

**Quail Springs Condominiums Phase I Association
Monthly Summary November 2021**

I. Open Meeting

a.

II. Determination of Quorum

a.

III. Approval of Minutes

IV. Financials

a. **NOVEMBER 2021** Phase I HOA Operating Account

- i. Total Income: \$
- ii. Total Expense: \$
- iii. Net Income: \$ (after \$ in prepaids)
- iv. Capital Improvements:

b. **NOVEMBER 2021** Phase I HOA Reserve Account \$ **214,483.69**

c. **NOVEMBER 2021** Phase I HOA Operating Account \$ **37,386.05**

d. **Collections: \$ 25,231.43** as of 11/30/21 (**\$23,609.95** last month)

Type	Description	0-30	31-60	61-90	91+	Total
NSFFEE	Non-Sufficient Funds Fee	70.00	0.00	0.00	270.00	340.00
LC	Late Charge	464.92	376.86	298.03	1,799.35	2,939.16
DC	Dues Charge	6,507.66	3,304.33	1,921.26	7,468.30	19,201.55
CB	Charge Back Maintenance	150.00	0.00	0.00	0.00	150.00
LG	Legal Fees	0.00	0.00	203.51	675.64	879.15
PP	Payment Plan	268.89	268.89	0.00	362.81	900.59
CL	Closing Letter	0.00	50.00	0.00	0.00	50.00
LegRem	Legal Reimbursement	0.00	0.00	0.00	758.32	758.32
VF	Violation Fine	0.00	0.00	0.00	12.66	12.66
		7,461.47	4,000.08	2,422.80	11,347.08	25,231.43

a. Prepared liens for filing:

v. **Current Legal:**

- 1. **10H - \$2557.54** making occasional overpayments
- 2. **14C - \$2837.82** notice sent by counsel over 30 days ago. Filing with Courts for judgment
- 3. **18A - \$1791.79** – keeping up with payment arrangements
- 4. **19E - \$8138.741** – in foreclosure. Owner tried to make payment arrangements with attorney again but mgmt denied it due to the fact that Owner has had 4 set up that they never paid on.
- 5. **20B - \$847.37** – paid \$700 in November as a result of legal letter. Will see if further bulk payment comes through before taking next step

vi. Released legal: 4C, 7B, 15F (pd at closing),

V. Old Business.

a. Proposed next building for siding repairs & exterior painting – **project paused till 2022 Budget**

i. (REMAINING BUILDINGS: 14303, 14307, 14409)

b. 2022 Budget (EXH 5.b) Approved via electronic vote. Sent to Members

c. Balcony repairs: Board requested more bids from previous meeting. Presented 11/15/21 for vote. Did not receive enough votes to pass but Marie and Kat voted to approval BCC. EXH 5.C

i. 14415-D Balcony repair – BCC: \$3650.00 complete



- ii. 14415-G Balcony repair - BCC: \$3000.00 complete



- iii. 14417-D Balcony repair: - BCC: \$3000.00 complete



VI. New Business

- a. 14407 carport – BCC \$3750.00 work in progress

VII. VIOLATIONS

VIII. Announcements and Recommendations to Members

- a. Did you know that you could enroll to have your positive payments reported to the credit bureaus each month? Inquire with management at manager@qshoa.com

IX. Homeowner Time

- X. **Next Meeting:** January, 2022 @ 6:30pm +/-
Annual Meeting: March 14, 2022 @ :6:30pm

XI. Adjournment

- a.

XII. Executive Session

Budget Comparison

QUAIL SPRINGS PHS 1 HOA

Comparison Periods: 11/01/21 - 11/30/21 and 01/01/21 - 11/30/21 (cash basis)

