

**Quail Springs Condominiums Phase I Association
Monthly Agenda 10/26/21**

I. Open Meeting

- a. Board voted to change meeting time to 6:30pm and Recreation Board agreed that it worked better for current Members to be held afterwards. *Estimated time for Recreation Meeting 7:30pm*

II. Determination of Quorum

- a.

III. Approval of Minutes

IV. Financials

- a. **SEPTEMBER 2021** Phase I HOA Operating Account
- i. Total Income: \$ **40,306.12**
 - ii. Total Expense: \$ **-44,942.70**
 - iii. Net Income: \$ **-7,082.00** (after \$-2,445.42 in prepaids)
 - iv. Capital Improvements: \$**14,306.00**
- b. Reserve Transfer: \$100,000 (10/5/21)
- c. **SEPTEMBER 2021** Phase I HOA Reserve Account \$ **114,479.35**
- d. **SEPTEMBER 2021** Phase I HOA Operating Account \$ **25,585.96**
FUNDS OPENING FIRST CITIZEN BANK ACCOUNTS: \$110,000
- e. **Collections: \$23,054.72** as of 08/31/21 (\$ **21,007.98** last month)

Type	Description	0-30	31-60	61-90	91+	Total
NSFFEE	Non-Sufficient Funds Fee	0.00	45.00	0.00	225.00	270.00
LC	Late Charge	369.95	329.62	0.00	1,659.77	2,359.34
DC	Dues Charge	6,295.17	2,889.74	0.00	8,389.76	17,574.67
CB	Charge Back Maintenance	30.00	0.00	0.00	0.00	30.00
LG	Legal Fees	203.51	0.00	192.00	622.64	1,018.15
PP	Payment Plan	0.00	202.04	0.00	543.56	745.60
LegRem	Legal Reimbursement	0.00	0.00	0.00	758.32	758.32
VF	Violation Fine	75.00	223.64	0.00	0.00	298.64
		6,973.63	3,690.04	192.00	12,199.05	23,054.72

- a. Prepared liens for filing:
- v. **Current Legal:**
1. **4C** – \$ 569.27 \$250 payment made 9/30.
 2. **7B** – \$ 494.75 no payment made in Sept. Good lien in place
 3. **10H** - \$ 1991.17 has made consistent over payments the last 3 months.
 4. **14C** - \$ 2292.57 Notified counsel to file suit in manner to have a garnishment follow up.
 5. **18A** - \$ 1500.00 paid \$1500 on 9/14.
 6. **19E** - \$ 7973.91 no payment rec'd in September Notified counsel to file foreclosure. We filed for Hearing on Assets and Member didn't attend. Warrant issued.
 7. **20B** - \$ 1123.63 – sent to legal for demand notice.
- vi. Released legal:

V. Old Business

- a. Parking/ Drive Repairs: Board approval for Legacy Concrete to complete job. COMPLETED
- i. Working on ¾ sections to be complete.
- b. Proposed next building for siding repairs & exterior painting – **project paused till 2022 Budget**
- i. (REMAINING BUILDINGS: 14303, 14307, 14409)
- c. 2022 Budget (EXH 5.c)
- i. Added substantial tree trimming
 - ii. Budget to completed 1 more building exterior
 - iii. Budgeted to complete 4 balconies

- iv. Increased insurance⁴
- v. Increased cost of water utility
- vi. Reduced legal
- vii. Reduced reserve transfer to only 10% of budget
- viii. Added New Member Set Up charge for Buyers to pay at closing

VI. New Business

- a. 14415-D Balcony repair – Board requested more bids
 - i. Ciity: \$1850.00
 - ii. _____
- b. 14415-G Balcony repair - Board requested more bids
 - i. Ciity: \$ 2850.00
 - ii. _____
- c. 14417-D Balcony repair: - Board requested more bids
 - i. Ciity: \$ 1850.00
 - ii. _____

VII. VIOLATIONS

VIII. Announcements and Recommendations to Members

- a. We have also gotten with designers and had a Resident App added to the platform. Although this feature doesn't include 'chat' it does make it far easier to make payments, add service issues easier and to check the status of a previously requested ticket.

IX. Homeowner Time

- X. Next Meeting: Tuesday November 17, 2021 @ 6:30pm +/-
Annual Meeting: March 14, 2022 @ :6:30pm**

XI. Adjournment

- a.

XII. Executive Session

Quail Springs Condominiums Phase I Association
Monthly Minutes 09/21/21

- **Open Meeting**: Meeting call to order at 6.31pm. Kendra made a motion to start the meeting. Marie seconded.

- **Determination of Quorum**: Linda, Kendra, Kat and Marie present on Zoom.

- **Approval of Minutes**: Linda made a motion to approve the Minutes from June. Kat seconded. Motion passed.

- **Financials**: Marie made a motion to approve the Financials. Kendra seconded. Motion passed.
 - **AUGUST 2021 Phase I HOA Operating Account**
 - Total Income: **\$44,936.55**
 - Total Expense: **\$46,424.65**
 - Net Income: **-\$589.51** (after **\$716.59** in prepaids)
 - Capital Improvements: **\$14,276.00**

 - Reserve Transfer: 0.00

 - **AUGUST 2021 Phase I HOA Reserve Account \$214,479.35**

 - **AUGUST 2021 Phase I HOA Operating Account \$ 110,000.00. Last month Board voted to change bank from BOK to First Citizens Bank.**

 - **Collections: \$21,007.98** as of 08/31/21 (**\$ last month**)
 - Prepared liens for filing:
 - **Current Legal:**
 - **4C** - \$633.50 \$250 payment made 8/18.
 - **7B** - \$273.39 \$320 payment made 8/31.
 - **10H** - \$2,206.11 has made consistent over payments the last 3 months.
 - **14C** - \$1,926.37 account has been turned over to counsel for demand letter and further legal action.
 - **18A** - \$1,578.86 paid \$1500 on 9/14.
 - **19E** - \$7,201.83 owner has made 1 payment via cashiers check. Counsel is picking back up on further legal action.

 - Released legal:

- **Old Business**
 - Parking/ Drive Repairs: Board approval for Legacy Concrete to complete job. WORK IN PROGRESS
 - Working on ¾ sections to be complete. **Denise T. asked for a cone to be put in a parking space for her handicap tenant.**
 - Proposed next building for siding repairs & exterior painting – **project paused till 2022 Budget**
 - (REMAINING BUILDINGS: 14303, 14307, 14409)

- **New Business**

- **2022 budget**

- **VIOLATIONS**

- **Announcements and Recommendations to Members**

- New communication methods! OHP has added 2 new features to its platform to help you communicate with management more quickly. To the Member and Board Portals, we have added a 'CHAT BOX' which is designed like email but something that is tied only to your account and is stamped in your History Notes. Even when we are offline, this feature will work and even allow you to include photographs for better explanation of efforts.
- We have also gotten with designers and had a Resident App added to the platform. Although this feature doesn't include 'chat' it does make it far easier to make payments, add service issues easier and to check the status of a previously requested ticket.

Homeowner Time : Owner from Bldg 4 wanted to know about not enough lightning and about the trash. Kendra talked about the Music and food truck event which turned out great. Erin announce her time off to have her baby.

Taryn will do some part-time work but not at the office.

