222.09	2,533.4 %	8,122.08	1,500.02	6,622.06	441.5 %
620 Pest Control	0.00	0.00	0.00		5.94	100.00	-94.06	-94.1 %
621 Fence & Gate Repairs								
6210 Gate Repair	-171.00	166.66	-337.66	-202.6 %	328.00	1,500.02	-1,172.02	-78.1 %
6211 Camera Repairs	0.00	83.33	-83.33	-100.0 %	0.00	750.01	-750.01	-100.0 %
6212 Gate Mechanical	0.00	133.33	-133.33	-100.0 %	5,815.00	7,066.67	-1,251.67	-17.7 %
621 Total Fence & Gate Repairs	-171.00	383.32	-554.32	-144.6 %	6,143.00	9,316.70	-3,173.70	-34.1 %
607 Other Repairs & Maintenance	0.00	0.00	0.00		-176.05	0.00	-176.05	
607 Total Repairs & Maintenance	6,768.31	6,673.31	95.00	1.4 %	68,900.78	64,771.86	4,128.92	6.4 %
630 Special Assessment Project								
631 Entry Gate System	791.50	0.00	791.50		791.50	0.00	791.50	
633 Camera Equipment	0.00	0.00	0.00		197.70	0.00	197.70	
630 Total Special Assessment Project	791.50	0.00	791.50		989.20	0.00	989.20	
669 Taxes / Insurance								
670 Insurance	0.00	0.00	0.00		7,105.28	4,350.00	2,755.28	63.3 %
669 Total Taxes / Insurance	0.00	0.00	0.00		7,105.28	4,350.00	2,755.28	63.3 %
671 Legal, Professional Fees								
6710 Legal Counsel	0.00	212.00	-212.00	-100.0 %	44.00	1,908.00	-1,864.00	-97.7 %
6711 Lien Filing Fees	0.00	0.00	0.00		649.00	180.00	469.00	260.6 %
671 Total Legal, Professional Fees	0.00	212.00	-212.00	-100.0 %	693.00	2,088.00	-1,395.00	-66.8 %
676 Accounting								
6761 Accounting Software	0.00	110.00	-110.00	-100.0 %	660.00	990.00	-330.00	-33.3 %
6762 Accounting Services	0.00	0.00	0.00		275.00	250.00	25.00	10.0 %
676 Total Accounting	0.00	110.00	-110.00	-100.0 %	935.00	1,240.00	-305.00	-24.6 %
677 Printing & Publication								
6770 Postage	32.20	0.00	32.20		157.40	181.00	-23.60	-13.0 %
6771 Copy Services	0.00	0.00	0.00		0.00	125.00	-125.00	-100.0 %
677 Other Printing & Publication	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
677 Total Printing & Publication	32.20	0.00	32.20		157.40	556.00	-398.60	-71.7 %
690 Other Expenses								
692 Reserve Fund	0.00	5,000.00	-5,000.00	-100.0 %	0.00	45,000.00	-45,000.00	-100.0 %
690 Total Other Expenses	0.00	5,000.00	-5,000.00	-100.0 %	0.00	45,000.00	-45,000.00	-100.0 %
691 Adjustments To Expenses	0.00	0.00	0.00		0.50	0.00	0.50	
700 Office / Admin								

	Actual 09/01/21 - 09/30/21	Budget 09/21 - 09/21	\$ Change	% Change	Actual YTD 01/01/21 - 09/30/21	Budget YTD 01/21 - 09/21	\$ Change	% Change
673 Bank Fees	0.00	0.00	0.00		46.50	0.00	46.50	
7002 Clubhouse Decor / Seasonal	150.00	0.00	150.00		300.00	0.00	300.00	
7003 Office Supplies	0.00	45.00	-45.00	-100.0 %	405.12	405.00	0.12	0.0 %
700 Total Office / Admin	150.00	45.00	105.00	233.3 %	751.62	405.00	346.62	85.6 %
TOTAL EXPENSE	13,136.68	17,902.80	-4,766.12	-26.6 %	140,202.32	171,173.39	-30,971.07	-18.1 %
OTHER INCOME								
800 Unallocated Prepays	-1,796.10	0.00	-1,796.10		329.14	0.00	329.14	
TOTAL OTHER INCOME	-1,796.10	0.00	-1,796.10		329.14	0.00	329.14	
NET INCOME	5,120.78	1,747.05	3,373.73	193.1 %	44,391.93	5,690.46	38,701.47	680.1 %
NET INCOME SUMMARY								
Income	20,053.56	19,649.85	403.71	2.1 %	184,265.11	176,863.85	7,401.26	4.2 %
Expense	-13,136.68	-17,902.80	4,766.12	26.6 %	-140,202.32	-171,173.39	30,971.07	18.1 %
Other Income & Expense	-1,796.10	0.00	-1,796.10		329.14	0.00	329.14	
NET INCOME	5,120.78	1,747.05	3,373.73	193.1 %	44,391.93	5,690.46	38,701.47	680.1 %

