

Monthly Agenda

September 26, 2021 6:00pm

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

I. Open Meeting

II. Determination of Quorum

- a. Removal of board member Dashae Dunbar

III. Approval of Minutes

IV. Financials

a. August 2021 Recreation Operating Account

- i. Total Income: \$20,725.68
- ii. Total Expense: \$16,797.35
- iii. Net Income: \$3,343.98 (after \$584.35 in prepaids)

b. August 2021 Recreation Reserve Account balance **\$36,285.61**

c. August 2021 Recreation Operating Account balance: **\$5,916.37**

d. Collections: \$8,149.15 08/31/21 (\$7,860.94 last month)

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

i. Current Legal:

1. 1F - \$333.05 Lien has been filed.
2. 4C - \$351.19 paying out in payments.
3. 7B - \$160.14 making payments to past due.
4. 10H - \$934.57 POA has made a few payments on HOA account but nothing on REC.
5. 14C - \$616.09 Lien has been filed and account turned over to counsel.
6. 18A - \$479.43. Owner brought in a post-dated check on 9/9 to bring account current.
7. 19E - \$1,002.49 checks are not clearing. Account has been marked as do not accept checks. Counsel has been notified.
8. 38E - \$615.87 Lien has been filed and account turned over to counsel.

ii. Filed Lien:

iii. Released Legal:

V. Old Business

VI. New Business

a. East pool replastering:

- i. Estimate from Oasis Pools: \$ _____
- ii. Fox Pools: \$ _____

b. Closing of Swimming pool completed. Winterizing scheduled for 9/28/21

c. 2022 Budget Preparation

- i. Board recommendations

VII. Announcements and Recommendations to Members

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

VIII. **Homeowner Time**

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

X. **Meeting Adjourned**

Monthly Minutes May 18th, 2021 6:00pm

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

- **Open Meeting** : Meeting called to order at 6.06pm

- **Determination of Quorum** : Mark and Marie present on Zoom. **Marie made a motion to approve to add Dashae Dumbar as a new Board Member. Mark seconded.**

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

- **Financials** : Mark made a motion to approve the Financials. Marie seconded. Motion passed.
 - **APRIL 2021** Recreation Operating Account
 - Total Income: \$21,966.84
 - Total Expense: \$9,947.92
 - Net Income: \$11,677.46 (after \$341.46 in prepaids)

 - **APRIL 2021** Recreation Reserve Account balance **\$3,650.07**

 - **APRIL 2021** Recreation Operating Account balance: **\$44,290.48**

 - **Collections**: \$6,642.11 (\$9,530.73 last month)
 - **Lien prepared:**

 - **Current Legal:**
 - 1F - \$248.05. Lien has been filed.
 - 4C - \$228.23 paying out in payments.
 - 7B - \$121.89 making payments to past due.
 - 10H - \$623.88 Owner wanting to pay \$500 per month to catch up.
 - 14C - \$323.34. Lien has been filed.
 - 15G - \$262.84 Owner making payments.
 - 18A - \$401.02 Balance was paid off 5/11/21.
 - 19E - \$812.76 checks are not clearing. Account has been marked as do not accept checks.
 - 21G - \$169.15 Making payments.
 - 28A – Balance paid in full.

- 30G - \$248.05 No payment since 12/7/20. Lien has been filed.
- 38E - \$401.71 Lien has been filed.

- **Filed Lien:**
- **Released Legal: 28A**

- **Old Business**

Pool Furniture

- Delivered to Corp office. Will be delivered to QS this week.
- **Redoing bathroom : wall, floor, shower, toilet. Have maintenance checking the bathroom as needed.**
- East pool:
 - Never could get a bid to repaint. Will be refilling this week.
- West Pool:
 - Will be ready for opening next week.

- **New Business**

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- **Announcements and Recommendations to Members**

- Clubhouse is available to rent Monday-Sunday. Contact office for pricing and availability. **Cannot rent the pool area.**
- Social events are being discussed. Still looking for volunteers to help coordinate events for this summer.

- **Homeowner Time** : Mary Ellen asked about camera at the pool, fine for breaking the rules. Blake Fetty asked how many guests at the pool.

- **Next Board Meeting**: Tuesday June 15th, 2021 @ 6:00pm. **Starting next month, the Meeting will start at 6.00pm at the Clubhouse and on Zoom.**

- **Meeting Adjourned** : Mark made a motion to adjourn the Meeting at 6.25pm. Marie seconded. Motion passed.