- **Next Meeting:** Tuesday October 19th, 2021 @ 7:00p +/-
- **Adjournment** : Linda made a motion to adjourn the Meeting at 7.03pm. Marie seconded. Motion passed.
- **Executive Session**

Budget Comparison

All Properties

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	39,745.93	37,152.00	2,593.93	7.0 %	366,593.26	334,368.00	32,225.26	9.6 %
307 Interest Income	0.00	1.00	-1.00	-100.0 %	24.91	9.00	15.91	176.8 %
309 Late Fee Income	179.21	258.33	-79.12	-30.6 %	1,916.20	2,325.01	-408.81	-17.6 %
310 Legal Fees	0.00	0.00	0.00		134.00	0.00	134.00	
314 Compliance Fee Income	360.98	0.00	360.98		568.86	0.00	568.86	
315 Closing Letters	0.00	100.00	-100.00	-100.0 %	220.12	900.00	-679.88	-75.5 %
321 Special Assessment	0.00	0.00	0.00		145.16	0.00	145.16	
317 Other Income								
1065 General Reimbursement	20.00	0.00	20.00		1,775.44	54.16	1,721.28	3,178.1 %
317 Other Other Income	0.00	0.00	0.00		20.00	32.00	-12.00	-37.5 %
317 Total Other Income	20.00	0.00	20.00		1,795.44	86.16	1,709.28	1,983.8 %
TOTAL INCOME	40,306.12	37,511.33	2,794.79	7.5 %	371,397.95	337,688.17	33,709.78	10.0 %
EXPENSE								
600 Management								
6002 Management Fees	2,457.19	2,300.00	157.19	6.8 %	22,156.48	20,700.00	1,456.48	7.0 %
6004 In-House Administrion	2,625.00	1,700.00	925.00	54.4 %	15,479.00	15,300.00	179.00	1.2 %
600 Total Management	5,082.19	4,000.00	1,082.19	27.1 %	37,635.48	36,000.00	1,635.48	4.5 %
604 Utilities								
6041 Internet	-186.31	75.00	-261.31	-348.4 %	-105.01	675.00	-780.01	-115.6 %
6042 Electric	939.63	1,175.00	-235.37	-20.0 %	9,186.67	10,575.00	-1,388.33	-13.1 %
6043 Telephone	106.13	100.00	6.13	6.1 %	1,329.37	900.00	429.37	47.7 %
6045 Water And Sewer Utility	8,332.65	7,000.00	1,332.65	19.0 %	83,409.10	63,000.00	20,409.10	32.4 %
6046 Trash Removal	250.00	450.00	-200.00	-44.4 %	850.00	1,950.00	-1,100.00	-56.4 %
6047 Fire Supression System	59.90	60.00	-0.10	-0.2 %	1,930.84	540.00	1,390.84	257.6 %
604 Total Utilities	9,502.00	8,860.00	642.00	7.2 %	96,600.97	77,640.00	18,960.97	24.4 %
607 Repairs & Maintenance								
15 Roofing	0.00	216.66	-216.66	-100.0 %	538.12	1,950.02	-1,411.90	-72.4 %
16 Carports & Balconies	805.56	833.33	-27.77	-3.3 %	14,074.87	7,500.01	6,574.86	87.7 %
17 Parking Lot	0.00	0.00	0.00		0.00	11,000.00	-11,000.00	-100.0 %
612 Exterior Paint / Siding	610.55	75.00	535.55	714.1 %	1,236.16	675.00	561.16	83.1 %
613 Electrical	0.00	250.00	-250.00	-100.0 %	1,339.00	2,250.00	-911.00	-40.5 %
614 Flooring	0.00	0.00	0.00		2,540.45	0.00	2,540.45	
615 Windows & Doors	0.00	0.00	0.00		104.00	0.00	104.00	
617 Materials & Supplies	126.07	215.00	-88.93	-41.4 %	1,412.48	1,935.00	-522.52	-27.0 %
618 Plumbing	64.00	416.66	-352.66	-84.6 %	6,103.00	3,750.02	2,352.98	62.7 %
619 Contract Labor	61.25	500.00	-438.75	-87.8 %	2,347.80	4,500.00	-2,152.20	-47.8 %

	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
620 Pest Control	0.00	0.00	0.00		127.37	2,480.00	-2,352.63	-94.9 %
621 Fence & Gate Repair	2,331.58	500.00	1,831.58	366.3 %	7,196.10	4,500.00	2,696.10	59.9 %
624 Structural/Foundation	0.00	100.00	-100.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
608 Landscaping/Trees/Grounds	405.00	166.66	238.34	143.0 %	9,349.75	1,500.02	7,849.73	523.3 %
607 Total Repairs & Maintenance	4,404.01	3,273.31	1,130.70	34.5 %	46,369.10	42,940.07	3,429.03	8.0 %
670 Taxes/Insurance								
675 Insurance	11,052.91	10,200.00	852.91	8.4 %	102,526.29	112,100.00	-9,573.71	-8.5 %
670 Total Taxes/Insurance	11,052.91	10,200.00	852.91	8.4 %	102,526.29	112,100.00	-9,573.71	-8.5 %
671 Legal, Professional Fees								
6710 Legal/Attorney	155.51	367.00	-211.49	-57.6 %	471.15	3,303.00	-2,831.85	-85.7 %
6711 Accounting/Accountant	0.00	0.00	0.00		300.00	275.00	25.00	9.1 %
6712 Lien Filing Fees	0.00	30.00	-30.00	-100.0 %	240.00	270.00	-30.00	-11.1 %
671 Total Legal, Professional Fees	155.51	397.00	-241.49	-60.8 %	1,011.15	3,848.00	-2,836.85	-73.7 %
676 Accounting Software								
6760 PayLease Charge	0.00	0.00	0.00		145.00	0.00	145.00	
6761 Software Rental	0.00	110.00	-110.00	-100.0 %	-290.00	990.00	-1,280.00	-129.3 %
6762 Website	0.00	0.00	0.00		0.00	120.00	-120.00	-100.0 %
676 Other Accounting Software	145.00	0.00	145.00		465.00	0.00	465.00	
676 Total Accounting Software	145.00	110.00	35.00	31.8 %	320.00	1,110.00	-790.00	-71.2 %
700 Office / Administrative								
678 Bank Charges/Fees	6.00	0.00	6.00		106.00	0.00	106.00	
7000 Postage	59.65	40.00	19.65	49.1 %	174.70	360.00	-185.30	-51.5 %
7003 Office Supplies	5.43	36.66	-31.23	-85.2 %	285.36	330.02	-44.66	-13.5 %
700 Other Office / Administrative	0.00	0.00	0.00		525.00	0.00	525.00	
700 Total Office / Administrative	71.08	76.66	-5.58	-7.3 %	1,091.06	690.02	401.04	58.1 %
5014 CAPITAL IMPROVEMENTS								
501406 Windows, Siding or Painting	0.00	4,000.00	-4,000.00	-100.0 %	53,854.39	36,000.00	17,854.39	49.6 %
501408 Roof	224.00	0.00	224.00		224.00	0.00	224.00	
501409 Parking Lot	14,306.00	0.00	14,306.00		61,893.00	0.00	61,893.00	
5014 Other CAPITAL IMPROVEMENTS	0.00	0.00	0.00		288.83	0.00	288.83	
5014 Total CAPITAL IMPROVEMENTS	14,530.00	4,000.00	10,530.00	263.2 %	116,260.22	36,000.00	80,260.22	222.9 %
5102 Reserve Transfer	0.00	4,000.00	-4,000.00	-100.0 %	0.00	36,000.00	-36,000.00	-100.0 %
5199 Adjustments To Expenses	0.00	0.00	0.00		0.00	143.72	-143.72	-100.0 %
6001 Other Expenses	0.00	0.00	0.00		143.88	10.80	133.08	1,232.2 %
TOTAL EXPENSE	44,942.70	34,916.97	10,025.73	28.7 %	401,958.15	346,482.61	55,475.54	16.0 %
OTHER INCOME								
800 Unallocated Prepays	-2,445.42	0.00	-2,445.42		184.30	0.00	184.30	
TOTAL OTHER INCOME	-2,445.42	0.00	-2,445.42		184.30	0.00	184.30	
NET INCOME	-7,082.00	2,594.36	-9,676.36	-373.0 %	-30,375.90	-8,794.44	-21,581.46	-245.4 %