	Actual 11/01/21 - 11/30/21	Budget 11/21 - 11/21	\$ Change	% Change	Actual YTD 01/01/21 - 11/30/21	Budget YTD 01/21 - 11/21	\$ Change	% Change
INCOME								
302 Membership Dues Income	39,984.29	37,152.00	2,832.29	7.6 %	447,416.52	408,672.00	38,744.52	9.5 %
307 Interest Income	1.88	1.00	0.88	88.0 %	34.25	11.00	23.25	211.4 %
309 Late Fee Income	131.69	258.33	-126.64	-49.0 %	2,310.47	2,841.67	-531.20	-18.7 %
310 Legal Fees	91.00	0.00	91.00		225.00	0.00	225.00	
314 Compliance Fee Income	80.00	0.00	80.00		979.84	0.00	979.84	
315 Closing Letters	-53.48	100.00	-153.48	-153.5 %	166.64	1,100.00	-933.36	-84.9 %
321 Special Assessment	0.00	0.00	0.00		145.16	0.00	145.16	
317 Other Income								
1065 General Reimbursement	170.00	0.00	170.00		2,085.44	54.16	2,031.28	3,750.5 %
317 Other Other Income	0.00	0.00	0.00		20.00	32.00	-12.00	-37.5 %
317 Total Other Income	170.00	0.00	170.00		2,105.44	86.16	2,019.28	2,343.6 %
TOTAL INCOME	40,405.38	37,511.33	2,894.05	7.7 %	453,383.32	412,710.83	40,672.49	9.9 %
EXPENSE								
600 Management								
6002 Management Fees	2,499.87	2,300.00	199.87	8.7 %	27,074.72	25,300.00	1,774.72	7.0 %
6004 In-House Administrion	2,100.00	1,700.00	400.00	23.5 %	19,154.00	18,700.00	454.00	2.4 %
600 Total Management	4,599.87	4,000.00	599.87	15.0 %	46,228.72	44,000.00	2,228.72	5.1 %
604 Utilities								
6041 Internet	0.00	75.00	-75.00	-100.0 %	-105.01	825.00	-930.01	-112.7 %
6042 Electric	928.42	1,175.00	-246.58	-21.0 %	11,287.24	12,925.00	-1,637.76	-12.7 %
6043 Telephone	358.16	100.00	258.16	258.2 %	2,008.82	1,100.00	908.82	82.6 %
6045 Water And Sewer Utility	9,351.01	7,000.00	2,351.01	33.6 %	101,147.15	77,000.00	24,147.15	31.4 %
6046 Trash Removal	0.00	0.00	0.00		850.00	1,950.00	-1,100.00	-56.4 %
6047 Fire Supression System	59.90	60.00	-0.10	-0.2 %	2,050.64	660.00	1,390.64	210.7 %
604 Total Utilities	10,697.49	8,410.00	2,287.49	27.2 %	117,238.84	94,460.00	22,778.84	24.1 %
607 Repairs & Maintenance								
15 Roofing	0.00	216.66	-216.66	-100.0 %	538.12	2,383.34	-1,845.22	-77.4 %
16 Carports & Balconies	432.00	833.33	-401.33	-48.2 %	14,664.87	9,166.67	5,498.20	60.0 %
17 Parking Lot	0.00	0.00	0.00		0.00	11,000.00	-11,000.00	-100.0 %
612 Exterior Paint / Siding	384.00	75.00	309.00	412.0 %	2,308.99	825.00	1,483.99	179.9 %
613 Electrical	64.00	250.00	-186.00	-74.4 %	1,555.00	2,750.00	-1,195.00	-43.5 %
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	-187.67	215.00	-402.67	-187.3 %	1,586.79	2,365.00	-778.21	-32.9 %
618 Plumbing	0.00	416.66	-416.66	-100.0 %	6,300.65	4,583.34	1,717.31	37.5 %
619 Contract Labor	0.00	500.00	-500.00	-100.0 %	3,133.75	5,500.00	-2,366.25	-43.0 %

