

Budget Comparison

QUAIL SPRINGS PHASE 1 HOA

Comparison Periods: 10/01/18 - 10/31/18 and 01/01/18 - 10/31/18 (cash basis)

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
INCOME								
302 Membership Dues Income	37,578.05	40,827.00	-3,248.95	-8.0 %	399,238.04	408,270.00	-9,031.96	-2.2 %
307 Interest Income	2.15	3.00	-0.85	-28.3 %	20.25	30.00	-9.75	-32.5 %
309 Late Fee Income	1,359.44	140.00	1,219.44	871.0 %	3,436.18	1,400.00	2,036.18	145.4 %
310 Legal Fees	117.02	0.00	117.02		268.93	0.00	268.93	
314 Compliance Fee Income	95.00	0.00	95.00		215.00	0.00	215.00	
317 Other Income								
1065 General Reimbursement	-28.00	0.00	-28.00		226.04	0.00	226.04	
317 Other Other Income	0.00	0.00	0.00		680.19	0.00	680.19	
317 Total Other Income	-28.00	0.00	-28.00		906.23	0.00	906.23	
319 Closing Letters	110.00	40.00	70.00	175.0 %	1,050.00	600.00	450.00	75.0 %
321 Special Assessment	936.64	0.00	936.64		26,558.01	27,864.00	-1,305.99	-4.7 %
TOTAL INCOME	40,170.30	41,010.00	-839.70	-2.0 %	431,692.64	438,164.00	-6,471.36	-1.5 %
EXPENSE								
600 Management								
6002 Management Fees	2,582.50	2,463.00	119.50	4.9 %	25,863.96	26,298.00	-434.04	-1.7 %
6004 In-House Administrion	3,031.50	1,800.00	1,231.50	68.4 %	17,755.50	18,000.00	-244.50	-1.4 %
600 Total Management	5,614.00	4,263.00	1,351.00	31.7 %	43,619.46	44,298.00	-678.54	-1.5 %
604 Utilities								
6041 Internet	0.00	50.00	-50.00	-100.0 %	334.60	500.00	-165.40	-33.1 %
6042 Electric	993.14	1,020.00	-26.86	-2.6 %	11,033.06	10,200.00	833.06	8.2 %
6043 Telephone	108.23	81.00	27.23	33.6 %	748.09	810.00	-61.91	-7.6 %
6045 Water And Sewer Utility	4,120.80	6,960.00	-2,839.20	-40.8 %	72,012.82	69,600.00	2,412.82	3.5 %
6046 Trash Removal	0.00	0.00	0.00		1,350.00	1,600.00	-250.00	-15.6 %
6047 Fire Supression System	79.90	80.00	-0.10	-0.1 %	2,347.00	800.00	1,547.00	193.4 %
604 Total Utilities	5,302.07	8,191.00	-2,888.93	-35.3 %	87,825.57	83,510.00	4,315.57	5.2 %
607 Repairs & Maintenance								
15 Roofing	2,047.00	0.00	2,047.00		3,020.00	1,000.00	2,020.00	202.0 %
16 Carports & Balconies	4,167.02	0.00	4,167.02		8,085.90	3,600.00	4,485.90	124.6 %
610 HVAC	0.00	0.00	0.00		907.50	0.00	907.50	
612 Exterior Paint / Siding	627.26	0.00	627.26		997.81	0.00	997.81	
613 Electrical	534.89	425.00	109.89	25.9 %	2,220.12	4,250.00	-2,029.88	-47.8 %
614 Flooring	0.00	342.00	-342.00	-100.0 %	135.00	3,420.00	-3,285.00	-96.1 %
615 Windows & Doors	0.00	0.00	0.00		30.00	0.00	30.00	
617 Materials & Supplies	67.76	250.00	-182.24	-72.9 %	2,203.02	2,500.00	-296.98	-11.9 %
618 Plumbing	211.88	1,055.00	-843.12	-79.9 %	2,340.98	10,550.00	-8,209.02	-77.8 %
619 Contract Labor	1,453.75	750.00	703.75	93.8 %	10,175.73	7,500.00	2,675.73	35.7 %