Actual/Budget Fiscal Year Analysis

All Properties

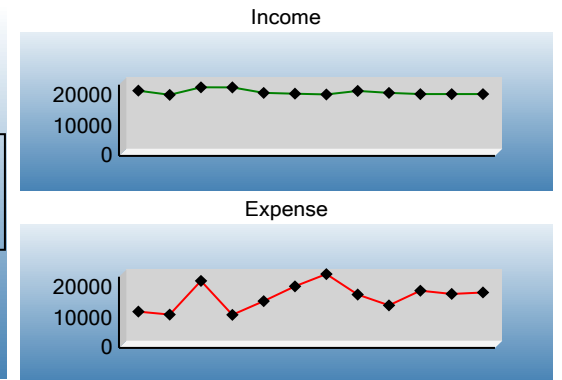
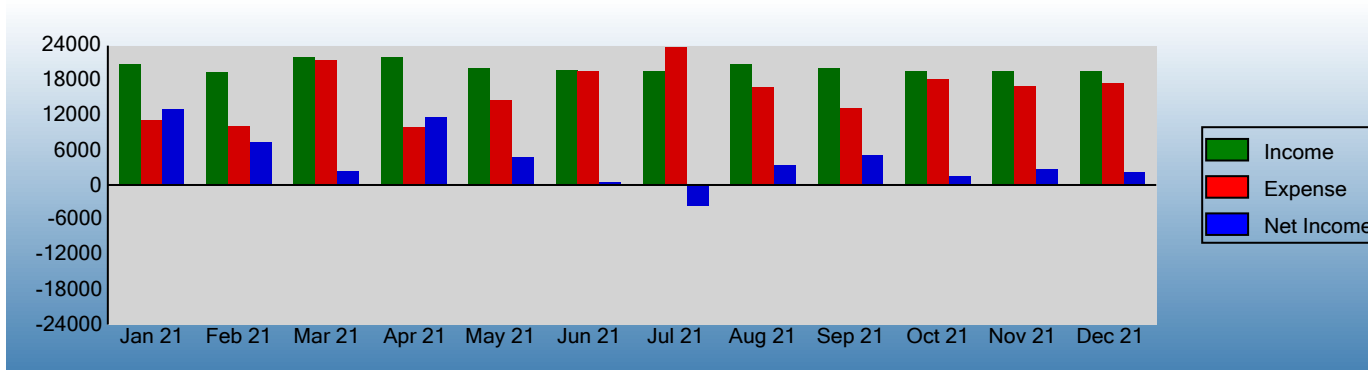
Analysis for Fiscal Year 01/01/21 - 12/31/21 (cash basis) as of As of 09/30/21

