

Monthly Agenda
October 16th, 2018
Quail Springs Condominiums Recreation Association

I. Open Meeting

II. Determination of Quorum

III. Approval of Minutes

IV. Financials

- a. **September 2018 Recreation Operating Account**
 - i. Total Income: \$ 24,287.90
 - ii. Total Expense: \$23,473.68 (Less prepays)
 - iii. Net Income: \$320.56
- b. **September 2018 Recreation Reserve Account balance \$7,743.99**
- c. **September 2018 Recreation Operating Account balance: \$3,648.07**
- d. **Collections: \$8,706.90 as of 09/30/18 (\$9,165.88 last month) (report attached for review exhibit 1.A)**
 - i. **Lien Releases:** none
 - ii. **Current Legal:**
 - 1. **18A \$1,915.50** – With legal, working on PP.
 - 2. **19A \$834.27** – With legal
 - 3. **19E \$1,731.36**– With legal.
 - 4. **28A \$495.29** – With legal.
 - iii. **Filed Lien:** None.
 - iv. **Released Legal 22a** – set up auto draft payment plan

V. Old Business

- a. Concrete bid for main drive only (*Tabled*)
 - i. Phase 1 is entertaining options/solutions for overlaying their parking lots.
 - ii. Bid to repair drive in front of clubhouse was in excess of \$20,000 as they counted 5,000 square feet
- b. Neighborhood Watch Program:
 - i. Mgmt has been in contact with Barbie with the Neighborhood watch. Mgmt has posted on the Phase 1 page re volunteer's to come to a special meeting to set community up on a watch program.
- c. Back gate Camera
 - i. Mgmt working with owner and Ph2 mgmt about installation.
 - 1. Unit has been full and we've not been able to access. We've been given her property manager telephone # and left message.

VI. New Business

- a. 2019 Budget (EXH 6.a)

VII. Announcements and Recommendations to Members

- a. Clarifications to Owners:
 - i. FHA rules regarding Owner occupied units vs Rental units has changed and there is no longer a minimum standard
 - ii. Homeowners who use their units as a rental are responsible for making sure that all occupants understand that they have to abide by Declarations and Community Rules
 - iii. Pitbulls are not 'illegal' from property but as a community, they are not encouraged. Statute forbids HOA from blocking any certain breed. *"Current state law, as passed by the Legislature, clearly prohibits breed-specific bans, Edmondson said. "This language was written into state law in Senate Bill 87 during the 1991 session."* Attempt to change the law was abandoned in 2013 due to an outpouring of backlash against it.

- iv. All pets must leashed and Owner attended at all times when outside of the confining walls of the condo. This includes patios, courtyards and balconies (may not leave unattended)
- v. HOA is trying to establish a Neighborhood Watch with City of Oklahoma City
- vi. Note to Owners that Board Member see a copy of each and every bills/receipt on moneys spent. A copy of the detailed financial packets are maintained in the HOA office and a unit owner may request an appointment to view during business hours.

VIII. Home Owner Time

IX. Next Board Meeting: Tuesday November 20th, 2018 @ 6:30pm

X. Meeting Adjourned

Monthly Minutes
September 18th, 2018
Quail Springs Condominiums Recreation Association

- **Open Meeting** : Meeting call to order at 6.36pm

- **Determination of Quorum** : John, Paula, Patrizia, Mark and Marie present.

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

- **Financials** : Mark made a motion to approve the Financials. Patrizia seconded. Motion passed.
 - **August 2018** Recreation Operating Account
 - Total Income: \$ 22,792.72
 - Total Expense: \$20,682.74 (Less prepays)
 - Net Income: \$-390.46 **\$2500 prepays for next month**

 - **August 2018** Recreation Reserve Account balance **\$7,743.80**

 - **August 2018** Recreation Operating Account balance: **\$6,884.70**

 - **Collections**: \$9,165.88 as of 08/31/18 (\$10,328.90 last month) (*report attached for review exhibit 1.A*)

 - **Lien Releases**: none

 - **Current Legal**: **14C closed. New owner is in and is doing auto payment / 16E paid for 1 year in advance**
 - **18A \$1,725.97** – With legal
 - **19A \$411.70** – With legal
 - **19E \$1,546.23** – With legal but owner is working on payment plan with counsel.
 - **22A \$554.72** – Owner setting up payment plan to be automatically withdrawn from her account.
 - **28A \$495.29** – Filed lien. Sent final letter before counsel.