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
620 Pest Control	0.00	2,400.00	-2,400.00	-100.0 %	5,110.00	2,400.00	2,710.00	112.9 %
621 Fence & Gate Repair	747.27	425.00	322.27	75.8 %	7,310.27	4,250.00	3,060.27	72.0 %
623 Tools & Equipment	0.00	0.00	0.00		45.03	1,632.11	-1,587.08	-97.2 %
624 Structural/Foundation	0.00	0.00	0.00		0.00	17,500.00	-17,500.00	-100.0 %
608 Landscaping/Trees/Grounds	0.00	0.00	0.00		11,541.71	0.00	11,541.71	
607 Total Repairs & Maintenance	9,856.83	5,647.00	4,209.83	74.5 %	54,123.07	58,602.11	-4,479.04	-7.6 %
670 Taxes/Insurance								
675 Insurance	10,487.84	12,500.00	-2,012.16	-16.1 %	111,635.81	145,145.47	-33,509.66	-23.1 %
670 Total Taxes/Insurance	10,487.84	12,500.00	-2,012.16	-16.1 %	111,635.81	145,145.47	-33,509.66	-23.1 %
671 Legal, Professional Fees								
6710 Legal/Attorney	-108.79	367.00	-475.79	-129.6 %	3,459.71	3,670.00	-210.29	-5.7 %
6711 Accounting/Accountant	225.10	0.00	225.10		225.10	400.00	-174.90	-43.7 %
6712 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	224.00	260.00	-36.00	-13.8 %
671 Total Legal, Professional Fees	116.31	393.00	-276.69	-70.4 %	3,908.81	4,330.00	-421.19	-9.7 %
676 Accounting Software								
6761 Software Rental	0.00	110.00	-110.00	-100.0 %	0.00	1,100.00	-1,100.00	-100.0 %
6762 Website	0.00	125.00	-125.00	-100.0 %	119.88	145.00	-25.12	-17.3 %
676 Other Accounting Software	35.00	0.00	35.00		1,020.00	0.00	1,020.00	
676 Total Accounting Software	35.00	235.00	-200.00	-85.1 %	1,139.88	1,245.00	-105.12	-8.4 %
700 Office / Administrative								
678 Bank Charges/Fees	5.50	5.00	0.50	10.0 %	5.50	50.00	-44.50	-89.0 %
7000 Postage	61.50	30.00	31.50	105.0 %	77.20	300.00	-222.80	-74.3 %
7003 Office Supplies	54.84	45.00	9.84	21.9 %	683.43	450.00	233.43	51.9 %
700 Other Office / Administrative	150.00	0.00	150.00		150.00	0.00	150.00	
700 Total Office / Administrative	271.84	80.00	191.84	239.8 %	916.13	800.00	116.13	14.5 %
5014 CAPITAL IMPROVEMENTS								
501406 Windows, Siding or Painting	57,629.81	0.00	57,629.81		85,105.83	0.00	85,105.83	
501407 Electrical (capital)	0.00	0.00	0.00		521.27	0.00	521.27	
501410 Fencing	54,963.00	0.00	54,963.00		63,708.20	27,864.00	35,844.20	128.6 %
5014 Other CAPITAL IMPROVEMENTS	30.00	0.00	30.00		30.00	0.00	30.00	
5014 Total CAPITAL IMPROVEMENTS	112,622.81	0.00	112,622.81		149,365.30	27,864.00	121,501.30	436.1 %
5102 Reserve Transfer	0.00	8,000.00	-8,000.00	-100.0 %	0.00	80,000.00	-80,000.00	-100.0 %
5199 Adjustments To Expenses	0.00	0.00	0.00		143.72	0.00	143.72	
6001 Other Expenses	0.00	0.00	0.00		10.80	0.00	10.80	
TOTAL EXPENSE	144,306.70	39,309.00	104,997.70	267.1 %	452,688.55	445,794.58	6,893.97	1.5 %
OTHER INCOME								
800 Unallocated Prepays	-1,746.64	0.00	-1,746.64		1,138.65	0.00	1,138.65	
TOTAL OTHER INCOME	-1,746.64	0.00	-1,746.64		1,138.65	0.00	1,138.65	
NET INCOME	-105,883.04	1,701.00	-107,584.04	-6,324.8 %	-19,857.26	-7,630.58	-12,226.68	-160.2 %