	Actual									Budget			REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
INCOME														
302 Membership Dues Income	20,538.77	19,019.31	21,325.35	21,344.36	19,451.31	19,048.91	19,404.10	20,509.21	19,781.25	19,314.00	19,314.00	19,314.00	238,364.57	231,768.00
303 Clubhouse Rental Income	84.50	60.50	5.00	75.00	0.00	225.00	0.00	0.00	0.00	75.00	75.00	75.00	675.00	900.00
305 Gate Remote Sales	15.00	20.00	150.00	185.00	120.00	162.00	48.00	75.00	85.00	0.00	0.00	0.00	860.00	0.00
306 Pool Key Sales	0.00	0.00	0.00	0.00	109.50	140.50	65.00	35.00	15.00	0.00	0.00	0.00	365.00	15.00
307 Interest Income	0.06	0.06	0.06	0.06	0.31	0.43	0.00	1.14	0.43	0.45	0.45	0.45	3.90	5.40
309 Late Fee Income	127.30	59.95	204.12	183.92	84.11	174.95	67.97	105.33	137.88	112.91	112.91	112.91	1,484.26	1,355.00
310 Legal Fees	68.00	0.00	0.00	68.00	0.00	43.00	0.00	0.00	44.00	54.16	54.16	54.16	385.48	650.00
312 Advertising Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	30.00	120.00
319 Closing Letters	-17.56	100.00	263.50	57.00	150.00	0.00	-50.00	0.00	-10.00	83.33	83.33	83.33	742.93	1,000.00
321 Special Assessments	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
4002 Insurance Claim	0.00	153.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.52	0.00
TOTAL INCOME	20,816.07	19,413.34	21,948.03	21,913.34	20,065.23	19,794.79	19,535.07	20,725.68	20,053.56	19,649.85	19,649.85	19,649.85	243,214.66	235,813.40
EXPENSE														
600 Management														
6002 Management Fees	1,444.75	1,249.23	1,168.70	1,315.89	1,318.01	1,407.55	1,186.67	1,178.44	1,376.74	1,200.00	1,200.00	1,200.00	15,245.98	14,400.00
6004 In-House Administration	525.00	526.00	525.00	1,050.00	2,100.00	575.00	525.00	0.00	-1,050.00	500.00	500.00	500.00	6,276.00	6,000.00
600 Total Management	1,969.75	1,775.23	1,693.70	2,365.89	3,418.01	1,982.55	1,711.67	1,178.44	326.74	1,700.00	1,700.00	1,700.00	21,521.98	20,400.00
604 Utilities														
6042 Electric	399.00	662.25	676.27	418.00	677.85	409.00	639.20	353.00	660.20	583.33	583.33	583.33	6,644.76	7,000.00
6043 Telephone	264.87	206.65	301.76	266.16	445.99	171.91	534.68	305.11	305.90	195.83	195.83	195.83	3,390.52	2,350.00
6045 Water And Sewer Util	193.11	0.00	466.28	175.03	201.85	577.33	264.43	175.03	255.49	183.33	183.33	183.33	2,858.54	2,200.00
6046 Trash Removal	3,057.24	3,078.44	6,535.98	350.00	3,387.54	3,388.79	7,031.88	3,736.29	3,813.39	3,200.00	3,200.00	3,200.00	43,979.55	38,400.00
6055 Security Alarm / Monitor	0.00	0.00	0.00	27.00	0.00	0.00	127.95	32.95	32.95	0.00	0.00	0.00	220.85	0.00
604 Other Utilities	0.00	-359.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-359.19	0.00
604 Total Utilities	3,914.22	3,588.15	7,980.29	1,236.19	4,713.23	4,547.03	8,598.14	4,602.38	5,067.93	4,162.49	4,162.49	4,162.49	56,735.03	49,950.00
607 Repairs & Maintenance														
608 Landscaping														
6081 Contract Landscaping	4,300.00	4,300.00	0.00	4,300.00	60.00	4,300.00	8,642.50	4,300.00	-30.00	4,400.00	4,400.00	4,400.00	43,372.50	52,800.00
6082 In-House Landscaping	87.50	87.50	30.00	215.00	60.00	90.00	170.00	616.25	215.00	100.00	100.00	100.00	1,871.25	1,200.00
608 Total Landscaping	4,387.50	4,387.50	30.00	4,515.00	120.00	4,390.00	8,812.50	4,916.25	185.00	4,500.00	4,500.00	4,500.00	45,243.75	54,000.00
609 Clubhouse Improvement	0.00	0.00	0.00	0.00	0.00	1,338.00	0.00	0.00	0.00	0.00	0.00	0.00	1,338.00	0.00
610 HVAC	0.00	0.00	42.50	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	192.50	300.00
611 Swimming Pool														
6111 Swimming Pool Equipment	0.00	0.00	0.00	0.00	3,789.83	753.97	82.76	52.67	106.45	0.00	0.00	0.00	4,785.68	3,000.00
6112 Swimming Pool Chemicals	0.00	0.00	0.00	0.00	361.03	1,335.60	1,066.82	386.95	738.32	700.00	0.00	0.00	4,588.72	4,340.00
6113 Swimming Pool Labor	0.00	0.00	0.00	0.00	214.00	3,250.70	1,920.00	3,215.00	1,517.00	700.00	0.00	0.00	10,816.70	5,530.13