	Actual 11/01/21 - 11/30/21	Budget 11/21 - 11/21	\$ Change	% Change	Actual YTD 01/01/21 - 11/30/21	Budget YTD 01/21 - 11/21	\$ Change	% Change
620 Pest Control	2,355.00	0.00	2,355.00		2,482.37	2,605.00	-122.63	-4.7 %
621 Fence & Gate Repair	1,462.77	500.00	962.77	192.6 %	10,508.78	5,500.00	5,008.78	91.1 %
624 Structural/Foundation	0.00	100.00	-100.00	-100.0 %	0.00	1,100.00	-1,100.00	-100.0 %
608 Landscaping/Trees/Grounds	1,246.25	166.66	1,079.59	647.8 %	11,376.00	1,833.34	9,542.66	520.5 %
607 Total Repairs & Maintenance	5,756.35	3,273.31	2,483.04	75.9 %	57,099.77	49,611.69	7,488.08	15.1 %
670 Taxes/Insurance								
675 Insurance	11,052.91	10,200.00	852.91	8.4 %	124,632.11	132,500.00	-7,867.89	-5.9 %
670 Total Taxes/Insurance	11,052.91	10,200.00	852.91	8.4 %	124,632.11	132,500.00	-7,867.89	-5.9 %
671 Legal, Professional Fees								
6710 Legal/Attorney	0.00	367.00	-367.00	-100.0 %	471.15	4,037.00	-3,565.85	-88.3 %
6711 Accounting/Accountant	150.00	0.00	150.00		450.00	275.00	175.00	63.6 %
6712 Lien Filing Fees	0.00	30.00	-30.00	-100.0 %	240.00	330.00	-90.00	-27.3 %
671 Total Legal, Professional Fees	150.00	397.00	-247.00	-62.2 %	1,161.15	4,642.00	-3,480.85	-75.0 %
676 Accounting Software								
6760 PayLease Charge	0.00	0.00	0.00		145.00	0.00	145.00	
6761 Software Rental	145.00	110.00	35.00	31.8 %	1,595.00	1,210.00	385.00	31.8 %
6762 Website	0.00	0.00	0.00		19.17	120.00	-100.83	-84.0 %
676 Other Accounting Software	0.00	0.00	0.00		-550.00	0.00	-550.00	
676 Total Accounting Software	145.00	110.00	35.00	31.8 %	1,209.17	1,330.00	-120.83	-9.1 %
700 Office / Administrative								
678 Bank Charges/Fees	10.00	0.00	10.00		116.00	0.00	116.00	
7000 Postage	96.38	40.00	56.38	141.0 %	271.08	440.00	-168.92	-38.4 %
7001 Printing & Publication	149.68	200.00	-50.32	-25.2 %	149.68	200.00	-50.32	-25.2 %
7003 Office Supplies	53.21	36.66	16.55	45.1 %	406.15	403.34	2.81	0.7 %
700 Total Office / Administrative	309.27	276.66	32.61	11.8 %	942.91	1,043.34	-100.43	-9.6 %
5014 CAPITAL IMPROVEMENTS								
501406 Windows, Siding or Painting	96.00	4,000.00	-3,904.00	-97.6 %	53,950.39	44,000.00	9,950.39	22.6 %
501408 Roof	0.00	0.00	0.00		224.00	0.00	224.00	
501409 Parking Lot	0.00	0.00	0.00		76,331.29	0.00	76,331.29	
5014 Total CAPITAL IMPROVEMENTS	96.00	4,000.00	-3,904.00	-97.6 %	130,505.68	44,000.00	86,505.68	196.6 %
5102 Reserve Transfer	0.00	4,000.00	-4,000.00	-100.0 %	0.00	44,000.00	-44,000.00	-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	32,806.89	34,666.97	-1,860.08	-5.4 %	479,162.23	415,741.55	63,420.68	15.3 %
OTHER INCOME								
800 Unallocated Prepays	-1,175.67	0.00	-1,175.67		-2,204.29	0.00	-2,204.29	
TOTAL OTHER INCOME	-1,175.67	0.00	-1,175.67		-2,204.29	0.00	-2,204.29	
NET INCOME	6,422.82	2,844.36	3,578.46	125.8 %	-27,983.20	-3,030.72	-24,952.48	-823.3 %

	Actual 11/01/21 - 11/30/21	Budget 11/21 - 11/21	\$ Change	% Change	Actual YTD 01/01/21 - 11/30/21	Budget YTD 01/21 - 11/21	\$ Change	% Change
NET INCOME SUMMARY								
Income	40,405.38	37,511.33	2,894.05	7.7 %	453,383.32	412,710.83	40,672.49	9.9 %
Expense	-32,806.89	-34,666.97	1,860.08	5.4 %	-479,162.23	-415,741.55	-63,420.68	15.3 %
Other Income & Expense	-1,175.67	0.00	-1,175.67		-2,204.29	0.00	-2,204.29	
NET INCOME	6,422.82	2,844.36	3,578.46	125.8 %	-27,983.20	-3,030.72	-24,952.48	-823.3 %