Budget Comparison

Quail Springs Recreation Association

Comparison Periods: 08/01/21 - 08/31/21 and 01/01/21 - 08/31/21 (cash basis)

	Actual 08/01/21 - 08/31/21	Budget 08/21 - 08/21	\$ Change	% Change	Actual YTD 01/01/21 - 08/31/21	Budget YTD 01/21 - 08/21	\$ Change	% Change
INCOME								
302 Membership Dues Income	20,509.21	19,314.00	1,195.21	6.2 %	160,641.32	154,512.00	6,129.32	4.0 %
303 Clubhouse Rental Income	0.00	75.00	-75.00	-100.0 %	450.00	600.00	-150.00	-25.0 %
305 Gate Remote Sales	75.00	0.00	75.00		775.00	0.00	775.00	
306 Pool Key Sales	35.00	0.00	35.00		350.00	15.00	335.00	2,233.3 %
307 Interest Income	1.14	0.45	0.69	153.3 %	2.12	3.60	-1.48	-41.1 %
309 Late Fee Income	105.33	112.92	-7.59	-6.7 %	1,007.65	903.36	104.29	11.5 %
310 Legal Fees	0.00	54.17	-54.17	-100.0 %	179.00	433.36	-254.36	-58.7 %
312 Advertising Income	0.00	10.00	-10.00	-100.0 %	0.00	80.00	-80.00	-100.0 %
319 Closing Letters	0.00	83.33	-83.33	-100.0 %	502.94	666.68	-163.74	-24.6 %
321 Special Assessments	0.00	0.00	0.00		150.00	0.00	150.00	
4002 Insurance Claim	0.00	0.00	0.00		153.52	0.00	153.52	
TOTAL INCOME	20,725.68	19,649.87	1,075.81	5.5 %	164,211.55	157,214.00	6,997.55	4.5 %
EXPENSE								
600 Management								
6002 Management Fees	1,178.44	1,200.00	-21.56	-1.8 %	10,269.24	9,600.00	669.24	7.0 %
6004 In-House Administrion	0.00	500.00	-500.00	-100.0 %	5,826.00	4,000.00	1,826.00	45.6 %
600 Total Management	1,178.44	1,700.00	-521.56	-30.7 %	16,095.24	13,600.00	2,495.24	18.3 %
604 Utilities								
6042 Electric	353.00	583.33	-230.33	-39.5 %	4,234.57	4,666.68	-432.11	-9.3 %
6043 Telephone	305.11	195.83	109.28	55.8 %	2,497.13	1,566.68	930.45	59.4 %
6045 Water And Sewer Utility	175.03	183.33	-8.30	-4.5 %	2,053.06	1,466.68	586.38	40.0 %
6046 Trash Removal	3,736.29	3,200.00	536.29	16.8 %	30,566.16	25,600.00	4,966.16	19.4 %
6055 Security Alarm / Monitoring	32.95	0.00	32.95		187.90	0.00	187.90	
604 Other Utilities	0.00	0.00	0.00		-359.19	0.00	-359.19	
604 Total Utilities	4,602.38	4,162.49	439.89	10.6 %	39,179.63	33,300.04	5,879.59	17.7 %
607 Repairs & Maintenance								
608 Landscaping								
6081 Contract Landscaping	4,300.00	4,400.00	-100.00	-2.3 %	30,202.50	35,200.00	-4,997.50	-14.2 %
6082 In-House Landscaping	616.25	100.00	516.25	516.2 %	1,356.25	800.00	556.25	69.5 %
608 Total Landscaping	4,916.25	4,500.00	416.25	9.2 %	31,558.75	36,000.00	-4,441.25	-12.3 %
609 Clubhouse Improvements	0.00	0.00	0.00		1,338.00	0.00	1,338.00	
610 HVAC	0.00	0.00	0.00		42.50	150.00	-107.50	-71.7 %
611 Swimming Pool								
6111 Swimming Pool Equipment	52.67	0.00	52.67		4,679.23	3,000.00	1,679.23	56.0 %
6112 Swimming Pool Chemicals	386.95	1,000.00	-613.05	-61.3 %	3,150.40	2,640.00	510.40	19.3 %
6113 Swimming Pool Labor	3,215.00	1,000.00	2,215.00	221.5 %	8,599.70	4,330.13	4,269.57	98.6 %