	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
NET INCOME SUMMARY								
Income	40,306.12	37,511.33	2,794.79	7.5 %	371,397.95	337,688.17	33,709.78	10.0 %
Expense	-44,942.70	-34,916.97	-10,025.73	28.7 %	-401,958.15	-346,482.61	-55,475.54	16.0 %
Other Income & Expense	-2,445.42	0.00	-2,445.42		184.30	0.00	184.30	
NET INCOME	-7,082.00	2,594.36	-9,676.36	-373.0 %	-30,375.90	-8,794.44	-21,581.46	-245.4 %

Actual/Budget Fiscal Year Analysis

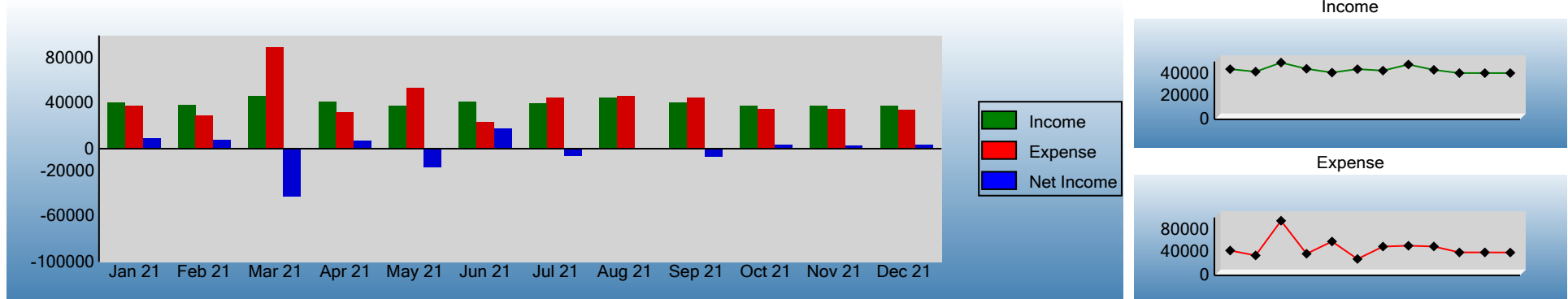
All Properties

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 Incom	40,777.00	38,553.11	43,787.98	41,197.02	37,801.71	40,712.21	39,540.67	44,477.63	39,745.93	37,152.00	37,152.00	37,152.00	478,049.26	445,824.00
307 Interest Income	3.64	3.29	3.64	3.53	3.64	3.53	3.64	0.00	0.00	1.00	1.00	1.00	27.91	12.00
309 Late Fee Income	180.29	96.62	357.37	187.90	81.09	226.30	225.71	381.71	179.21	258.33	258.33	258.33	2,691.19	3,100.00
310 Legal Fees	0.00	0.00	0.00	0.00	0.00	43.00	0.00	91.00	0.00	0.00	0.00	0.00	134.00	0.00
314 Compliance Fee Income	0.00	45.00	0.00	65.00	50.00	0.00	25.00	22.88	360.98	0.00	0.00	0.00	568.86	0.00
315 Closing Letters	1.76	50.00	112.71	-45.00	32.29	4.84	0.00	63.52	0.00	100.00	100.00	100.00	520.12	1,200.00
321 Special Assessment	0.00	13.21	118.74	0.00	0.00	13.21	0.00	0.00	0.00	0.00	0.00	0.00	145.16	0.00
317 Other Income														
1065 General Reimburse	-24.06	0.00	2,225.00	-162.00	0.00	-54.25	-129.06	-100.19	20.00	0.00	0.00	0.00	1,775.44	54.16
317 Other Other Income	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	32.00
317 Total Other Income	-24.06	0.00	2,245.00	-162.00	0.00	-54.25	-129.06	-100.19	20.00	0.00	0.00	0.00	1,795.44	86.16
TOTAL INCOME	40,938.63	38,761.23	46,625.44	41,246.45	37,968.73	40,948.84	39,665.96	44,936.55	40,306.12	37,511.33	37,511.33	37,511.33	483,931.94	450,222.16
EXPENSE														
600 Management														
6002 Management Fees	2,530.55	2,456.62	2,325.00	2,797.52	2,474.79	2,277.91	2,457.23	2,379.67	2,457.19	2,300.00	2,300.00	2,300.00	29,056.48	27,600.00
6004 In-House Administrio	1,779.00	1,575.00	2,100.00	1,100.00	0.00	1,575.00	3,150.00	1,575.00	2,625.00	1,700.00	1,700.00	1,700.00	20,579.00	20,400.00
600 Total Management	4,309.55	4,031.62	4,425.00	3,897.52	2,474.79	3,852.91	5,607.23	3,954.67	5,082.19	4,000.00	4,000.00	4,000.00	49,635.48	48,000.00
604 Utilities														
6041 Internet	-105.01	0.00	0.00	0.00	0.00	0.00	0.00	186.31	-186.31	75.00	75.00	75.00	119.99	900.00
6042 Electric	1,150.56	903.21	900.12	1,155.41	898.54	1,147.60	902.30	1,189.30	939.63	1,175.00	1,175.00	1,175.00	12,711.67	14,100.00
6043 Telephone	-26.36	341.29	316.82	281.22	-193.70	115.48	135.04	253.45	106.13	100.00	100.00	100.00	1,629.37	1,200.00
6045 Water And Sewer Util	10,575.76	8,721.88	9,706.55	8,676.40	10,676.31	10,060.59	8,316.53	8,342.43	8,332.65	7,000.00	7,000.00	7,000.00	104,409.10	84,000.00
6046 Trash Removal	0.00	0.00	0.00	0.00	0.00	250.00	0.00	350.00	250.00	0.00	0.00	0.00	850.00	1,950.00
6047 Fire Supression Syst	119.80	0.00	1,066.64	59.90	59.90	59.90	59.90	444.90	59.90	60.00	60.00	60.00	2,110.84	720.00
604 Total Utilities	11,714.75	9,966.38	11,990.13	10,172.93	11,441.05	11,633.57	9,413.77	10,766.39	9,502.00	8,410.00	8,410.00	8,410.00	121,830.97	102,870.00
607 Repairs & Maintenance														
15 Roofing	0.00	0.00	0.00	0.00	0.00	249.00	249.00	40.12	0.00	216.66	216.66	216.66	1,188.10	2,600.00
16 Carports & Balconies	5,664.12	136.00	184.20	1,671.19	246.17	2,221.70	1,555.93	1,590.00	805.56	833.33	833.33	833.33	16,574.86	10,000.00
17 Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	160.00	465.61	610.55	75.00	75.00	75.00	1,461.16	900.00
613 Electrical	439.00	0.00	616.00	62.00	32.00	0.00	32.00	158.00	0.00	250.00	250.00	250.00	2,089.00	3,000.00
614 Flooring	964.53	0.00	0.00	1,575.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,540.45	0.00
615 Windows & Doors	104.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.00	0.00
617 Materials & Supplies	273.45	11.92	211.90	196.76	353.16	49.63	85.25	104.34	126.07	215.00	215.00	215.00	2,057.48	2,580.00
618 Plumbing	2,122.00	2,537.00	979.50	190.50	32.00	32.00	82.00	64.00	64.00	416.66	416.66	416.66	7,352.98	5,000.00
619 Contract Labor	144.00	176.00	508.25	172.75	374.00	638.05	70.50	203.00	61.25	500.00	500.00	500.00	3,847.80	6,000.00