Actual/Budget Fiscal Year Analysis

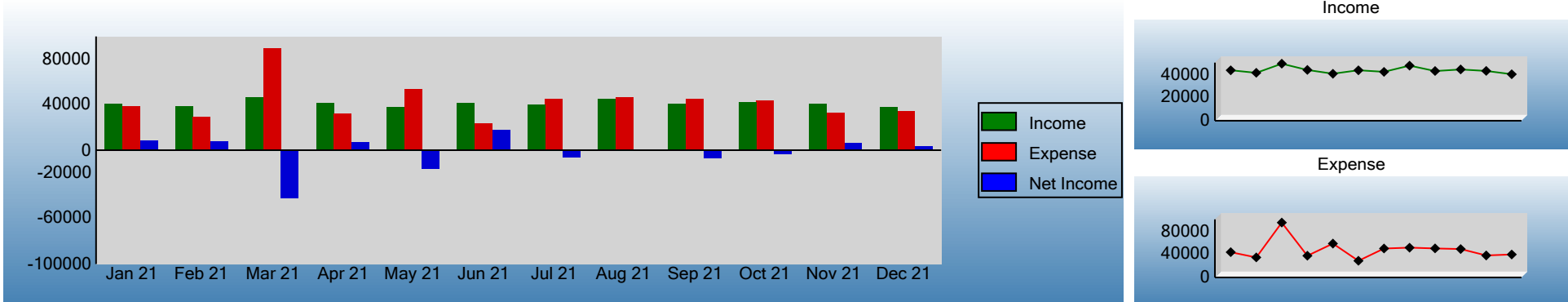
QUAIL SPRINGS PHS 1 HOA

Analysis for Fiscal Year 01/01/21 - 12/31/21 (cash basis) as of As of 11/30/21

	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	40,777.00	38,553.11	43,787.98	41,197.02	37,801.71	40,712.21	39,450.67	44,477.63	39,745.93	40,928.97	39,984.29	37,152.00	484,568.52	445,824.00
307 Interest Income	3.64	3.29	3.64	3.53	3.64	3.53	3.64	3.64	1.88	1.94	1.88	1.00	35.25	12.00
309 Late Fee Income	180.29	96.62	357.37	187.90	81.09	226.30	225.71	381.71	179.21	262.58	131.69	258.33	2,568.80	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	91.00	0.00	225.00	0.00
314 Compliance Fee Income	0.00	45.00	0.00	65.00	50.00	0.00	25.00	22.88	360.98	330.98	80.00	0.00	979.84	0.00
315 Closing Letters	1.76	50.00	112.71	-45.00	32.29	4.84	0.00	63.52	0.00	0.00	-53.48	100.00	266.64	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	140.00	170.00	0.00	2,085.44	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	140.00	170.00	0.00	2,105.44	86.16
TOTAL INCOME	40,938.63	38,761.23	46,625.44	41,246.45	37,968.73	40,948.84	39,575.96	44,940.19	40,308.00	41,664.47	40,405.38	37,511.33	490,894.65	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	2,418.37	2,499.87	2,300.00	29,374.72	27,600.00
6004 In-House Administri	2,304.00	1,575.00	2,100.00	1,100.00	0.00	1,575.00	3,150.00	1,575.00	2,625.00	1,050.00	2,100.00	1,700.00	20,854.00	20,400.00
600 Total Management	4,834.55	4,031.62	4,425.00	3,897.52	2,474.79	3,852.91	5,607.23	3,954.67	5,082.19	3,468.37	4,599.87	4,000.00	50,228.72	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	0.00	0.00	75.00	-30.01	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	1,172.15	928.42	1,175.00	12,462.24	14,100.00
6043 Telephone	-26.36	341.29	316.82	281.22	-193.70	115.48	135.04	253.45	106.13	321.29	358.16	100.00	2,108.82	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	8,387.04	9,351.01	7,000.00	108,147.15	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	59.90	59.90	60.00	2,110.64	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	9,940.38	10,697.49	8,410.00	125,648.84	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	0.00	0.00	216.66	754.78	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	158.00	432.00	833.33	15,498.20	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	288.83	0.00	0.00	0.00	160.00	465.61	610.55	400.00	384.00	75.00	2,383.99	900.00
613 Electrical	439.00	0.00	616.00	62.00	32.00	0.00	32.00	158.00	0.00	152.00	64.00	250.00	1,805.00	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	361.98	-187.67	215.00	1,801.79	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	197.65	0.00	416.66	6,717.31	5,000.00
619 Contract Labor	144.00	176.00	508.25	172.75	374.00	638.05	70.50	203.00	61.25	785.95	0.00	500.00	3,633.75	6,000.00