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
NET INCOME SUMMARY								
Income	40,170.30	41,010.00	-839.70	-2.0 %	431,692.64	438,164.00	-6,471.36	-1.5 %
Expense	-144,306.70	-39,309.00	-104,997.70	267.1 %	-452,688.55	-445,794.58	-6,893.97	1.5 %
Other Income & Expense	-1,746.64	0.00	-1,746.64		1,138.65	0.00	1,138.65	
NET INCOME	-105,883.04	1,701.00	-107,584.04	-6,324.8 %	-19,857.26	-7,630.58	-12,226.68	-160.2 %

Balance Sheet

QUAIL SPRINGS PHS1

HOA

As of 10/31/18 (cash basis)

ASSETS

Bank Account		
1013 Quail BOK op		28,593.60
1014 Quail BOK res		39,894.85
Total Bank Account		<u>68,488.45</u>
Accounts Receivable		
40011 Utility Reimbursement		-504.35
Total Accounts Receivable		<u>-504.35</u>
Other Current Asset		
1100 Undeposited Funds		1,352.74
2010 Pass-through		1.00
Total Other Current Asset		<u>1,353.74</u>
Fixed Asset		
1009 Equipment & Machinery		1,602.26
1010 Office Equipment & Furnishings		32.38
Total Fixed Asset		<u>1,634.64</u>
TOTAL ASSETS		<u><u>70,972.48</u></u>

LIABILITIES & EQUITY

Equity		
3000 Net Income		-19,857.26
3001 Retained Earnings		90,829.74
Total Equity		<u>70,972.48</u>
TOTAL LIABILITIES & EQUITY		<u><u>70,972.48</u></u>

Bank Reconciliation Report

QSREC BOK op

Reconciled on: 10/31/18

Deposits

Date	Ref #	Details	Amount
10/01/18	D2723	Bank Deposit	4,675.50
10/01/18	D2724	Bank Deposit: Epay Payment	70.00
10/02/18	D2725	Bank Deposit: Epay Payment	80.00
10/03/18	D2726	Bank Deposit	1,948.60
10/03/18	D2728	Bank Deposit: Epay Payment	1,400.00
10/03/18	D2729	Bank Deposit: Epay Payment	470.00
10/04/18	D2727	Bank Deposit	195.00
10/04/18	D2730	Bank Deposit: Epay Payment	130.00
10/05/18	D2731	Bank Deposit	1,618.00
10/05/18	D2732	Bank Deposit: epay	70.00
10/09/18	D2733	Bank Deposit	3,255.66
10/09/18	D2754	Bank Deposit: Epay Payment	65.00
10/09/18	D2777	Bank Deposit: EPAY	352.00
10/09/18	D2778	Bank Deposit: EPAY	140.00
10/10/18	D2755	Bank Deposit: Epay Payment	200.00
10/11/18	D2740	Bank Deposit: Epay Payment	400.24
10/11/18	D2741	Bank Deposit: Epay Payment	135.00
10/12/18	D2737	Bank Deposit	70.00
10/12/18	D2738	Bank Deposit	50.00
10/12/18	D2739	Bank Deposit	170.00
10/15/18	D2742	Bank Deposit	1,773.53
10/15/18	D2779	Bank Deposit: EPAY	40.00
10/15/18	D2780	Bank Deposit: EPAY	65.00
10/16/18	D2743	Bank Deposit	1,790.00
10/16/18	D2745	Bank Deposit: Epay Payment	65.00
10/16/18	D2746	Bank Deposit: Epay Payment	65.00
10/17/18	D2744	Bank Deposit: epay	65.00
10/17/18	D2747	Bank Deposit	195.00
10/17/18	D2748	Bank Deposit: Epay Payment	785.00
10/17/18	D2749	Bank Deposit: Epay Payment	65.00
10/18/18	D2750	Bank Deposit	70.00
10/22/18	D2751	Bank Deposit	610.00
10/22/18	D2760	Bank Deposit: epay	55.00
10/23/18	D2752	Bank Deposit	340.00
10/23/18	D2753	Bank Deposit: Epay Payment	70.00
10/24/18	D2756	Bank Deposit: Epay Payment	5.00
10/24/18	eft	Bank Transfer By Check	1,500.00
10/25/18	D2757	Bank Deposit	755.31
10/29/18	D2761	Bank Deposit	1,073.60
10/31/18	D2762	Bank Deposit	70.00
10/31/18	D2763	Bank Deposit	1,304.67
			26,257.11