	Actual 08/01/21 - 08/31/21	Budget 08/21 - 08/21	\$ Change	% Change	Actual YTD 01/01/21 - 08/31/21	Budget YTD 01/21 - 08/21	\$ Change	% Change
6114 Swimming Pool License/CED	0.00	0.00	0.00		175.00	275.00	-100.00	-36.4 %
611 Total Swimming Pool	3,654.62	2,000.00	1,654.62	82.7 %	16,604.33	10,245.13	6,359.20	62.1 %
613 Electrical	0.00	0.00	0.00		30.70	350.00	-319.30	-91.2 %
617 Materials & Supplies	154.32	65.00	89.32	137.4 %	1,947.99	520.00	1,427.99	274.6 %
618 Plumbing	6.34	58.33	-51.99	-89.1 %	732.98	466.68	266.30	57.1 %
619 Contract Labor	300.00	166.67	133.33	80.0 %	3,733.33	1,333.36	2,399.97	180.0 %
620 Pest Control	0.00	0.00	0.00		5.94	100.00	-94.06	-94.1 %
621 Fence & Gate Repairs								
6210 Gate Repair	125.00	166.67	-41.67	-25.0 %	499.00	1,333.36	-834.36	-62.6 %
6211 Camera Repairs	0.00	83.33	-83.33	-100.0 %	0.00	666.68	-666.68	-100.0 %
6212 Gate Mechanical	1,750.00	133.33	1,616.67	1,212.5 %	5,815.00	6,933.34	-1,118.34	-16.1 %
621 Total Fence & Gate Repairs	1,875.00	383.33	1,491.67	389.1 %	6,314.00	8,933.38	-2,619.38	-29.3 %
607 Other Repairs & Maintenance	0.00	0.00	0.00		-176.05	0.00	-176.05	
607 Total Repairs & Maintenance	10,906.53	7,173.33	3,733.20	52.0 %	62,132.47	58,098.55	4,033.92	6.9 %
630 Special Assessment Project								
633 Camera Equipment	0.00	0.00	0.00		197.70	0.00	197.70	
630 Total Special Assessment Project	0.00	0.00	0.00		197.70	0.00	197.70	
669 Taxes / Insurance								
670 Insurance	0.00	0.00	0.00		7,105.28	4,350.00	2,755.28	63.3 %
669 Total Taxes / Insurance	0.00	0.00	0.00		7,105.28	4,350.00	2,755.28	63.3 %
671 Legal, Professional Fees								
6710 Legal Counsel	0.00	212.00	-212.00	-100.0 %	44.00	1,696.00	-1,652.00	-97.4 %
6711 Lien Filing Fees	0.00	60.00	-60.00	-100.0 %	649.00	180.00	469.00	260.6 %
671 Total Legal, Professional Fees	0.00	272.00	-272.00	-100.0 %	693.00	1,876.00	-1,183.00	-63.1 %
676 Accounting								
6761 Accounting Software	110.00	110.00	0.00	0.0 %	660.00	880.00	-220.00	-25.0 %
6762 Accounting Services	0.00	0.00	0.00		275.00	250.00	25.00	10.0 %
676 Total Accounting	110.00	110.00	0.00	0.0 %	935.00	1,130.00	-195.00	-17.3 %
677 Printing & Publication								
6770 Postage	0.00	0.00	0.00		125.20	181.00	-55.80	-30.8 %
6771 Copy Services	0.00	0.00	0.00		0.00	125.00	-125.00	-100.0 %
677 Other Printing & Publication	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
677 Total Printing & Publication	0.00	0.00	0.00		125.20	556.00	-430.80	-77.5 %
690 Other Expenses								
692 Reserve Fund	0.00	5,000.00	-5,000.00	-100.0 %	0.00	40,000.00	-40,000.00	-100.0 %
690 Total Other Expenses	0.00	5,000.00	-5,000.00	-100.0 %	0.00	40,000.00	-40,000.00	-100.0 %
691 Adjustments To Expenses	0.00	0.00	0.00		0.50	0.00	0.50	
700 Office / Admin								
673 Bank Fees	0.00	0.00	0.00		46.50	0.00	46.50	

	Actual 08/01/21 - 08/31/21	Budget 08/21 - 08/21	\$ Change	% Change	Actual YTD 01/01/21 - 08/31/21	Budget YTD 01/21 - 08/21	\$ Change	% Change
7002 Clubhouse Decor / Seasonal	0.00	0.00	0.00		150.00	0.00	150.00	
7003 Office Supplies	0.00	45.00	-45.00	-100.0 %	405.12	360.00	45.12	12.5 %
700 Total Office / Admin	0.00	45.00	-45.00	-100.0 %	601.62	360.00	241.62	67.1 %
TOTAL EXPENSE	16,797.35	18,462.82	-1,665.47	-9.0 %	127,065.64	153,270.59	-26,204.95	-17.1 %
OTHER INCOME								
800 Unallocated Prepays	-584.35	0.00	-584.35		2,125.24	0.00	2,125.24	
TOTAL OTHER INCOME	-584.35	0.00	-584.35		2,125.24	0.00	2,125.24	
NET INCOME	3,343.98	1,187.05	2,156.93	181.7 %	39,271.15	3,943.41	35,327.74	895.9 %
NET INCOME SUMMARY								
Income	20,725.68	19,649.87	1,075.81	5.5 %	164,211.55	157,214.00	6,997.55	4.5 %
Expense	-16,797.35	-18,462.82	1,665.47	9.0 %	-127,065.64	-153,270.59	26,204.95	17.1 %
Other Income & Expense	-584.35	0.00	-584.35		2,125.24	0.00	2,125.24	
NET INCOME	3,343.98	1,187.05	2,156.93	181.7 %	39,271.15	3,943.41	35,327.74	895.9 %