	Actual											Budget	REVISED	ORIGINAL
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL	BUDGET
620 Pest Control	0.00	0.00	0.00	75.00	0.00	0.00	0.00	52.37	0.00	0.00	2,355.00	0.00	2,482.37	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	1,849.91	1,462.77	500.00	11,008.78	6,000.00
624 Structural/Foundation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	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	780.00	1,246.25	166.66	11,542.66	2,000.00
607 Total Repairs & Mainte	10,626.74	3,464.71	7,339.64	5,488.08	1,370.07	3,887.42	3,919.58	6,157.68	4,404.01	4,685.49	5,756.35	3,273.31	60,373.08	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	11,052.91	11,052.91	10,200.00	134,832.11	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	11,052.91	11,052.91	10,200.00	134,832.11	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	0.00	0.00	367.00	838.15	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	150.00	0.00	450.00	275.00
6712 Lien Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	30.00	270.00	360.00
671 Total Legal, Professior	0.00	64.00	109.00	0.00	300.00	142.64	240.00	0.00	155.51	0.00	150.00	397.00	1,558.15	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	145.00	145.00	145.00	0.00	290.00	145.00	145.00	145.00	145.00	145.00	145.00	110.00	1,705.00	1,320.00
6762 Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.00	0.00	19.17	120.00
676 Other Accounting Softw	0.00	0.00	-110.00	-110.00	0.00	-110.00	-110.00	-110.00	0.00	0.00	0.00	0.00	-550.00	0.00
676 Total Accounting Softw	145.00	145.00	180.00	-110.00	290.00	35.00	35.00	35.00	145.00	164.17	145.00	110.00	1,319.17	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	10.00	0.00	116.00	0.00
7000 Postage	0.00	0.00	0.00	27.65	0.00	87.40	0.00	0.00	59.65	0.00	96.38	40.00	311.08	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	149.68	0.00	149.68	200.00
7003 Office Supplies	0.00	0.00	320.24	0.00	-119.12	0.00	78.81	0.00	5.43	67.58	53.21	36.66	442.81	440.00
700 Total Office / Adminstr.	5.50	32.50	325.24	51.65	-107.12	108.40	78.81	0.00	71.08	67.58	309.27	76.66	1,019.57	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	0.00	96.00	4,000.00	57,950.39	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	14,438.29	0.00	0.00	76,331.29	0.00
5014 Total CAPITAL IMPR	0.00	48.00	22,835.71	12,385.68	37,620.00	0.00	14,276.00	14,276.00	14,530.00	14,438.29	96.00	4,000.00	134,505.68	48,000.00
5102 Reserve Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00	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	38,493.36	29,419.03	89,464.92	32,325.86	53,274.88	23,607.57	44,767.18	46,242.65	44,942.70	43,817.19	32,806.89	34,466.97	513,629.20	450,208.52
OTHER INCOME														
800 Unallocated Prepays	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-661.54	716.59	-2,445.42	-1,302.92	-1,175.67	0.00	-2,204.29	0.00
TOTAL OTHER INCOME	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-661.54	716.59	-2,445.42	-1,302.92	-1,175.67	0.00	-2,204.29	0.00
NET INCOME	8,664.32	7,492.26	-41,864.42	6,751.80	-16,024.52	17,548.93	-5,852.76	-585.87	-7,080.12	-3,455.64	6,422.82	3,044.36	-24,938.84	13.64