 - **Filed Lien**:

 - **Released Legal**

- **Old Business**
 - Concrete bid for main drive only (*Tabled*)
 - Phase 1 is entertaining options/solutions for overlaying their parking lots.
 - Bid to repair drive in front of clubhouse was in excess of \$20,000 as they counted 5,000 square feet

- **New Business**
 - Neighborhood Watch Program: **Erin talked to Neighborhood Alliance.**
Working on getting directions and assistance on becoming a part of Neighborhood Watch through City of Oklahoma City. Volunteers will be needed.
 - West Camera System
 - Working with camera company to see if an install would work for this location
 - Plan B: Homeowner in Ph 2 has offered use of wifi. **Sheila bought a new camera system (\$199 at Best Buy) to be installed on homeowner balcony in Phase 2, facing gate and an opposite direction. Paula made a motion to install the camera. Mark seconded. Motion passed**

- **Announcements and Recommendations to Members**

- **Home Owner Time** : Homeowners getting call from gates. Still too many cars unable to enter thru the gate, waiting for someone to open for them or going thru Exit gate. Gate staying open Do not push # it will cancel the call / Complaints to the lawn company bringing in weeds / Choice of Blue spruce tree.

- **Next Board Meeting**: Tuesday October 16th, 2018 @ 6:30pm

- **Meeting Adjourned** : Paula made a motion to adjourn the meeting at 7.12pm. Marie seconded. Motion passed.

Budget Comparison

QUAIL SPRINGS RECREATION ASSN

Comparison Periods: 09/01/18 - 09/30/18 and 01/01/18 - 09/30/18 (cash basis)

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
INCOME								
302 Membership Dues Income	23,564.86	23,145.00	419.86	1.8 %	205,962.24	208,305.00	-2,342.76	-1.1 %
303 Clubhouse Rental Income	-10.00	75.00	-85.00	-113.3 %	300.00	675.00	-375.00	-55.6 %
305 Gate Remote Sales	220.00	0.00	220.00		1,220.00	0.00	1,220.00	
306 Pool Key Sales	5.00	0.00	5.00		305.00	0.00	305.00	
307 Interest Income	0.19	0.35	-0.16	-45.7 %	3.27	3.15	0.12	3.8 %
309 Late Fee Income	118.10	125.00	-6.90	-5.5 %	824.07	1,125.00	-300.93	-26.7 %
310 Legal Fees	157.57	0.00	157.57		416.37	0.00	416.37	
312 Advertising Income	0.00	15.00	-15.00	-100.0 %	10.00	135.00	-125.00	-92.6 %
317 Other Income	10.00	0.00	10.00		30.00	0.00	30.00	
319 Closing Letters	223.00	80.00	143.00	178.8 %	1,520.00	720.00	800.00	111.1 %
4000 INCOME								
1065 General Reimbursement	-0.82	0.00	-0.82		-0.82	0.00	-0.82	
4000 Total INCOME	-0.82	0.00	-0.82		-0.82	0.00	-0.82	
TOTAL INCOME	24,287.90	23,440.35	847.55	3.6 %	210,590.13	210,963.15	-373.02	-0.2 %
EXPENSE								
600 Management								
6002 Management Fees	1,367.56	1,304.00	63.56	4.9 %	12,520.61	11,736.00	784.61	6.7 %
6004 In-House Administrion	576.50	500.00	76.50	15.3 %	4,986.00	4,500.00	486.00	10.8 %
600 Total Management	1,944.06	1,804.00	140.06	7.8 %	17,506.61	16,236.00	1,270.61	7.8 %
604 Utilities								
6042 Electric	807.20	724.00	83.20	11.5 %	6,774.82	6,516.00	258.82	4.0 %
6043 Telephone	126.88	129.00	-2.12	-1.6 %	1,402.72	1,161.00	241.72	20.8 %
6045 Water And Sewer Utility	189.83	409.00	-219.17	-53.6 %	1,863.81	3,681.00	-1,817.19	-49.4 %
6046 Trash Removal	2,510.23	1,750.00	760.23	43.4 %	17,082.47	15,750.00	1,332.47	8.5 %
6047 Cable	9,795.23	9,400.00	395.23	4.2 %	88,424.53	84,600.00	3,824.53	4.5 %
604 Total Utilities	13,429.37	12,412.00	1,017.37	8.2 %	115,548.35	111,708.00	3,840.35	3.4 %
607 Repairs & Maintenance								
608 Landscaping								
6081 Contract Landscaping	4,200.00	4,200.00	0.00	0.0 %	38,733.00	37,800.00	933.00	2.5 %
6082 In-House Landscaping	0.00	120.00	-120.00	-100.0 %	1,429.39	1,080.00	349.39	32.4 %
6083 Other Landscaping	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
608 Other Landscaping	0.00	0.00	0.00		133.61	0.00	133.61	
608 Total Landscaping	4,200.00	4,320.00	-120.00	-2.8 %	40,296.00	39,080.00	1,216.00	3.1 %
609 Clubhouse Improvements								
626 Floor Covering And Paint	0.00	0.00	0.00		29.88	6.67	23.21	348.0 %