Actual/Budget Fiscal Year Analysis

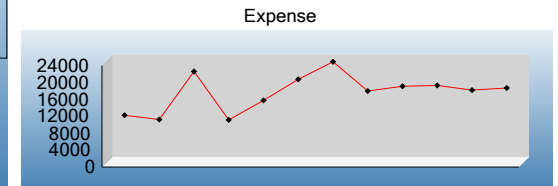
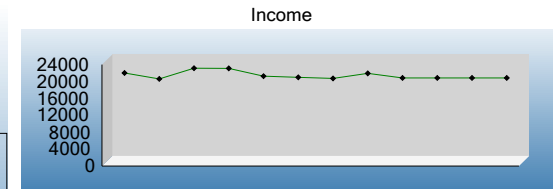
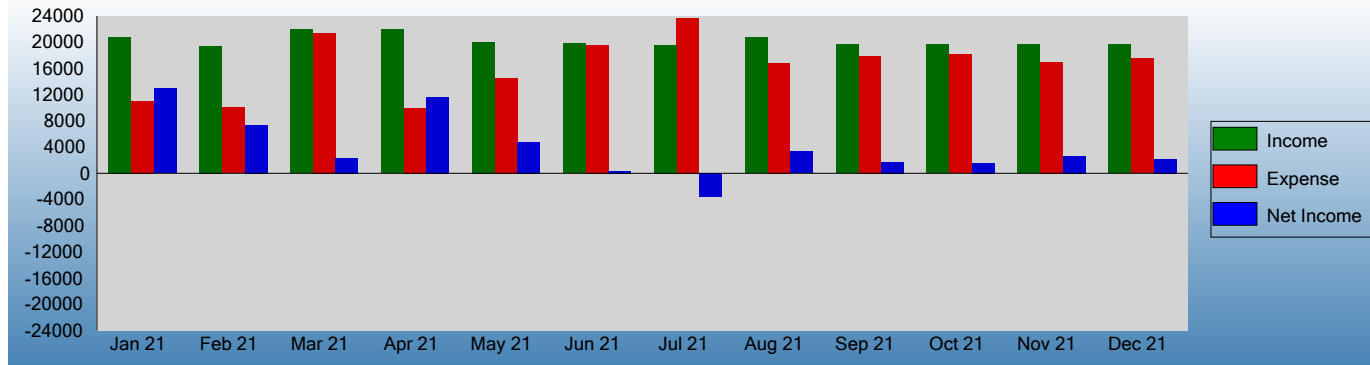
All Properties