	Actual											Budget	REVISED	ORIGINAL
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL	BUDGET
NET INCOME SUMMARY														
Income	40,938.63	38,761.23	46,625.44	41,246.45	37,968.73	40,948.84	39,575.96	44,940.19	40,308.00	41,664.47	40,405.38	37,511.33	490,894.65	450,222.16
Expense	-38,493.36	-29,419.03	-89,464.92	-32,325.86	-53,274.88	-23,607.57	-44,767.18	-46,242.65	-44,942.70	-43,817.19	-32,806.89	-34,466.97	-513,629.20	-450,208.52
Other Income & Expense	6,219.05	-1,849.94	975.06	-2,168.79	-718.37	207.66	-661.54	716.59	-2,445.42	-1,302.92	-1,175.67	0.00	-2,204.29	0.00
NET INCOME	8,664.32	7,492.26	-41,864.42	6,751.80	-16,024.52	17,548.93	-5,852.76	-585.87	-7,080.12	-3,455.64	6,422.82	3,044.36	-24,938.84	13.64



Balance Sheet

QSHOA

As of 11/30/21 (cash basis)

ASSETS

Bank Account	
1013 Quail BOK op	22,560.38
1014 Quail BOK res	114,488.69
1002 Quail First Citizens - OP	14,885.67
1015 Quail Frist Citizens - RESERVE	99,995.00
Total Bank Account	251,929.74
Accounts Receivable	
40011 Utility Reimbursement	-1,237.27
Total Accounts Receivable	-1,237.27
Other Current Asset	
1100 Undeposited Funds	7,233.40
2010 Pass-through	1.00
Total Other Current Asset	7,234.40
Fixed Asset	
1008 Buildings & Property	129.27
1009 Equipment & Machinery	1,829.29
1010 Office Equipment & Furnishings	1,491.38
Total Fixed Asset	3,449.94
TOTAL ASSETS	261,376.81

LIABILITIES & EQUITY

Equity

3000 Net Income	-27,983.20
3001 Retained Earnings	289,360.01
Total Equity	261,376.81
TOTAL LIABILITIES & EQUITY	261,376.81

Owner Bill Attachments

Owner: Quail Springs Condominiums Phase I

Paid between 11/01/21 and 11/30/21

<u>Bill Date</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Memo</u>	<u>Amount</u>	<u>No. of Attachments</u>
09/01/21	Bank Direct Capital			11052.91	0
09/21/21	Kurts Pest Control Inc	101006		2355.00	1
10/05/21	Oklahoma HOA Partner	100521-QSH		525.00	1
10/12/21	Oklahoma HOA Partner	101221-QSH		525.00	1
10/15/21	AT&T	qshnet10152	153787925-3	134.25	1
10/19/21	Oklahoma HOA Partner	101921-QSH		525.00	1
10/19/21	HRES Maintenance & Mal	101921-1441		336.25	1
10/19/21	HRES Maintenance & Mal	101921-1440		64.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		64.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		64.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		64.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		60.00	1
10/19/21	HRES Maintenance & Mal	101921-1440		96.00	1
10/19/21	HRES Maintenance & Mal	101921-1441		32.00	1
10/19/21	HRES Maintenance & Mal	101921-1442		32.00	1
10/26/21	HRES Maintenance & Mal	102621-1441		205.00	1
10/26/21	HRES Maintenance & Mal	102621-1411		96.00	1
10/26/21	HRES Maintenance & Mal	102621-1440		90.00	1
10/26/21	HRES Maintenance & Mal	102621-1440		32.00	1
10/26/21	HRES Maintenance & Mal	102621-1442		544.00	1
10/26/21	Oklahoma HOA Partner	102621-QSH		525.00	1
10/27/21	AT&T	PHONE1027	153787925-3	223.91	1
10/28/21	HomeDepot	1520453	6035-3221-4965-9678	19.48	1
10/29/21	HomeDepot	0520554	6035-3221-4965-9678	38.63	1
10/29/21	OG&E	14415ELE10		43.11	1
10/29/21	OG&E	14303ELE10		32.00	1
10/29/21	OG&E	14409ELE10		32.00	1
10/29/21	OG&E	14425ELE10		36.00	1
10/29/21	OG&E	14313ELE10		136.00	1
10/29/21	OG&E	14323ELE10		36.00	1
10/29/21	OG&E	14405ELE10		35.00	1
10/29/21	OG&E	14407ELE10		45.00	1
10/29/21	OG&E	14317ELE10		35.00	1
10/29/21	OG&E	14319ELE10		31.00	1
10/29/21	OG&E	14315RLR10		35.00	1
10/29/21	OG&E	14305ELE10		31.00	1