	Actual										Budget			REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21			
6114 Swimming Pool Lic	0.00	0.00	100.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	275.00	
611 Total Swimming Poc	0.00	0.00	100.00	0.00	4,439.86	5,340.27	3,069.58	3,654.62	2,361.77	1,400.00	0.00	0.00	20,366.10	13,145.13	
613 Electrical	0.00	0.00	0.00	0.00	0.00	0.00	30.70	0.00	32.00	0.00	0.00	0.00	62.70	350.00	
617 Materials & Supplies	65.95	24.96	277.45	830.30	413.72	180.13	1.16	154.32	-28.21	65.00	65.00	65.00	2,114.78	780.00	
618 Plumbing	0.00	117.00	50.73	0.00	173.91	285.00	100.00	6.34	0.00	58.33	58.33	58.33	907.97	700.00	
619 Contract Labor	522.08	55.00	346.86	511.89	522.50	1,145.00	330.00	300.00	4,388.75	166.66	166.66	166.66	8,622.06	2,000.00	
620 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	5.94	0.00	0.00	0.00	0.00	0.00	5.94	100.00	
621 Fence & Gate Repairs															
6210 Gate Repair	32.00	0.00	0.00	0.00	342.00	0.00	0.00	125.00	-171.00	166.66	166.66	166.66	827.98	2,000.00	
6211 Camera Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	249.99	1,000.00	
6212 Gate Mechanical	0.00	0.00	3,575.00	265.00	0.00	0.00	225.00	1,750.00	0.00	133.33	133.33	133.33	6,214.99	7,466.66	
621 Total Fence & Gate	32.00	0.00	3,575.00	265.00	342.00	0.00	225.00	1,875.00	-171.00	383.32	383.32	383.32	7,292.96	10,466.66	
607 Other Repairs & Maint	0.00	-176.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-176.05	0.00	
607 Total Repairs & Mainte	5,007.53	4,408.41	4,422.54	6,122.19	6,011.99	12,678.40	12,574.88	10,906.53	6,768.31	6,723.31	5,173.31	5,173.31	85,970.71	81,841.79	
630 Special Assessment Proj															
631 Entry Gate System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	791.50	0.00	0.00	0.00	791.50	0.00	
633 Camera Equipment	32.95	32.95	32.95	32.95	32.95	32.95	0.00	0.00	0.00	0.00	0.00	0.00	197.70	0.00	
630 Total Special Assessm	32.95	32.95	32.95	32.95	32.95	32.95	0.00	0.00	791.50	0.00	0.00	0.00	989.20	0.00	
669 Taxes / Insurance															
670 Insurance	0.00	0.00	7,105.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,105.28	4,350.00	
674 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00	
669 Total Taxes / Insuranc	0.00	0.00	7,105.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	8,205.28	5,450.00	
671 Legal, Professional Fees															
6710 Legal Counsel	0.00	44.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	212.00	212.00	212.00	680.00	2,544.00	
6711 Lien Filing Fees	0.00	25.00	0.00	0.00	0.00	0.00	624.00	0.00	0.00	0.00	60.00	0.00	709.00	240.00	
671 Total Legal, Professior	0.00	69.00	0.00	0.00	0.00	0.00	624.00	0.00	0.00	212.00	272.00	212.00	1,389.00	2,784.00	
676 Accounting															
6761 Accounting Software	110.00	0.00	110.00	110.00	110.00	0.00	110.00	110.00	0.00	110.00	110.00	110.00	990.00	1,320.00	
6762 Accounting Services	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	250.00	
676 Total Accounting	110.00	0.00	110.00	110.00	385.00	0.00	110.00	110.00	0.00	110.00	110.00	110.00	1,265.00	1,570.00	
677 Printing & Publication															
6770 Postage	0.00	0.00	0.00	56.70	0.00	68.50	0.00	0.00	32.20	150.00	0.00	0.00	307.40	331.00	
6771 Copy Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00	425.00	
677 Other Printing & Public	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00	500.00	
677 Total Printing & Public	0.00	0.00	0.00	56.70	0.00	68.50	0.00	0.00	32.20	150.00	550.00	0.00	857.40	1,256.00	
690 Other Expenses															
692 Reserve Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	15,000.00	60,000.00	
690 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	15,000.00	60,000.00	
691 Adjustments To Expense	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	