Analysis for Fiscal Year 01/01/21 - 12/31/21 (cash basis) as of As of 08/31/21

	Actual								Budget				REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
INCOME														
302 Membership Dues Income	20,538.77	19,019.31	21,325.35	21,344.36	19,451.31	19,048.91	19,404.10	20,509.21	19,314.00	19,314.00	19,314.00	19,314.00	237,897.32	231,768.00
303 Clubhouse Rental Income	84.50	60.50	5.00	75.00	0.00	225.00	0.00	0.00	75.00	75.00	75.00	75.00	750.00	900.00
305 Gate Remote Sales	15.00	20.00	150.00	185.00	120.00	162.00	48.00	75.00	0.00	0.00	0.00	0.00	775.00	0.00
306 Pool Key Sales	0.00	0.00	0.00	0.00	109.50	140.50	65.00	35.00	0.00	0.00	0.00	0.00	350.00	15.00
307 Interest Income	0.06	0.06	0.06	0.06	0.31	0.43	0.00	1.14	0.45	0.45	0.45	0.45	3.92	5.40
309 Late Fee Income	127.30	59.95	204.12	183.92	84.11	174.95	67.97	105.33	112.91	112.91	112.91	112.91	1,459.29	1,355.00
310 Legal Fees	68.00	0.00	0.00	68.00	0.00	43.00	0.00	0.00	54.16	54.16	54.16	54.16	395.64	650.00
312 Advertising Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	40.00	120.00
319 Closing Letters	-17.56	100.00	263.50	57.00	150.00	0.00	-50.00	0.00	83.33	83.33	83.33	83.33	836.26	1,000.00
321 Special Assessments	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
4002 Insurance Claim	0.00	153.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.52	0.00
TOTAL INCOME	20,816.07	19,413.34	21,948.03	21,913.34	20,065.23	19,794.79	19,535.07	20,725.68	19,649.85	19,649.85	19,649.85	19,649.85	242,810.95	235,813.40
EXPENSE														
600 Management														
6002 Management Fees	1,444.75	1,249.23	1,168.70	1,315.89	1,318.01	1,407.55	1,186.67	1,178.44	1,200.00	1,200.00	1,200.00	1,200.00	15,069.24	14,400.00
6004 In-House Administration	525.00	526.00	525.00	1,050.00	2,100.00	575.00	525.00	0.00	500.00	500.00	500.00	500.00	7,826.00	6,000.00
600 Total Management	1,969.75	1,775.23	1,693.70	2,365.89	3,418.01	1,982.55	1,711.67	1,178.44	1,700.00	1,700.00	1,700.00	1,700.00	22,895.24	20,400.00
604 Utilities														
6042 Electric	399.00	662.25	676.27	418.00	677.85	409.00	639.20	353.00	583.33	583.33	583.33	583.33	6,567.89	7,000.00
6043 Telephone	264.87	206.65	301.76	266.16	445.99	171.91	534.68	305.11	195.83	195.83	195.83	195.83	3,280.45	2,350.00
6045 Water And Sewer Util	193.11	0.00	466.28	175.03	201.85	577.33	264.43	175.03	183.33	183.33	183.33	183.33	2,786.38	2,200.00
6046 Trash Removal	3,057.24	3,078.44	6,535.98	350.00	3,387.54	3,388.79	7,031.88	3,736.29	3,200.00	3,200.00	3,200.00	3,200.00	43,366.16	38,400.00
6055 Security Alarm / Monitor	0.00	0.00	0.00	27.00	0.00	0.00	127.95	32.95	0.00	0.00	0.00	0.00	187.90	0.00
604 Other Utilities	0.00	-359.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-359.19	0.00
604 Total Utilities	3,914.22	3,588.15	7,980.29	1,236.19	4,713.23	4,547.03	8,598.14	4,602.38	4,162.49	4,162.49	4,162.49	4,162.49	55,829.59	49,950.00
607 Repairs & Maintenance														
608 Landscaping														
6081 Contract Landscaping	4,300.00	4,300.00	0.00	4,300.00	60.00	4,300.00	8,642.50	4,300.00	4,400.00	4,400.00	4,400.00	4,400.00	47,802.50	52,800.00
6082 In-House Landscaping	87.50	87.50	30.00	215.00	60.00	90.00	170.00	616.25	100.00	100.00	100.00	100.00	1,756.25	1,200.00
608 Total Landscaping	4,387.50	4,387.50	30.00	4,515.00	120.00	4,390.00	8,812.50	4,916.25	4,500.00	4,500.00	4,500.00	4,500.00	49,558.75	54,000.00
609 Clubhouse Improvement	0.00	0.00	0.00	0.00	0.00	1,338.00	0.00	0.00	0.00	0.00	0.00	0.00	1,338.00	0.00
610 HVAC	0.00	0.00	42.50	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	192.50	300.00
611 Swimming Pool														
6111 Swimming Pool Equipment	0.00	0.00	0.00	0.00	3,789.83	753.97	82.76	52.67	0.00	0.00	0.00	0.00	4,679.23	3,000.00
6112 Swimming Pool Chemicals	0.00	0.00	0.00	0.00	361.03	1,335.60	1,066.82	386.95	1,000.00	700.00	0.00	0.00	4,850.40	4,340.00
6113 Swimming Pool Labor	0.00	0.00	0.00	0.00	214.00	3,250.70	1,920.00	3,215.00	500.00	700.00	0.00	0.00	9,799.70	5,530.13