10/29/21	OG&E	14403ELE10		35.00	1
10/29/21	OG&E	14411ELE10		38.36	1
10/29/21	OG&E	14417ELE10		38.00	1
10/29/21	OG&E	14307ELE10		41.00	1
10/29/21	OG&E	14419ELE10		37.67	1
10/29/21	OG&E	14421ELE10		31.03	1
10/29/21	OG&E	14309ELE10		32.25	1
10/29/21	OG&E	14401ELE10		35.00	1
10/29/21	OG&E	14311ELE10		35.00	1
10/29/21	OG&E	14321ELE10		33.00	1
10/29/21	OG&E	14423ELE10		31.00	1
10/29/21	OG&E	14401SPKL-		14.00	1
10/29/21	HomeDepot	0624767	6035-3221-4965-9678	40.71	1
11/01/21	HRES Maintenance & Mal	SEPT21-OC		96.38	1
11/01/21	HomeDepot	7625086	6035-3221-4965-9678	129.18	1
11/02/21	Specialty Graphics, Inc.	24863		149.68	1
11/02/21	City of Oklahoma City	14311-8wat1		472.11	1
11/02/21	City of Oklahoma City	14319wat110		547.65	1
11/02/21	City of Oklahoma City	14323wat110		466.25	1
11/02/21	City of Oklahoma City	14407wat110		490.94	1
11/02/21	City of Oklahoma City	14419wat110		222.05	1
11/02/21	City of Oklahoma City	14423wat110		326.19	1
11/02/21	City of Oklahoma City	14305wat110		279.03	1
11/02/21	City of Oklahoma City	14405wat110		314.41	1
11/02/21	City of Oklahoma City	14307WAT1		165.07	1
11/02/21	City of Oklahoma City	14401WAST		648.85	1
11/02/21	City of Oklahoma City	14403WAT1		531.37	1
11/02/21	City of Oklahoma City	14303WAT1		238.33	1
11/02/21	City of Oklahoma City	14313WAT1		336.01	1
11/02/21	City of Oklahoma City	14309WAT1		208.79	1
11/02/21	City of Oklahoma City	14411WAT1		291.96	1
11/02/21	City of Oklahoma City	14409WAT1		1093.03	1
11/02/21	City of Oklahoma City	14315WAT1		344.15	1
11/02/21	City of Oklahoma City	14317WAT1		500.89	1
11/02/21	City of Oklahoma City	14415WAT1		308.83	1
11/02/21	City of Oklahoma City	14417WAT1		328.83	1
11/02/21	City of Oklahoma City	14321WAT1		336.01	1
11/02/21	City of Oklahoma City	14425WAT1		555.79	1
11/02/21	City of Oklahoma City	14421WAT1		344.47	1
11/02/21	Oklahoma HOA Partner	110221-QSH		525.00	1
11/02/21	HRES Maintenance & Mal	110221-1440		304.00	1
11/02/21	HRES Maintenance & Mal	110221-1441		255.00	1
11/02/21	HRES Maintenance & Mal	110221-1430		96.00	1
11/02/21	HRES Maintenance & Mal	110221-1431		64.00	1
11/02/21	HRES Maintenance & Mal	110221-1440		32.00	1
11/02/21	HRES Maintenance & Mal	110221-1440		60.00	1
11/02/21	HRES Maintenance & Mal	110221-1440		224.00	1
11/02/21	HRES Maintenance & Mal	110221-1432		96.00	1
11/02/21	LCS			145.00	0

11/04/21	Hampton Fire & Security F16010683			59.90	1
11/05/21	HomeDepot	3521411	6035-3221-4965-9678	14.49	1
11/09/21	Oklahoma HOA Partner	110921-QSH		525.00	1
11/09/21	HRES Maintenance & Mal	110921-1441		180.00	1
11/09/21	HRES Maintenance & Mal	110921-1440		60.00	1
11/09/21	HRES Maintenance & Mal	110921-1441		64.00	1
11/12/21	HomeDepot	6020557	6035-3221-4965-9678	18.77	1
11/15/21	Oklahoma HOA Partner	930		150.00	1
11/16/21	American Express	112-3007032		53.21	1
11/22/21	HomeDepot	6622452	6035-3221-4965-9678	26.81	1
11/24/21	Oklahoma HOA Partner	oct21mgmt		2499.87	0