Payments

Date	Ref #	Details	Amount
09/12/18	2634	Home Depot	20.61
09/25/18	2643	Midwest Landscape, INC.	4,200.00
10/01/18	2639	Republic Services	2,360.70
10/03/18	2644	Quail Springs HOA Phase I	110.00

Date	Ref #	Details	Amount
10/03/18	2645	Office Depot	54.85
10/03/18	2646	Oklahoma HOA Partner	1,152.00
10/03/18	2647	Donna Harris	150.00
10/03/18	2648	Home Depot	129.27
10/03/18	2649	Midwest Landscape, INC.	4,200.00
10/03/18	2650	OG&E	812.20
10/05/18		Bank Deposit NSF (10/5/2018)	65.00
10/05/18		Bank Deposit NSF (10/5/2018)	70.00
10/17/18	2652	Oklahoma HOA Partner	1,486.27
10/17/18		Bank Deposit NSF (10/17/2018)	65.00
10/19/18		AT&T Services	199.67
10/26/18	2654	Cox Communications Inc	9,788.27
10/26/18	2656	City of Oklahoma City	138.66
			25,002.50

Outstanding Deposits

Date	Ref #	Details	Amount
01/23/18	D2495	Bank Deposit	65.00
08/01/18	D2691	Bank Deposit: epay	65.00
10/31/18	D2764	Bank Deposit: Epay Payment	400.00
			530.00

Outstanding Payments

Date	Ref #	Details	Amount
04/18/18	2550	Office Depot	96.26
06/13/18	2572	Oklahoma HOA Partner	235.00
10/19/18		Quail Springs HOA Phase I	2,399.43
10/26/18	2653	Republic Services	2,399.43
10/26/18	2655	Pleasant Pools Supply Corp	829.51
10/26/18	2657	Heather Webb	28.00
10/31/18	2658	Ancel Airington & Associates, PLLC	225.00
10/31/18	2659	Oklahoma HOA Partner	30.00
			6,242.63

Summary

Previous Cleared Balance:	8,069.94	Reconciled Balance	9,324.55
+ Selected Deposits	26,257.11	+ Uncleared Deposits	530.00
- Selected Payments	25,002.50	- Outstanding Checks	6,242.63
Reconciled Balance:	9,324.55	Register Balance	3,611.92
Goal:	9,324.55		
Difference:	0.00		

Bank Reconciliation Report

QSREC BOK res

Reconciled on: 10/31/18

Deposits

Date	Ref #	Details	Amount
10/31/18	J21	Journal	0.19
			<u>0.19</u>

Payments

Date	Ref #	Details	Amount
10/24/18	eft	Quail Springs Recreation Association	1,500.00
			<u>1,500.00</u>

Summary

Previous Cleared Balance:	7,743.99
+ Selected Deposits	0.19
- Selected Payments	1,500.00
<u>Reconciled Balance:</u>	<u>6,244.18</u>
Goal:	6,244.18
Difference:	0.00

Reconciled Balance	6,244.18
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
<u>Register Balance</u>	<u>6,244.18</u>