	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			
620 Pest Control	0.00	0.00	0.00	75.00	0.00	0.00	0.00	52.37	0.00	125.00	0.00	0.00	252.37	2,605.00	
621 Fence & Gate Repair	815.64	225.04	820.96	595.21	332.74	114.54	909.90	1,050.49	2,331.58	500.00	500.00	500.00	8,696.10	6,000.00	
624 Structural/Foundation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	300.00	1,200.00	
608 Landscaping/Trees/Gr	100.00	378.75	3,730.00	948.75	0.00	582.50	775.00	2,429.75	405.00	166.66	166.66	166.66	9,849.73	2,000.00	
607 Total Repairs & Mainte	10,626.74	3,464.71	7,050.81	5,488.08	1,370.07	3,887.42	3,919.58	6,157.68	4,404.01	3,398.31	3,273.31	3,273.31	56,314.03	52,885.00	
670 Taxes/Insurance															
675 Insurance	11,166.82	11,666.82	42,260.20	440.00	-113.91	3,947.63	11,052.91	11,052.91	11,052.91	10,200.00	10,200.00	10,200.00	133,126.29	142,700.00	
670 Total Taxes/Insurance	11,166.82	11,666.82	42,260.20	440.00	-113.91	3,947.63	11,052.91	11,052.91	11,052.91	10,200.00	10,200.00	10,200.00	133,126.29	142,700.00	
671 Legal, Professional Fees															
6710 Legal/Attorney	0.00	64.00	109.00	0.00	0.00	142.64	0.00	0.00	155.51	367.00	367.00	367.00	1,572.15	4,404.00	
6711 Accounting/Accounta	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	275.00	
6712 Lien Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	30.00	30.00	30.00	330.00	360.00	
671 Total Legal, Professior	0.00	64.00	109.00	0.00	300.00	142.64	240.00	0.00	155.51	397.00	397.00	397.00	2,202.15	5,039.00	
676 Accounting Software															
6760 PayLease Charge	0.00	0.00	145.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00	0.00	
6761 Software Rental	-290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	110.00	110.00	40.00	1,320.00	
6762 Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	
676 Other Accounting Softw	-145.00	145.00	35.00	-110.00	580.00	-255.00	35.00	35.00	145.00	0.00	0.00	0.00	465.00	0.00	
676 Total Accounting Softw	-435.00	145.00	180.00	-110.00	580.00	-255.00	35.00	35.00	145.00	110.00	110.00	110.00	650.00	1,440.00	
700 Office / Adminstrative															
678 Bank Charges/Fees	5.50	32.50	5.00	24.00	12.00	21.00	0.00	0.00	6.00	0.00	0.00	0.00	106.00	0.00	
7000 Postage	0.00	0.00	0.00	27.65	0.00	87.40	0.00	0.00	59.65	40.00	40.00	40.00	294.70	480.00	
7001 Printing & Publication	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00	200.00	
7003 Office Supplies	0.00	0.00	320.24	0.00	-119.12	0.00	78.81	0.00	5.43	36.66	36.66	36.66	395.34	440.00	
700 Other Office / Adminstr	525.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00	0.00	
700 Total Office / Adminstr	530.50	32.50	325.24	51.65	-107.12	108.40	78.81	0.00	71.08	76.66	276.66	76.66	1,521.04	1,120.00	
5014 CAPITAL IMPROVEME															
501406 Windows, Siding o	0.00	48.00	22,835.71	12,385.68	18,585.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00	65,854.39	48,000.00	
501408 Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224.00	0.00	0.00	0.00	224.00	0.00	
501409 Parking Lot	0.00	0.00	0.00	0.00	19,035.00	0.00	14,276.00	14,276.00	14,306.00	0.00	0.00	0.00	61,893.00	0.00	
5014 Other CAPITAL IMPF	0.00	0.00	288.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	288.83	0.00	
5014 Total CAPITAL IMPR	0.00	48.00	23,124.54	12,385.68	37,620.00	0.00	14,276.00	14,276.00	14,530.00	4,000.00	4,000.00	4,000.00	128,260.22	48,000.00	
5102 Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00	12,000.00	48,000.00	
5199 Adjustments To Expens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	143.72	
6001 Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	143.88	0.00	0.00	0.00	0.00	0.00	143.88	10.80	
TOTAL EXPENSE	37,913.36	29,419.03	89,464.92	32,325.86	53,564.88	23,317.57	44,767.18	46,242.65	44,942.70	34,591.97	34,666.97	34,466.97	505,684.06	450,208.52	
OTHER INCOME															
800 Unallocated Prepays	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-751.54	716.59	-2,445.42	0.00	0.00	0.00	184.30	0.00	
TOTAL OTHER INCOME	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-751.54	716.59	-2,445.42	0.00	0.00	0.00	184.30	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		
NET INCOME	9,244.32	7,492.26	-41,864.42	6,751.80	-16,314.52	17,838.93	-5,852.76	-589.51	-7,082.00	2,919.36	2,844.36	3,044.36	-21,567.82	13.64
NET INCOME SUMMARY														
Income	40,938.63	38,761.23	46,625.44	41,246.45	37,968.73	40,948.84	39,665.96	44,936.55	40,306.12	37,511.33	37,511.33	37,511.33	483,931.94	450,222.16
Expense	-37,913.36	-29,419.03	-89,464.92	-32,325.86	-53,564.88	-23,317.57	-44,767.18	-46,242.65	-44,942.70	-34,591.97	-34,666.97	-34,466.97	-505,684.06	-450,208.52
Other Income & Expense	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-751.54	716.59	-2,445.42	0.00	0.00	0.00	184.30	0.00
NET INCOME	9,244.32	7,492.26	-41,864.42	6,751.80	-16,314.52	17,838.93	-5,852.76	-589.51	-7,082.00	2,919.36	2,844.36	3,044.36	-21,567.82	13.64



Balance Sheet

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

ASSETS

Bank Account	
1013 Quail BOK op	25,585.96
1014 Quail BOK res	114,479.35
1002 Quail First Citizens - OP	<u>110,000.00</u>
Total Bank Account	250,065.31
Accounts Receivable	
40011 Utility Reimbursement	<u>-1,237.27</u>
Total Accounts Receivable	-1,237.27
Other Current Asset	
1100 Undeposited Funds	6,705.13
2010 Pass-through	<u>1.00</u>
Total Other Current Asset	6,706.13
Fixed Asset	
1008 Buildings & Property	129.27
1009 Equipment & Machinery	1,829.29
1010 Office Equipment & Furnishings	<u>1,491.38</u>
Total Fixed Asset	<u>3,449.94</u>
TOTAL ASSETS	<u><u>258,984.11</u></u>

LIABILITIES & EQUITY

Equity

3000 Net Income	-30,375.90
3001 Retained Earnings	<u>289,360.01</u>
Total Equity	<u>258,984.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>258,984.11</u></u>

