

# 2019 Fiscal Year Budget

## QUAIL SPRINGS PHS 1 HOA

|                                 | JAN 19           | FEB 19           | MAR 19           | APR 19           | MAY 19           | JUN 19           | JUL 19           | AUG 19           | SEP 19           | OCT 19           | NOV 19           | DEC 19           | TOTAL             |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>INCOME</b>                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 302 Membership Dues Income      | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 37,152.00        | 445,824.00        |
| 307 Interest Income             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 1.74             | 20.88             |
| 309 Late Fee Income             | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 253.00           | 3,036.00          |
| 317 Other Income                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 1065 General Reimbursement      | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 54.16            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 54.16             |
| 317 Other Other Income          | 0.00             | 0.00             | 32.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 32.00             |
| 317 Total Other Income          | 0.00             | 0.00             | 32.00            | 0.00             | 0.00             | 0.00             | 54.16            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 86.16             |
| 319 Closing Letters             | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 1,200.00          |
| 321 Special Assessment          | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 8,000.00         | 11,000.00        | 5,000.00         | 0.00             | 0.00             | 0.00             | 0.00             | 24,000.00         |
| <b>TOTAL INCOME</b>             | <b>37,506.74</b> | <b>37,506.74</b> | <b>37,538.74</b> | <b>37,506.74</b> | <b>37,506.74</b> | <b>45,506.74</b> | <b>48,560.90</b> | <b>42,506.74</b> | <b>37,506.74</b> | <b>37,506.74</b> | <b>37,506.74</b> | <b>37,506.74</b> | <b>474,167.04</b> |
| <b>EXPENSE</b>                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 600 Management                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 6002 Management Fees            | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 2,500.00         | 30,000.00         |
| 6004 In-House Administration    | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 1,700.00         | 20,400.00         |
| 600 Total Management            | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 4,200.00         | 50,400.00         |
| 604 Utilities                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 6041 Internet                   | 48.00            | 54.42            | 78.00            | 0.00             | 0.00             | 107.64           | 47.43            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 335.49            |
| 6042 Electric                   | 1,265.00         | 1,000.00         | 1,000.00         | 1,050.00         | 1,000.00         | 1,350.00         | 1,000.00         | 1,300.00         | 1,925.00         | 1,200.00         | 1,000.00         | 1,000.00         | 14,090.00         |
| 6043 Telephone                  | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 1,200.00          |
| 6045 Water And Sewer Utility    | 7,000.00         | 6,900.00         | 7,300.00         | 7,800.00         | 8,650.00         | 8,450.00         | 7,450.00         | 7,200.00         | 6,500.00         | 6,700.00         | 6,800.00         | 6,400.00         | 87,150.00         |
| 6046 Trash Removal              | 0.00             | 0.00             | 0.00             | 900.00           | 0.00             | 600.00           | 0.00             | 0.00             | 450.00           | 0.00             | 0.00             | 0.00             | 1,950.00          |
| 6047 Fire Suppression System    | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 80.00            | 960.00            |
| 604 Total Utilities             | 8,493.00         | 8,134.42         | 8,558.00         | 9,930.00         | 9,830.00         | 10,687.64        | 8,677.43         | 8,680.00         | 9,055.00         | 8,080.00         | 7,980.00         | 7,580.00         | 105,685.49        |
| 607 Repairs & Maintenance       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 15 Roofing                      | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 100.00           | 1,200.00          |
| 16 Carports & Balconies         | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 467.00           | 5,604.00          |
| 17 Parking Lot                  | 0.00             | 0.00             | 0.00             | 0.00             | 11,000.00        | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 11,000.00         |
| 612 Exterior Paint / Siding     | 0.00             | 0.00             | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 0.00             | 0.00             | 0.00             | 1,750.00          |
| 613 Electrical                  | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 167.00           | 2,004.00          |
| 617 Materials & Supplies        | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 215.00           | 2,580.00          |
| 618 Plumbing                    | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 3,000.00          |
| 619 Contract Labor              | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 759.00           | 9,108.00          |
| 620 Pest Control                | 0.00             | 0.00             | 0.00             | 0.00             | 125.00           | 0.00             | 0.00             | 2,355.00         | 0.00             | 125.00           | 0.00             | 0.00             | 2,605.00          |
| 621 Fence & Gate Repair         | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 6,000.00          |
| 608 Landscaping/Trees/Grounds   | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 235.00           | 2,820.00          |
| 607 Total Repairs & Maintenance | 2,693.00         | 2,693.00         | 2,943.00         | 2,943.00         | 14,068.00        | 2,943.00         | 2,943.00         | 5,298.00         | 2,943.00         | 2,818.00         | 2,693.00         | 2,693.00         | 47,671.00         |