	Actual									Budget			REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
700 Office / Admin														
673 Bank Fees	0.00	10.50	0.00	24.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.50	0.00
7002 Clubhouse Decor / St	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	300.00	0.00
7003 Office Supplies	0.00	0.00	73.20	0.00	0.00	253.10	78.82	0.00	0.00	45.00	45.00	45.00	540.12	540.00
700 Total Office / Admin	0.00	160.50	73.20	24.00	12.00	253.10	78.82	0.00	150.00	45.00	45.00	45.00	886.62	540.00
TOTAL EXPENSE	11,034.95	10,034.24	21,417.96	9,947.92	14,573.18	19,562.53	23,697.51	16,797.35	13,136.68	18,102.80	17,012.80	17,502.80	192,820.72	223,791.79
OTHER INCOME														
800 Unallocated Prepays	3,152.92	-1,985.46	1,775.91	-287.96	-754.03	150.25	657.96	-584.35	-1,796.10	0.00	0.00	0.00	329.14	0.00
TOTAL OTHER INCOME	3,152.92	-1,985.46	1,775.91	-287.96	-754.03	150.25	657.96	-584.35	-1,796.10	0.00	0.00	0.00	329.14	0.00
NET INCOME	12,934.04	7,393.64	2,305.98	11,677.46	4,738.02	382.51	-3,504.48	3,343.98	5,120.78	1,547.05	2,637.05	2,147.05	50,723.08	12,021.61

	Actual									Budget			REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
NET INCOME SUMMARY														
Income	20,816.07	19,413.34	21,948.03	21,913.34	20,065.23	19,794.79	19,535.07	20,725.68	20,053.56	19,649.85	19,649.85	19,649.85	243,214.66	235,813.40
Expense	-11,034.95	-10,034.24	-21,417.96	-9,947.92	-14,573.18	-19,562.53	-23,697.51	-16,797.35	-13,136.68	-18,102.80	-17,012.80	-17,502.80	-192,820.72	-223,791.79
Other Income & Expense	3,152.92	-1,985.46	1,775.91	-287.96	-754.03	150.25	657.96	-584.35	-1,796.10	0.00	0.00	0.00	329.14	0.00
NET INCOME	12,934.04	7,393.64	2,305.98	11,677.46	4,738.02	382.51	-3,504.48	3,343.98	5,120.78	1,547.05	2,637.05	2,147.05	50,723.08	12,021.61



Balance Sheet

All Properties
As of 09/30/21 (cash basis)

ASSETS

Bank Account	
1000 Quail Rec NBC op	1,507.70
1002 QSREC BOK op	30,319.48
1004 QSREC BOK res	16,286.04
1013 QSREC First Citizens Bank - OP	<u>10,000.00</u>
Total Bank Account	58,113.22
Other Current Asset	
1100 Undeposited Funds	2,294.75
2010 Pass-through	<u>-1,359.07</u>
Total Other Current Asset	935.68
Fixed Asset	
1009 Equipment & Machinery	<u>325.11</u>
Total Fixed Asset	<u>325.11</u>
TOTAL ASSETS	<u><u>59,374.01</u></u>

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
2009 Security Deposits	<u>-200.00</u>
Total Other Current Liability	<u>-200.00</u>
Total Liabilities	-200.00

Equity

3000 Net Income	44,391.93
3001 Retained Earnings	<u>15,182.08</u>
Total Equity	<u>59,574.01</u>
TOTAL LIABILITIES & EQUITY	<u><u>59,374.01</u></u>