Bank Reconciliation Report

Quail BOK op

Reconciled on: 09/30/21

Deposits

Date	Ref #	Details	Amount
09/02/21	D3785	Bank Deposit	434.25
09/02/21	D3790	Bank Deposit: ePay	500.00
09/02/21	D3820	Bank Deposit	1,010.80
09/03/21	D3786	Bank Deposit	4,051.73
09/03/21	D3791	Bank Deposit: ePay	905.33
09/03/21	D3792	Bank Deposit: ePay	672.95
09/07/21	D3787	Bank Deposit	901.31
09/07/21	D3793	Bank Deposit: ePay	3,741.01
09/07/21	D3794	Bank Deposit: ePay	134.06
09/08/21	D3789	Bank Deposit	4,474.55
09/08/21	D3795	Bank Deposit: ePay	446.84
09/08/21	D3796	Bank Deposit: ePay	139.06
09/08/21	4	Bank Transfer By Check	100,000.00
09/09/21	D3801	Bank Deposit: ePay	594.79
09/10/21	D3797	Bank Deposit	530.35
09/10/21	D3798	Bank Deposit	2,003.95
09/10/21	D3802	Bank Deposit: ePay	231.11
09/13/21	D3799	Bank Deposit	2,303.23
09/13/21	D3800	Bank Deposit	434.25
09/13/21	D3803	Bank Deposit: ePay	231.11
09/14/21	D3805	Bank Deposit: ePay	402.24
09/14/21	D3806	Bank Deposit: ePay	500.00
09/15/21	D3804	Bank Deposit	3,584.77
09/15/21	D3807	Bank Deposit	135.00
09/15/21	D3808	Bank Deposit: ePay	278.63
09/16/21	D3809	Bank Deposit: ePay	1,841.82
09/20/21	D3810	Bank Deposit	2,217.52
09/20/21	D3811	Bank Deposit	417.18
09/20/21	D3813	Bank Deposit: ePay	426.46
09/20/21	D3821	Bank Deposit	210.73
09/21/21	D3815	Bank Deposit: ePay	215.73
09/22/21	D3812	Bank Deposit	276.23
09/22/21	D3814	Bank Deposit: ePay	166.13
09/28/21	D3816	Bank Deposit	1,575.04
09/28/21	D3817	Bank Deposit: ePay	236.89
09/29/21	D3818	Bank Deposit: ePay	462.22
			136,687.27

Payments

Date	Ref #	Details	Amount
08/18/21	3281	Hampton Fire & Security Protection LLC	59.90
08/24/21	3286	HRES Maintenance & Make Ready	1,391.50
08/24/21	3287	Oklahoma HOA Partner	525.00
08/31/21	3291	HRES Maintenance & Make Ready	1,707.50
09/01/21	EFT	Bank Direct Capital	11,052.91
09/01/21	EFT	LCS	145.00
09/05/21	ACH	AT&T	134.65
09/15/21	3293	American Express	5.43
09/15/21	3294	Dumpster Service Plus LLC	250.00

Date	Ref #	Details	Amount
09/15/21	3295	Oklahoma HOA Partner	1,050.00
09/15/21	3296	Hoppis Real Estate Services	59.65
09/15/21	3298	Britton Lumber	58.24
09/15/21	3300	City of Oklahoma City	8,332.65
09/15/21	3301	OG&E	909.63
09/15/21	3302	HomeDepot	103.19
09/15/21	3297	HomeDepot	233.82
09/22/21	3303	HRES Maintenance & Make Ready	782.00
09/22/21	3304	Oklahoma HOA Partner	525.00
09/22/21	3305	HomeDepot	160.02
09/27/21	3306	Kevin McSween	14,276.00
09/30/21	J66	Journal: anaylsis fee	6.00
			41,768.09

Outstanding Payments

Date	Ref #	Details	Amount
06/23/21	3244	AT&T	187.08
08/18/21	ACH	AT&T	305.11
08/24/21	3289	Quail Springs Condominium HOA I	10,000.00
08/25/21	3290	Quail Springs Condominium HOA I	100,000.00
09/15/21	3299	Hampton Fire & Security Protection LLC	59.90
09/15/21	ACH	AT&T	277.36
09/29/21	3307	Oklahoma Red Door Management	210.73
09/29/21	3308	Britton Lumber	336.67
09/29/21	3309	Oklahoma HOA Partner	3,507.19
09/29/21	3310	HRES Maintenance & Make Ready	2,053.25
09/29/21	3311	Nash Cohenour Kelley & Giessmann, PC	155.51
09/29/21	3312	HomeDepot	984.12
09/29/21	N3443	Bank Deposit NSF (9/29/2021)	210.73
			118,287.65

Summary

Beginning Balance:	48,462.24
+ Selected Deposits (36)	136,687.27
- Selected Payments (21)	41,768.09
Ending Balance:	143,381.42
Goal:	143,381.42
Difference:	0.00

Reconciled Balance	143,381.42
+ Uncleared Deposits	0.00
- Outstanding Checks	118,287.65
Register Balance	25,093.77

Owner Bill Attachments

Owner: Quail Springs Condominiums Phase I

Paid between 09/01/21 and 09/30/21

<u>Bill Date</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Memo</u>	<u>Amount</u>	<u>No. of Attachments</u>
08/01/20	LCS			145.00	0
06/15/21	American Express	113-4642187		5.43	1
06/22/21	Dumpster Service Plus LL 3488			250.00	1
07/01/21	Bank Direct Capital			11052.91	0
08/09/21	Britton Lumber	2109-520315		336.67	1
08/17/21	Oklahoma HOA Partner	81721-QSH-		525.00	1
08/21/21	Hoppis Real Estate Service	JUN21-AUG:		59.65	1
08/24/21	HomeDepot	6510070	6035-3221-4965-9678	59.67	1
08/24/21	Oklahoma HOA Partner	082421-qsh-		525.00	1
08/25/21	HomeDepot	5612888	6035-3221-4965-9678	32.57	1
08/25/21	Britton Lumber	2108-519800		58.24	1
08/25/21	HomeDepot	5974446	6035-3221-4965-9678	42.54	1
08/25/21	AT&T		153787925-3	134.65	2
08/27/21	AT&T	PHONE-880:	153787925-3	176.39	1
08/27/21	AT&T	PHONE8272	153787925-3	100.97	1
08/30/21	OG&E	14423ELE08		30.00	1
08/30/21	OG&E	14303ELE83		32.00	1
08/30/21	OG&E	14425ELE08		36.00	1
08/30/21	OG&E	14317ELE08		34.00	1
08/30/21	OG&E	14405ELE08		34.00	1
08/30/21	OG&E	14319ELE08		31.98	1
08/30/21	OG&E	14319ELE08		31.00	1
08/30/21	OG&E	14407ELE08		47.00	1
08/30/21	OG&E	14415ELE83		43.49	1
08/30/21	OG&E	14409ELE08		32.00	1
08/30/21	OG&E	14313ELE08		134.00	1
08/30/21	OG&E	14411ELE08		37.03	1
08/30/21	OG&E	14419RLR08		36.67	1
08/30/21	OG&E	14403ELE08		35.00	1
08/30/21	OG&E	14315ELE08		36.00	1
08/30/21	OG&E	14305ELE08		31.00	1
08/30/21	OG&E	14323ELE08		36.00	1
08/30/21	OG&E	14421ELE09		30.46	1
08/30/21	OG&E	14307ELE08		41.00	1
08/30/21	OG&E	14321ELE08		33.00	1
08/30/21	OG&E	14417ELE08		38.00	1
08/30/21	OG&E	14311ELE83		35.00	1
08/30/21	OG&E	14401ELE08		35.00	1
08/31/21	HRES Maintenance & Mal	83121-14303		384.00	1
08/31/21	HRES Maintenance & Mal	83121-14421		126.00	1
08/31/21	HRES Maintenance & Mal	83121-14315		48.00	1
08/31/21	HRES Maintenance & Mal	83121-14315		32.00	1
08/31/21	HRES Maintenance & Mal	83121-14415		128.00	1