Fiscal Year Budget

QUAIL SPRINGS PHS 1 HOA

1/1/2022-12/31/2022 Profit & 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	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	444,000.00
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	37,609.34	37,609.34	37,641.34	37,609.34	37,609.33	37,609.33	37,663.49	37,609.33	37,609.33	37,609.33	37,609.33	37,609.33	451,398.16
EXPENSE													
600 Management													
6002 Management Fees	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.66	2,166.66	2,166.66	2,166.66	26,000.00
6004 In-House Administration	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	1,751.00	21,012.00
600 Total Management	3,917.67	3,917.67	3,917.67	3,917.67	3,917.67	3,917.67	3,917.67	3,917.67	3,917.66	3,917.66	3,917.66	3,917.66	47,012.00
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	223.17	223.17	223.17	223.17	223.17	223.17	223.17	223.17	223.16	223.16	223.16	223.16	2,678.00
16 Carports & Balconies	2,208.34	2,208.34	2,208.34	2,208.34	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	26,500.00
17 Parking Lot	429.17	429.17	429.17	429.17	429.17	429.17	429.17	429.17	429.16	429.16	429.16	429.16	5,150.00
612 Exterior Paint / Siding	772.50	772.50	772.50	772.50	772.50	772.50	772.50	772.50	772.50	772.50	772.50	772.50	9,270.00
613 Electrical	257.50	257.50	257.50	257.50	257.50	257.50	257.50	257.50	257.50	257.50	257.50	257.50	3,090.00
617 Materials & Supplies	221.50	221.50	221.50	221.50	221.50	221.50	221.50	221.50	221.50	221.50	221.50	221.50	2,658.00
618 Plumbing	429.17	429.17	429.17	429.17	429.17	429.17	429.17	429.17	429.16	429.16	429.16	429.16	5,150.00
619 Contract Labor	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	6,180.00
620 Pest Control	0.00	0.00	0.00	0.00	125.00	0.00	0.00	2,426.00	0.00	125.00	0.00	0.00	2,676.00
621 Fence & Gate Repair	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	6,180.00
624 Structural/Foundation	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	103.00	1,236.00
607 Total Repairs & Maintenance	5,674.35	5,674.35	5,674.35	5,674.35	5,799.34	5,674.34	5,674.34	8,100.34	5,674.31	5,799.31	5,674.31	5,674.31	70,768.00

	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
670 Taxes/Insurance													
675 Insurance	11,552.00	11,552.00	0.00	42,500.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	146,604.00
670 Total Taxes/Insurance	11,552.00	11,552.00	0.00	42,500.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	10,125.00	146,604.00
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	41.25	41.25	41.25	41.25	41.25	41.25	41.25	41.25	41.25	41.25	41.25	41.25	495.00
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	37.75	37.75	37.75	37.75	37.75	37.75	37.75	37.75	37.75	37.75	37.75	37.75	453.00
700 Total Office / Administrative	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	279.00	79.00	1,148.00
5014 CAPITAL IMPROVEMENTS													
501406 Windows, Siding or Painti	0.00	0.00	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
5014 Total CAPITAL IMPROVEM	0.00	0.00	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00
5102 Reserve Transfer	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	3,480.00	41,760.00
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	34,921.02	35,148.02	41,321.02	66,769.02	33,581.81	34,046.01	33,757.73	35,872.01	33,895.97	33,618.97	33,645.97	33,445.97	450,023.52
NET INCOME	2,688.32	2,461.32	-3,679.68	-29,159.68	4,027.52	3,563.32	3,905.76	1,737.32	3,713.36	3,990.36	3,963.36	4,163.36	1,374.64

	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	37,609.34	37,609.34	37,641.34	37,609.34	37,609.33	37,609.33	37,663.49	37,609.33	37,609.33	37,609.33	37,609.33	37,609.33	451,398.16
Expense	-34,921.02	-35,148.02	-41,321.02	-66,769.02	-33,581.81	-34,046.01	-33,757.73	-35,872.01	-33,895.97	-33,618.97	-33,645.97	-33,445.97	-450,023.52
NET INCOME	2,688.32	2,461.32	-3,679.68	-29,159.68	4,027.52	3,563.32	3,905.76	1,737.32	3,713.36	3,990.36	3,963.36	4,163.36	1,374.64