	Actual								Budget				REVISED TOTAL	ORIGINAL BUDGET
	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21		
6114 Swimming Pool Lic	0.00	0.00	100.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	275.00
611 Total Swimming Poc	0.00	0.00	100.00	0.00	4,439.86	5,340.27	3,069.58	3,654.62	1,500.00	1,400.00	0.00	0.00	19,504.33	13,145.13
613 Electrical	0.00	0.00	0.00	0.00	0.00	0.00	30.70	0.00	0.00	0.00	0.00	0.00	30.70	350.00
617 Materials & Supplies	65.95	24.96	277.45	830.30	413.72	180.13	1.16	154.32	65.00	65.00	65.00	65.00	2,207.99	780.00
618 Plumbing	0.00	117.00	50.73	0.00	173.91	285.00	100.00	6.34	58.33	58.33	58.33	58.33	966.30	700.00
619 Contract Labor	522.08	55.00	346.86	511.89	522.50	1,145.00	330.00	300.00	166.66	166.66	166.66	166.66	4,399.97	2,000.00
620 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	5.94	0.00	0.00	0.00	0.00	0.00	5.94	100.00
621 Fence & Gate Repairs														
6210 Gate Repair	32.00	0.00	0.00	0.00	342.00	0.00	0.00	125.00	166.66	166.66	166.66	166.66	1,165.64	2,000.00
6211 Camera Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	83.33	333.32	1,000.00
6212 Gate Mechanical	0.00	0.00	3,575.00	265.00	0.00	0.00	225.00	1,750.00	133.33	133.33	133.33	133.33	6,348.32	7,466.66
621 Total Fence & Gate	32.00	0.00	3,575.00	265.00	342.00	0.00	225.00	1,875.00	383.32	383.32	383.32	383.32	7,847.28	10,466.66
607 Other Repairs & Maint	0.00	-176.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-176.05	0.00
607 Total Repairs & Mainte	5,007.53	4,408.41	4,422.54	6,122.19	6,011.99	12,678.40	12,574.88	10,906.53	6,673.31	6,723.31	5,173.31	5,173.31	85,875.71	81,841.79
630 Special Assessment Proj														
633 Camera Equipment	32.95	32.95	32.95	32.95	32.95	32.95	0.00	0.00	0.00	0.00	0.00	0.00	197.70	0.00
630 Total Special Assessm	32.95	32.95	32.95	32.95	32.95	32.95	0.00	0.00	0.00	0.00	0.00	0.00	197.70	0.00
669 Taxes / Insurance														
670 Insurance	0.00	0.00	7,105.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,105.28	4,350.00
674 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00
669 Total Taxes / Insuranc	0.00	0.00	7,105.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	8,205.28	5,450.00
671 Legal, Professional Fees														
6710 Legal Counsel	0.00	44.00	0.00	0.00	0.00	0.00	0.00	0.00	212.00	212.00	212.00	212.00	892.00	2,544.00
6711 Lien Filing Fees	0.00	25.00	0.00	0.00	0.00	0.00	624.00	0.00	0.00	0.00	60.00	0.00	709.00	240.00
671 Total Legal, Professior	0.00	69.00	0.00	0.00	0.00	0.00	624.00	0.00	212.00	212.00	272.00	212.00	1,601.00	2,784.00
676 Accounting														
6761 Accounting Software	110.00	0.00	110.00	110.00	110.00	0.00	110.00	110.00	110.00	110.00	110.00	110.00	1,100.00	1,320.00
6762 Accounting Services	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	250.00
676 Total Accounting	110.00	0.00	110.00	110.00	385.00	0.00	110.00	110.00	110.00	110.00	110.00	110.00	1,375.00	1,570.00
677 Printing & Publication														
6770 Postage	0.00	0.00	0.00	56.70	0.00	68.50	0.00	0.00	0.00	150.00	0.00	0.00	275.20	331.00
6771 Copy Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	300.00	425.00
677 Other Printing & Public	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00	500.00
677 Total Printing & Public	0.00	0.00	0.00	56.70	0.00	68.50	0.00	0.00	0.00	150.00	550.00	0.00	825.20	1,256.00
690 Other Expenses														
692 Reserve Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	5,000.00	20,000.00	60,000.00
690 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	5,000.00	20,000.00	60,000.00
691 Adjustments To Expense	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00
700 Office / Admin														

	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		
673 Bank Fees	0.00	10.50	0.00	24.00	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.50	0.00
7002 Clubhouse Decor / St	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
7003 Office Supplies	0.00	0.00	73.20	0.00	0.00	253.10	78.82	0.00	45.00	45.00	45.00	45.00	585.12	540.00
700 Total Office / Admin	0.00	160.50	73.20	24.00	12.00	253.10	78.82	0.00	45.00	45.00	45.00	45.00	781.62	540.00
TOTAL EXPENSE	11,034.95	10,034.24	21,417.96	9,947.92	14,573.18	19,562.53	23,697.51	16,797.35	17,902.80	18,102.80	17,012.80	17,502.80	197,586.84	223,791.79
OTHER INCOME														
800 Unallocated Prepays	3,152.92	-1,985.46	1,775.91	-287.96	-754.03	150.25	657.96	-584.35	0.00	0.00	0.00	0.00	2,125.24	0.00
TOTAL OTHER INCOME	3,152.92	-1,985.46	1,775.91	-287.96	-754.03	150.25	657.96	-584.35	0.00	0.00	0.00	0.00	2,125.24	0.00
NET INCOME	12,934.04	7,393.64	2,305.98	11,677.46	4,738.02	382.51	-3,504.48	3,343.98	1,747.05	1,547.05	2,637.05	2,147.05	47,349.35	12,021.61
NET INCOME SUMMARY														
Income	20,816.07	19,413.34	21,948.03	21,913.34	20,065.23	19,794.79	19,535.07	20,725.68	19,649.85	19,649.85	19,649.85	19,649.85	242,810.95	235,813.40
Expense	-11,034.95	-10,034.24	-21,417.96	-9,947.92	-14,573.18	-19,562.53	-23,697.51	-16,797.35	-17,902.80	-18,102.80	-17,012.80	-17,502.80	-197,586.84	-223,791.79
Other Income & Expense	3,152.92	-1,985.46	1,775.91	-287.96	-754.03	150.25	657.96	-584.35	0.00	0.00	0.00	0.00	2,125.24	0.00
NET INCOME	12,934.04	7,393.64	2,305.98	11,677.46	4,738.02	382.51	-3,504.48	3,343.98	1,747.05	1,547.05	2,637.05	2,147.05	47,349.35	12,021.61



Balance Sheet

All Properties
As of 08/31/21 (cash basis)