08/31/21	HRES Maintenance & Mal	83121-14415		32.00	1
08/31/21	HRES Maintenance & Mal	83121-14419		32.00	1
08/31/21	Oklahoma HOA Partner	83121-QSH-		525.00	1
09/01/21	Oklahoma HOA Partner	Aug21MF		2457.19	0
09/03/21	HomeDepot	6624103	6035-3221-4965-9678	41.26	1
09/03/21	HomeDepot	6524196	6035-3221-4965-9678	57.78	1
09/03/21	HomeDepot	6510951	6035-3221-4965-9678	29.96	1
09/07/21	HomeDepot	2511268	6035-3221-4965-9678	35.67	1
09/07/21	HomeDepot	2974824	6035-3221-4965-9678	37.56	1
09/07/21	HRES Maintenance & Mal	90721-14413		125.00	1
09/07/21	HRES Maintenance & Mal	90721-14417		30.00	1
09/07/21	HRES Maintenance & Mal	90721-14307		152.00	1
09/07/21	HRES Maintenance & Mal	90721-14405		30.00	1
09/07/21	HRES Maintenance & Mal	90721-14411		124.00	1
09/07/21	HRES Maintenance & Mal	90721-14415		32.00	1
09/07/21	HRES Maintenance & Mal	90721-14417		32.00	1
09/07/21	Oklahoma HOA Partner	90721-QSH-		525.00	1
09/07/21	HRES Maintenance & Mal	90721-14413		130.00	1
09/09/21	Hampton Fire & Security	F547627		59.90	1
09/09/21	City of Oklahoma City	14303-1WAT		238.33	1
09/09/21	City of Oklahoma City	14317-14wat		459.39	1
09/09/21	City of Oklahoma City	14319-15wat		270.89	1
09/09/21	City of Oklahoma City	14321-19wat		336.01	1
09/09/21	City of Oklahoma City	14323-18wat		417.41	1
09/09/21	City of Oklahoma City	14409-11wat		995.35	1
09/09/21	City of Oklahoma City	14411-10WA		279.51	1
09/09/21	City of Oklahoma City	14415-16WA		308.83	1
09/09/21	City of Oklahoma City	14417-17WA		328.83	1
09/09/21	City of Oklahoma City	14425-20wat		433.69	1
09/09/21	City of Oklahoma City	14315-13wat		287.17	1
09/09/21	City of Oklahoma City	14309-9wat9		233.21	1
09/09/21	City of Oklahoma City	14313-7wat9		319.73	1
09/09/21	City of Oklahoma City	14405-6wat9		382.09	1
09/09/21	City of Oklahoma City	14305-2wat9		262.75	1
09/09/21	City of Oklahoma City	14307-3wat9		165.07	1
09/09/21	City of Oklahoma City	14401-4wat9		549.67	1
09/09/21	City of Oklahoma City	14403-5wat9		376.71	1
09/09/21	City of Oklahoma City	14419-23wat		213.91	1
09/09/21	City of Oklahoma City	14407-12wat		486.79	1
09/09/21	City of Oklahoma City	14423-21wat		293.63	1
09/09/21	City of Oklahoma City	14421-22wat		319.73	1
09/09/21	City of Oklahoma City	14311-8wat9		373.95	1
09/09/21	HomeDepot	0025045	6035-3221-4965-9678	68.92	1
09/10/21	HomeDepot	125739	6035-3221-4965-9678	43.95	1
09/13/21	HomeDepot	6511808	6035-3221-4965-9678	47.15	1
09/14/21	Oklahoma HOA Partner	91421-QSH-		525.00	1
09/14/21	HRES Maintenance & Mal	91421-14315		176.00	1
09/14/21	HRES Maintenance & Mal	91421-14407		30.00	1
09/14/21	HRES Maintenance & Mal	91421-14413		155.00	1

09/14/21	HRES Maintenance & Mal	91421-14415		192.00	1
09/14/21	HRES Maintenance & Mal	91421-14307		32.00	1
09/14/21	HRES Maintenance & Mal	91421-14308		160.00	1
09/14/21	HRES Maintenance & Mal	91421-14309		60.00	1
09/14/21	HRES Maintenance & Mal	91421-14315		30.00	1
09/14/21	HRES Maintenance & Mal	91421-14315		368.00	1
09/14/21	HRES Maintenance & Mal	91421-14409		72.00	1
09/14/21	HRES Maintenance & Mal	91421+14411		30.00	1
09/14/21	HRES Maintenance & Mal	91421-14421		32.00	1
09/14/21	HRES Maintenance & Mal	91421-F-COI		61.25	1
09/15/21	Nash Cohenour Kelley &	(60239		100.00	1
09/15/21	Nash Cohenour Kelley &	(60240		55.51	1
09/16/21	HomeDepot	3970097	6035-3221-4965-9678	30.00	1
09/16/21	HomeDepot	3520656	6035-3221-4965-9678	9.98	1
09/16/21	HomeDepot	3520710	6035-3221-4965-9678	83.08	1
09/16/21	HomeDepot	3970097	6035-3221-4965-9678	30.00	1
09/17/21	HomeDepot	2512164	6035-3221-4965-9678	252.97	1
09/17/21	HomeDepot	126161	6035-3221-4965-9678	30.00	1
09/22/21	HomeDepot	7620629	6035-3221-4965-9678	28.69	1
09/24/21	Kevin McSween	3rd payment		14276.00	0
09/27/21	HomeDepot	2021222	6035-3221-4965-9678	133.70	1
09/27/21	HomeDepot	2610454	6035-3221-4965-9678	165.81	1
09/28/21	HomeDepot	1522273	6035-3221-4965-9678	196.57	1
09/28/21	HomeDepot	1610506	6035-3221-4965-9678	24.97	1
09/28/21	HomeDepot	1522311	6035-3221-4965-9678	66.85	1

NOTES:

2C - BALANCE REDUCED TO \$85.09 AS OF 10/25/21 TO INCLUDE CURRENT MONTH

4C - PAYING \$250.00/MONTH MIN. BALANCE SLOWLY GETTING REDUCED

7B - SKIPPED PAYMENT IN SEPTEMBER. MADE \$220 PMT 10/1/21

10H - MAKING \$500.00/MONTH PAYMENTS WITH CONSISTANCY. GETTING BALANCE REDUCED

14C - WITH LEGAL - INSTRUCTED TO FILE SUIT AND TO GARNISH

16E - BALANCE REDUCED TO \$153.50 AS OF 10/15/21 TO INCLUDE CURRENT MONTH

18A - MADE A \$1500 PAYMENT ON 9/14/21. HAS ON A A PAYMENT PLAN

19E - WITH LEGAL - INSTRUCTED TO FILE FORECLOSURE. MEMBER FAILED TO SHOW UP FOR HEARING ON ASSETS AND BENCH WARRANT ISSUED.

20B - NO PAYMENT SINCE APRIL 2021. LIEN FILED AND SENDING TO LEGAL

22B - OWNER MADE A PAYMENT EQUAL TO 1 MONTH DUES ON 10/8/21.

23E - OWNER IS MAKING REGULAR MONTHLY PAYMENTS BUT NOT ACKNOWLEDGING THE PAST DUE AMOUNT

15F - IS REFUSING TO PAY FOR THE CLEAN UP BILL BACK FOR HIS FORMER TENANTS FURNITURE DUMP IN AMOUNT OF \$437.50

20A - BALANCE IS PAID IN FULL AS OF 10/19/21

Move In / Move Out

All Properties

Date Range: 09/01/21 - 09/30/21

Move In

Member Name	Acc	Unit	Unit Type	Address	Lease Start	Lease End	Move In	Move Out
6 Building 14405								
Laura Lamberth	445	6C	122	1916 Edgewater Lane			9/3/21	
Total move ins in property		1						
7 Building 14313								
David Barnes	442	7C	211	14313 N Pennsylvania Av			9/8/21	
Total move ins in property		1						
8 Building 14311								
David Rutherford	446	8B	112	14311 N Pennsylvania Av			9/27/21	
Total move ins in property		1						

Move Out

Member Name	Acc	Unit	Unit Type	Address	Lease Start	Lease End	Move In	Move Out	Exp. Move Out
6 Building 14405									
Larry R Fasel	43	6C	122	14405 N Pennsylvania	3/28/07		3/28/07	9/3/21	
Total move outs in property		1							
8 Building 14311									
Prince Investements,	416	8B	112	14311 N Pennsylvania			8/14/20	9/27/21	
Total move outs in property		1							

Report Summary

7c moved in new owner on same day as move out. mgmt has corrected entries.