|                                   | JAN 19           | FEB 19           | MAR 19           | APR 19            | MAY 19            | JUN 19           | JUL 19           | AUG 19           | SEP 19           | OCT 19           | NOV 19           | DEC 19           | TOTAL             |
|-----------------------------------|------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| 670 Taxes/Insurance               |                  |                  |                  |                   |                   |                  |                  |                  |                  |                  |                  |                  |                   |
| 675 Insurance                     | 10,500.00        | 10,500.00        | 0.00             | 42,240.26         | 10,500.00         | 15,000.00        | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 0.00             | 141,240.26        |
| 670 Total Taxes/Insurance         | 10,500.00        | 10,500.00        | 0.00             | 42,240.26         | 10,500.00         | 15,000.00        | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 0.00             | 141,240.26        |
| 671 Legal, Professional Fees      |                  |                  |                  |                   |                   |                  |                  |                  |                  |                  |                  |                  |                   |
| 6710 Legal/Attorney               | 367.00           | 367.00           | 367.00           | 367.00            | 367.00            | 367.00           | 367.00           | 367.00           | 367.00           | 367.00           | 367.00           | 367.00           | 4,404.00          |
| 6711 Accounting/Accountant        | 0.00             | 275.00           | 0.00             | 0.00              | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 275.00            |
| 6712 Lien Filing Fees             | 30.00            | 30.00            | 30.00            | 30.00             | 30.00             | 30.00            | 30.00            | 30.00            | 30.00            | 30.00            | 30.00            | 30.00            | 360.00            |
| 671 Total Legal, Professional Fee | 397.00           | 672.00           | 397.00           | 397.00            | 397.00            | 397.00           | 397.00           | 397.00           | 397.00           | 397.00           | 397.00           | 397.00           | 5,039.00          |
| 676 Accounting Software           |                  |                  |                  |                   |                   |                  |                  |                  |                  |                  |                  |                  |                   |
| 6761 Software Rental              | 110.00           | 110.00           | 110.00           | 110.00            | 110.00            | 110.00           | 110.00           | 110.00           | 110.00           | 110.00           | 110.00           | 110.00           | 1,320.00          |
| 6762 Website                      | 0.00             | 0.00             | 0.00             | 0.00              | 0.00              | 0.00             | 120.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 120.00            |
| 676 Total Accounting Software     | 110.00           | 110.00           | 110.00           | 110.00            | 110.00            | 110.00           | 230.00           | 110.00           | 110.00           | 110.00           | 110.00           | 110.00           | 1,440.00          |
| 700 Office / Administrative       |                  |                  |                  |                   |                   |                  |                  |                  |                  |                  |                  |                  |                   |
| 7000 Postage                      | 0.00             | 0.00             | 9.00             | 0.00              | 0.00              | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 9.00              |
| 7003 Office Supplies              | 70.00            | 70.00            | 70.00            | 70.00             | 70.00             | 70.00            | 70.00            | 70.00            | 70.00            | 70.00            | 70.00            | 70.00            | 840.00            |
| 700 Total Office / Administrative | 70.00            | 70.00            | 79.00            | 70.00             | 70.00             | 70.00            | 70.00            | 70.00            | 70.00            | 70.00            | 70.00            | 70.00            | 849.00            |
| 5102 Reserve Transfer             | 8,800.00         | 8,800.00         | 8,800.00         | 8,800.00          | 8,800.00          | 16,800.00        | 9,900.00         | 13,800.00        | 8,800.00         | 8,800.00         | 8,800.00         | 8,800.00         | 119,700.00        |
| 5199 Adjustments To Expenses      | 0.00             | 0.00             | 0.00             | 0.00              | 0.00              | 0.00             | 143.72           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 143.72            |
| 6001 Other Expenses               | 0.00             | 0.00             | 0.00             | 0.00              | 10.80             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 10.80             |
| <b>TOTAL EXPENSE</b>              | <b>35,263.00</b> | <b>35,179.42</b> | <b>25,087.00</b> | <b>68,690.26</b>  | <b>47,985.80</b>  | <b>50,207.64</b> | <b>37,061.15</b> | <b>43,055.00</b> | <b>36,075.00</b> | <b>34,975.00</b> | <b>34,750.00</b> | <b>23,850.00</b> | <b>472,179.27</b> |
| <b>NET INCOME</b>                 | <b>2,243.74</b>  | <b>2,327.32</b>  | <b>12,451.74</b> | <b>-31,183.52</b> | <b>-10,479.06</b> | <b>-4,700.90</b> | <b>11,499.75</b> | <b>-548.26</b>   | <b>1,431.74</b>  | <b>2,531.74</b>  | <b>2,756.74</b>  | <b>13,656.74</b> | <b>1,987.77</b>   |

*Prepared for Board Approval: 11/13/18  
by Oklahoma HOA Partner based upon discussion, 2017  
established goals for reserve restoration and 2018 Actual  
Expenses.*

|                           | JAN 19          | FEB 19          | MAR 19           | APR 19            | MAY 19            | JUN 19           | JUL 19           | AUG 19         | SEP 19          | OCT 19          | NOV 19          | DEC 19           | TOTAL           |
|---------------------------|-----------------|-----------------|------------------|-------------------|-------------------|------------------|------------------|----------------|-----------------|-----------------|-----------------|------------------|-----------------|
| <b>NET INCOME SUMMARY</b> |                 |                 |                  |                   |                   |                  |                  |                |                 |                 |                 |                  |                 |
| Income                    | 37,506.74       | 37,506.74       | 37,538.74        | 37,506.74         | 37,506.74         | 45,506.74        | 48,560.90        | 42,506.74      | 37,506.74       | 37,506.74       | 37,506.74       | 37,506.74        | 474,167.04      |
| Expense                   | -35,263.00      | -35,179.42      | -25,087.00       | -68,690.26        | -47,985.80        | -50,207.64       | -37,061.15       | -43,055.00     | -36,075.00      | -34,975.00      | -34,750.00      | -23,850.00       | -472,179.27     |
| <b>NET INCOME</b>         | <b>2,243.74</b> | <b>2,327.32</b> | <b>12,451.74</b> | <b>-31,183.52</b> | <b>-10,479.06</b> | <b>-4,700.90</b> | <b>11,499.75</b> | <b>-548.26</b> | <b>1,431.74</b> | <b>2,531.74</b> | <b>2,756.74</b> | <b>13,656.74</b> | <b>1,987.77</b> |