ASSETS

Bank Account	
1000 Quail Rec NBC op	1,507.70
1002 QSREC BOK op	5,916.37
1004 QSREC BOK res	36,285.61
1013 QSREC First Citizens Bank - OP	<u>10,000.00</u>
Total Bank Account	53,709.68
Other Current Asset	
1100 Undeposited Funds	1,577.51
2010 Pass-through	<u>-1,359.07</u>
Total Other Current Asset	218.44
Fixed Asset	
1009 Equipment & Machinery	<u>325.11</u>
Total Fixed Asset	<u>325.11</u>
TOTAL ASSETS	<u><u>54,253.23</u></u>

LIABILITIES & EQUITY

Liabilities

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

Equity

3000 Net Income	39,271.15
3001 Retained Earnings	<u>15,182.08</u>
Total Equity	<u>54,453.23</u>
TOTAL LIABILITIES & EQUITY	<u><u>54,253.23</u></u>

Bank Reconciliation Report

QSREC BOK op

Reconciled on: 08/31/21

Deposits

Date	Ref #	Details	Amount
08/16/21	D4153	Bank Deposit: ePay	53.50
08/24/21	D4160	Bank Deposit	60.50
08/19/21	D4163	Bank Deposit: ePay	60.50
08/06/21	D4144	Bank Deposit: ePay	60.50
08/06/21	D4145	Bank Deposit: ePay	60.50
08/11/21	D4151	Bank Deposit: ePay	60.50
08/17/21	D4154	Bank Deposit: ePay	65.00
08/10/21	D4148	Bank Deposit: ePay	70.00
08/05/21	D4141	Bank Deposit: ePay	116.00
08/12/21	D4149	Bank Deposit	121.00
08/27/21	D4164	Bank Deposit: ePay	122.51
08/18/21	D4158	Bank Deposit: ePay	122.51
08/12/21	D4152	Bank Deposit: ePay	131.00
08/18/21	D4156	Bank Deposit	150.00
08/03/21	D4137	Bank Deposit: ePay	186.00
08/25/21	D4161	Bank Deposit	191.50
08/10/21	D4147	Bank Deposit: ePay	201.00
08/09/21	D4146	Bank Deposit: ePay	243.51
08/11/21	D4150	Bank Deposit: ePay	281.64
08/04/21	D4139	Bank Deposit: ePay	287.50
08/05/21	D4140	Bank Deposit: ePay	302.50
08/23/21	D4159	Bank Deposit	448.50
08/05/21	D4136	Bank Deposit	453.00
08/31/21	D4165	Bank Deposit	487.00
08/18/21	D4157	Bank Deposit: ePay	842.50
08/30/21	D4162	Bank Deposit	1,651.50
08/04/21	D4138	Bank Deposit: ePay	2,083.50
08/18/21	D4155	Bank Deposit	2,187.39
08/09/21	D4143	Bank Deposit	2,766.07
08/04/21	D4135	Bank Deposit	3,031.88
08/09/21	D4142	Bank Deposit	3,081.45
			19,984.46

Payments

Date	Ref #	Details	Amount
08/11/21	3277	Home Depot	14.10
08/18/21	3279	Home Depot	15.90
07/28/21	3265	Home Depot	30.70
08/23/21	ACH	Security Logics	32.95
08/11/21	3274	HRES Maintenance & Make Ready	36.25
08/18/21	3281	Oklahoma HOA Partner	50.00
07/23/21	3258	Office Depot Credit Plan	78.82
08/18/21	3280	Leslies Pool Supplies	94.82
07/28/21	3266	Security Logics	95.00
08/04/21	3271	Quail Springs HOA Phase I	110.00
07/23/21	3261	Leslies Pool Supplies	151.17
07/28/21	3268	KINGS III	168.00
08/18/21	3278	City of Oklahoma City	175.03
08/11/21	3276	Leslies Pool Supplies	278.03

Date	Ref #	Details	Amount
07/28/21	3269	Leslies Pool Supplies	281.76
07/28/21	3270	PHYL'S MAINTANCE	300.00
08/19/21	ACH	AT&T	305.11
08/11/21	3275	OG&E	353.00
08/04/21	3272	HRES Maintenance & Make Ready	625.00
07/28/21	3267	Oklahoma HOA Partner	674.00
08/18/21	3283	Oklahoma HOA Partner	1,173.44
08/18/21	3282	Byerly Services	1,750.00
07/28/21	3264	GFL ENVIROMENTAL	3,646.29
08/11/21	3273	Ignacio Pasillas	4,300.00
			14,744.37

Outstanding Deposits

Date	Ref #	Details	Amount
08/31/21	D4166	Bank Deposit: ePay	251.07
09/02/21	D4167	Bank Deposit	260.00
09/07/21	D4169	Bank Deposit	450.39
09/03/21	D4168	Bank Deposit	1,879.50
			2,840.96