Detail	Value
Date Range	9/1/21 - 9/30/21
Days In Range	30
Move Ins	3
Move Outs	2
Net Change in Occupancy	1
Total Move Ins / Move Outs	5

Occupancy Reconciliation

Detail	Value
Occupancy on 8/31/21	218
Move Ins from 9/1/21 to 9/30/21	+ 3
Move Outs from 9/1/21 to 9/30/21	- 2
Move Outs on 8/31/21	- 3
Move Outs on 9/30/21	+ 0
Occupancy on 9/30/21	216

ESTIMATE

**Erin Hoa Director / Quail Springs
Condos Phase 1**
3107 White Avenue
Spencer, Oklahoma 73084
(405) 677-9116

C I T T Y Paint And Remodeling LLC

3107 White Ave.
Spencer, Ok 73084
Phone: (405) 443-7218
Email: gcitty777@gmail.com

Estimate # 000136
Date 09/27/2021

Description

Total

14415 d	\$1,850.00
Tear out 4x12x12 ft and 4x12x8 ft support beams 4x6x8-ft support post replace 2x8x12 ft and 2x8x8 ft floor joist front plate and one by 12 by 12 ft and 1 by 12 by 8 ft trim board on top of support beams reattach and resecure handrail caulk prime and paint in tire structure	

Subtotal	\$1,850.00
Total	\$1,850.00

Erin Hoa Director / Quail Springs Condos
Phase 1

ESTIMATE

**Erin Hoa Director / Quail Springs
Condos Phase 1**

3107 White Avenue
Spencer, Oklahoma 73084

(405) 677-9116

C I T T Y Paint And Remodeling LLC

3107 White Ave.
Spencer, Ok 73084

Phone: (405) 443-7218

Email: gcitty777@gmail.com

Estimate # 000134

Date 09/27/2021

Description	Total
14415 condo g	\$2,850.00
note later only Balcony is sinking needs new 4x12x10 ft beam and 4x12x6 ft beam and new support post 4x6x 8 ft needs new for joist front plate cannot tell it needs more inside until it is opened up but more than likely it is good and once that is replaced will install new 1x12 all the way around on top of the 4x12 support beams also Repair and attach handrail as needed Will raise second story backup leveler to make it all back even and safe again Caulk prime and paint all new material Basically rebuild balcony and raise back level	

Subtotal \$2,850.00

Total **\$2,850.00**

Erin Hoa Director / Quail Springs Condos
Phase 1

ESTIMATE

**Erin Hoa Director / Quail Springs
Condos Phase 1**
3107 White Avenue
Spencer, Oklahoma 73084
(405) 677-9116

C I T T Y Paint And Remodeling LLC

3107 White Ave.
Spencer, Ok 73084
Phone: (405) 443-7218
Email: gcitty777@gmail.com

Estimate # 000135
Date 09/27/2021

Description	Total
14417 d	\$1,850.00
Replace 4x12x12 ft support beam and 4x12x6 ft support beam and 4x6x8-ft support post redo floor joist faceplate 2x8x10 ft and 2x8x12 ft and new 1x12x12 ft and new 1x12 by 8 ft Cox prime and paint	
	Subtotal \$1,850.00
	Total \$1,850.00

Erin Hoa Director / Quail Springs Condos
Phase 1

Fiscal 2022 Budget

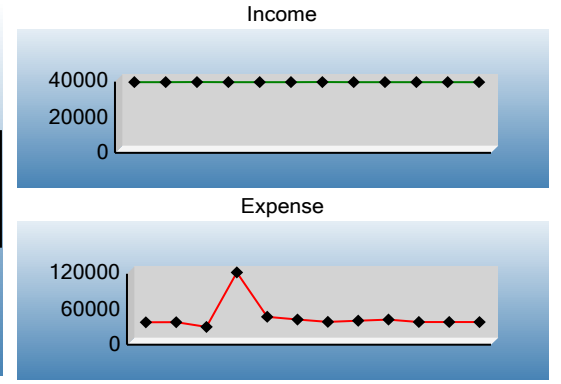
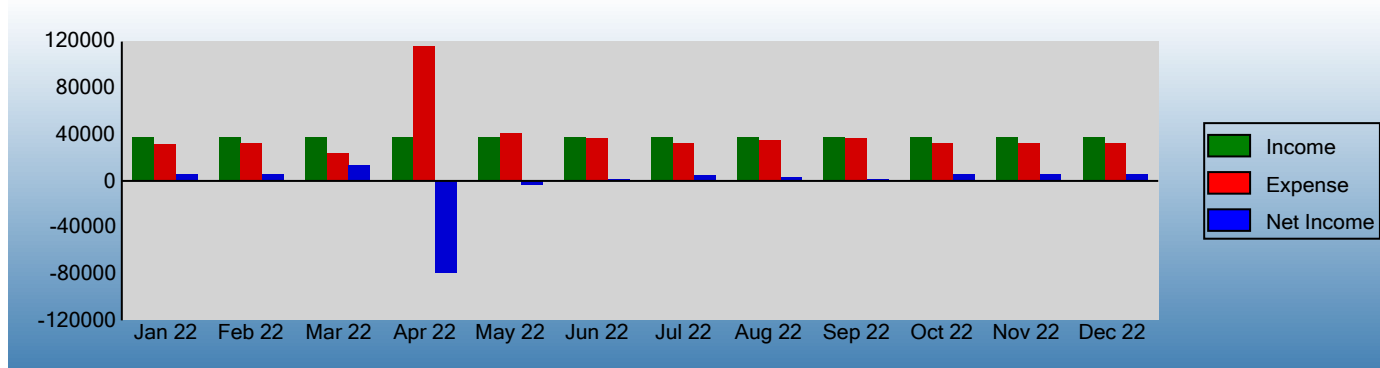
Quail Springs Phs 1

Monthly recap As of 01/01/22 Profit and Loss

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
INCOME													
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	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	12.00
309 Late Fee Income	258.34	258.34	258.34	258.34	258.33	258.33	258.33	258.33	258.33	258.33	258.33	258.33	3,100.00
315 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
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
322 New Member Fee	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
TOTAL INCOME	37,761.34	37,761.34	37,793.34	37,761.34	37,761.33	37,761.33	37,815.49	37,761.33	37,761.33	37,761.33	37,761.33	37,761.33	453,222.16
EXPENSE													
600 Management													
6002 Management Fees	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
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	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
604 Utilities													
6041 Internet	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
6042 Electric	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	1,175.00	14,100.00
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	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	102,000.00
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 Supression System	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
604 Total Utilities	9,910.00	9,910.00	9,910.00	10,810.00	9,910.00	10,510.00	9,910.00	9,910.00	10,360.00	9,910.00	9,910.00	9,910.00	120,870.00
607 Repairs & Maintenance													
15 Roofing	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.67	216.66	216.66	216.66	216.66	2,600.00
16 Carports & Balconies	0.00	0.00	3,800.00	0.00	3,800.00	3,800.00	0.00	0.00	3,800.00	0.00	0.00	0.00	15,200.00
17 Parking Lot	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
612 Exterior Paint / Siding	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
613 Electrical	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
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	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
619 Contract Labor	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
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
624 Structural/Foundation	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
608 Landscaping/Trees/Grounds	0.00	0.00	0.00	22,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,500.00

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
607 Total Repairs & Maintenance	2,273.34	2,273.34	6,073.34	24,773.34	11,198.34	6,073.34	2,273.34	4,628.34	6,073.32	2,398.32	2,273.32	2,273.32	72,585.00
670 Taxes/Insurance													
675 Insurance	11,552.00	11,552.00	0.00	42,500.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	161,604.00
670 Total Taxes/Insurance	11,552.00	11,552.00	0.00	42,500.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	161,604.00
671 Legal, Professional Fees													
6710 Legal/Attorney	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
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	48.00	0.00	0.00	48.00	0.00	0.00	48.00	0.00	0.00	48.00	0.00	0.00	192.00
671 Total Legal, Professional Fee	198.00	425.00	150.00	198.00	150.00	150.00	198.00	150.00	150.00	198.00	150.00	150.00	2,267.00
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	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
7001 Printing & Publication	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
7003 Office Supplies	36.67	36.67	36.67	36.67	36.67	36.67	36.67	36.67	36.66	36.66	36.66	36.66	440.00
700 Total Office / Administrative	76.67	76.67	76.67	76.67	76.67	76.67	76.67	76.67	76.66	76.66	276.66	76.66	1,120.00
5014 CAPITAL IMPROVEMENTS													
501406 Windows, Siding or Painti	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
5014 Total CAPITAL IMPROVEM	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00
5102 Reserve Transfer	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
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
TOTAL EXPENSE	31,870.01	32,097.01	24,070.01	116,218.01	41,205.81	36,670.01	32,581.73	34,625.01	36,519.98	32,442.98	32,469.98	32,269.98	483,040.52
NET INCOME	5,891.33	5,664.33	13,723.33	-78,456.67	-3,444.48	1,091.32	5,233.76	3,136.32	1,241.35	5,318.35	5,291.35	5,491.35	-29,818.36

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
NET INCOME SUMMARY													
Income	37,761.34	37,761.34	37,793.34	37,761.34	37,761.33	37,761.33	37,815.49	37,761.33	37,761.33	37,761.33	37,761.33	37,761.33	453,222.16
Expense	-31,870.01	-32,097.01	-24,070.01	-116,218.01	-41,205.81	-36,670.01	-32,581.73	-34,625.01	-36,519.98	-32,442.98	-32,469.98	-32,269.98	-483,040.52
NET INCOME	5,891.33	5,664.33	13,723.33	-78,456.67	-3,444.48	1,091.32	5,233.76	3,136.32	1,241.35	5,318.35	5,291.35	5,491.35	-29,818.36



674 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,123.16	1,123.16	
675 Insurance	11,166.82	11,666.82	42,260.20	440.00	-113.91	3,947.63	11,052.91	11,052.91	11,052.91	11,166.82	11,166.82	11,166.82	136,026.75
670 Total Taxes/Insuranc	11,166.82	11,666.82	42,260.20	440.00	-113.91	3,947.63	11,052.91	11,052.91	11,052.91	11,166.82	11,166.82	12,289.98	137,149.91
671 Legal, Professional Fees													
6710 Legal/Attorney	0.00	64.00	109.00	0.00	0.00	142.64	0.00	0.00	155.51	0.00	0.00	0.00	471.15
6711 Accounting/Account	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6712 Lien Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
671 Total Legal, Professic	0.00	64.00	109.00	0.00	300.00	142.64	240.00	0.00	155.51	0.00	0.00	0.00	1,011.15
676 Accounting Software													
6760 PayLease Charge	0.00	0.00	145.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00
6761 Software Rental	-290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435.00	145.00	145.00	435.00
676 Other Accounting Sof	-145.00	145.00	35.00	-110.00	580.00	-255.00	35.00	35.00	145.00	0.00	0.00	-110.00	355.00
676 Total Accounting Sof	-435.00	145.00	180.00	-110.00	580.00	-255.00	35.00	35.00	145.00	435.00	145.00	35.00	935.00
700 Office / Adminstrative													
678 Bank Charges/Fees	5.50	32.50	5.00	24.00	12.00	21.00	0.00	0.00	6.00	0.00	0.00	0.00	106.00
7000 Postage	0.00	0.00	0.00	27.65	0.00	87.40	0.00	0.00	59.65	0.00	0.00	26.60	201.30
7003 Office Supplies	0.00	0.00	320.24	0.00	-119.12	0.00	78.81	0.00	5.43	0.00	0.00	0.00	285.36
700 Other Office / Admins	525.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00
700 Total Office / Admins	530.50	32.50	325.24	51.65	-107.12	108.40	78.81	0.00	71.08	0.00	0.00	26.60	1,117.66
5014 CAPITAL IMPROVEMENTS													
501406 Windows, Siding	0.00	48.00	22,835.71	12,385.68	18,585.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,854.39
501408 Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224.00	0.00	0.00	0.00	224.00
501409 Parking Lot	0.00	0.00	0.00	0.00	19,035.00	0.00	14,276.00	14,276.00	14,306.00	0.00	0.00	0.00	61,893.00
5014 Other CAPITAL IMF	0.00	0.00	288.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	288.83
5014 Total CAPITAL IMP	0.00	48.00	23,124.54	12,385.68	37,620.00	0.00	14,276.00	14,276.00	14,530.00	0.00	0.00	0.00	116,260.22
6001 Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	143.88	0.00	0.00	17.99	0.00	0.00	161.87
TOTAL EXPENSE	37,913.36	29,419.03	89,464.92	32,325.86	53,564.88	23,317.57	44,767.18	46,242.65	44,942.70	35,207.58	54,704.57	37,259.78	529,130.08
LESS Parking Lot	0.00	0.00	0.00	0.00	-19,035.00	0.00	-14,276.00	-14,276.00	-14,306.00	0.00	0.00	0.00	-61,893.00
ADJUSTED TOTAL EXP	37,913.36	29,419.03	89,464.92	32,325.86	34,529.88	23,317.57	30,491.18	31,966.65	30,636.70	35,207.58	54,704.57	37,259.78	467,237.08
OTHER INCOME													
800 Unallocated Prepays	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-751.54	716.59	-2,445.42	405.54	-2,624.82	4,105.73	2,070.75
TOTAL OTHER INCOME	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-751.54	716.59	-2,445.42	405.54	-2,624.82	4,105.73	2,070.75
NET INCOME	9,244.32	7,492.26	-41,864.42	6,751.80	-16,314.52	17,838.93	-5,852.76	-589.51	-7,082.00	8,037.71	-16,776.19	9,021.70	-30,092.68
Income	40,938.63	38,761.23	46,625.44	41,246.45	37,968.73	40,948.84	39,665.96	44,936.55	40,306.12	42,839.75	40,553.20	42,175.75	496,966.65
Expense	-37,913.36	-29,419.03	-89,464.92	-32,325.86	-34,529.88	-23,317.57	-30,491.18	-31,966.65	-30,636.70	-35,207.58	-54,704.57	-37,259.78	-467,237.08
Other Income & Expense	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-751.54	716.59	-2,445.42	405.54	-2,624.82	4,105.73	2,070.75
Reserve Transfer:	-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
NET INCOME	6,744.32	4,992.26	-44,364.42	4,251.80	220.48	15,338.93	5,923.24	11,186.49	4,724.00	5,537.71	-19,276.19	6,521.70	1,800.32