Outstanding Payments

Date	Ref #	Details	Amount
08/31/21	3293	Home Depot	6.34
08/24/21	3287	Home Depot	41.09
08/31/21	3291	Leslies Pool Supplies	52.67
04/21/21	3202	Home Depot <i>Reprint</i>	61.84
08/31/21	3290	American Express	97.33
08/24/21	3286	PHYL'S MAINTANCE	300.00
08/31/21	3292	Quail Springs HOA Phase II	580.00
08/31/21	3289	HRES Maintenance & Make Ready	1,106.00
05/12/21		HRES Maintenance & Make Ready <i>REPRINT</i>	1,549.25
08/24/21	3284	HRES Maintenance & Make Ready	2,189.00
08/24/21	3285	GFL ENVIROMENTAL	3,736.29
08/30/21	3288 <i>EFT</i>	Quail Springs Recreation Association	10,000.00
			19,719.81

Summary

Beginning Balance:	21,473.44	Reconciled Balance	26,713.53
+ Selected Deposits (31)	19,984.46	+ Uncleared Deposits	251.07
- Selected Payments (24)	14,744.37	- Outstanding Checks	19,719.81
Ending Balance:	26,713.53	Register Balance	7,244.79
Goal:	26,713.53		
Difference:	0.00		

Bank Reconciliation Report

QSREC BOK res

Reconciled on: 08/31/21

Deposits

Date	Ref #	Details	Amount
08/31/21	J64	Journal: interest	0.62
			<u>0.62</u>

Summary

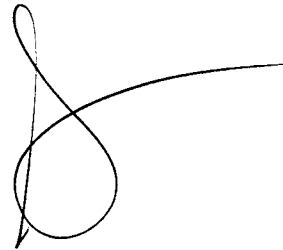
Beginning Balance: 36,284.99
+ Selected Deposits (1) 0.62
- Selected Payments (0) 0.00

Ending Balance: 36,285.61
Goal: 36,285.61

Difference: 0.00

Reconciled Balance 36,285.61
+ Uncleared Deposits 0.00
- Outstanding Checks 0.00

Register Balance 36,285.61



Owner Bill Attachments

All Owners

Paid between 08/01/21 and 08/31/21

<u>Bill Date</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Memo</u>	<u>Amount</u>	<u>No. of Attachments</u>
04/01/20	Quail Springs HOA Phase			110.00	0
05/25/21	Ignacio Pasillas	1960		4300.00	1
06/16/21	American Express	113-8256694		97.33	1
07/20/21	HRES Maintenance & Mal72021-14413			595.00	1
07/20/21	HRES Maintenance & Mal72021-14413			30.00	1
07/27/21	HRES Maintenance & Mal72721-14413			36.25	1
07/27/21	HRES Maintenance & Mal72721-14413			664.00	1
07/30/21	OG&E	14413 CLUB		353.00	1
08/02/21	Home Depot	8513161	6035322149659678	14.10	1
08/02/21	Leslies Pool Supplies	00670-01-05 56962		134.79	1
08/03/21	Leslies Pool Supplies	00670-02-02 56962		143.24	1
08/03/21	HRES Maintenance & Mal80321-14413			80.00	1
08/03/21	HRES Maintenance & Mal80321-14413			554.00	1
08/07/21	City of Oklahoma City	14413WAT01		175.03	1
08/10/21	HRES Maintenance & Mal81021-14413			330.00	1
08/10/21	HRES Maintenance & Mal81021-14413			506.00	1
08/10/21	HRES Maintenance & Mal81021-14413			55.00	1
08/10/21	Leslies Pool Supplies	00670-01-05 56962		94.82	1
08/10/21	Home Depot	0513833	6035322149659678	11.37	1
08/10/21	Home Depot	0513865	6035322149659678	4.53	1
08/11/21	Oklahoma HOA Partner			50.00	0
08/13/21	Byerly Services	23254		1750.00	1
08/15/21	GFL ENVIROMENTAL	AV00018185		3736.29	1
08/17/21	HRES Maintenance & Mal81721-14413			390.00	1
08/17/21	HRES Maintenance & Mal81721-QSR-			125.00	1
08/17/21	HRES Maintenance & Mal81721-14413			55.00	1
08/18/21	Oklahoma HOA Partner	july21mgmt		1178.44	0
08/19/21	AT&T Services			186.31	0
08/19/21	AT&T Services			118.80	0
08/23/21	PHYL'S MAINTANCE	3-2		300.00	1
08/23/21	Home Depot	124598	6035322149659678	30.37	1
08/23/21	Security Options	32.95		32.95	0
08/24/21	Home Depot	6522832	6035322149659678	10.72	1
08/24/21	HRES Maintenance & Mal82421-14413			506.00	1
08/24/21	HRES Maintenance & Mal82421-14413			30.00	1
08/26/21	Leslies Pool Supplies	00670-01-06 56962		52.67	1
08/27/21	Quail Springs HOA Phase Title comp re			580.00	0
08/30/21	Home Depot	0523622	6035322149659678	6.34	1