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
609 Total Clubhouse Improvements	0.00	0.00	0.00		29.88	6.67	23.21	348.0 %
610 HVAC	0.00	0.00	0.00		0.00	185.00	-185.00	-100.0 %
611 Swimming Pool								
6111 Swimming Pool Equipment	0.00	0.00	0.00		280.36	155.00	125.36	80.9 %
6112 Swimming Pool Chemicals	544.26	642.00	-97.74	-15.2 %	2,486.60	3,210.00	-723.40	-22.5 %
6113 Swimming Pool Labor	453.75	1,551.00	-1,097.25	-70.7 %	5,366.38	6,204.00	-837.62	-13.5 %
6114 Swimming Pool License/CED	0.00	0.00	0.00		275.00	200.00	75.00	37.5 %
611 Total Swimming Pool	998.01	2,193.00	-1,194.99	-54.5 %	8,408.34	9,769.00	-1,360.66	-13.9 %
613 Electrical	0.00	0.00	0.00		0.00	234.37	-234.37	-100.0 %
616 Locks & Mailboxes	0.00	0.00	0.00		89.07	7.06	82.01	1,161.6 %
617 Materials & Supplies	133.90	125.00	8.90	7.1 %	621.23	1,125.00	-503.77	-44.8 %
618 Plumbing	0.00	133.00	-133.00	-100.0 %	1,263.37	1,197.00	66.37	5.5 %
619 Contract Labor	126.51	236.00	-109.49	-46.4 %	1,543.11	2,124.00	-580.89	-27.3 %
620 Pest Control	0.00	0.00	0.00		81.17	0.00	81.17	
621 Fence & Gate Repairs								
6210 Gate Repair	0.00	279.47	-279.47	-100.0 %	656.69	2,515.23	-1,858.54	-73.9 %
6211 Camera Repairs	0.00	25.00	-25.00	-100.0 %	0.00	225.00	-225.00	-100.0 %
6213 Other Gate Maintenance	0.00	30.00	-30.00	-100.0 %	0.00	66.75	-66.75	-100.0 %
621 Other Fence & Gate Repairs	0.00	0.00	0.00		66.19	0.00	66.19	
621 Total Fence & Gate Repairs	0.00	334.47	-334.47	-100.0 %	722.88	2,806.98	-2,084.10	-74.2 %
607 Other Repairs & Maintenance	0.00	0.00	0.00		-10.37	0.00	-10.37	
607 Total Repairs & Maintenance	5,458.42	7,341.47	-1,883.05	-25.6 %	53,044.68	56,535.08	-3,490.40	-6.2 %
630 Special Assessment Project								
631 Entry Gate System	302.00	0.00	302.00		302.00	0.00	302.00	
630 Total Special Assessment Project	302.00	0.00	302.00		302.00	0.00	302.00	
669 Taxes / Insurance								
670 Insurance	0.00	0.00	0.00		5,372.84	7,600.00	-2,227.16	-29.3 %
674 Property Taxes	0.00	0.00	0.00		0.00	980.00	-980.00	-100.0 %
669 Total Taxes / Insurance	0.00	0.00	0.00		5,372.84	8,580.00	-3,207.16	-37.4 %
671 Legal, Professional Fees								
6710 Legal Counsel	2,314.83	50.00	2,264.83	4,529.7 %	4,922.93	450.00	4,472.93	994.0 %
6711 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	283.00	234.00	49.00	20.9 %
671 Other Legal, Professional Fees	0.00	0.00	0.00		0.00	25.00	-25.00	-100.0 %
671 Total Legal, Professional Fees	2,314.83	76.00	2,238.83	2,945.8 %	5,205.93	709.00	4,496.93	634.3 %
675 Capitol Expenses	0.00	0.00	0.00		26,964.00	0.00	26,964.00	
676 Accounting								
6761 Accounting Software	0.00	110.00	-110.00	-100.0 %	770.00	990.00	-220.00	-22.2 %
6762 Accounting Services	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
676 Total Accounting	0.00	110.00	-110.00	-100.0 %	770.00	1,190.00	-420.00	-35.3 %
677 Printing & Publication								

	Actual 09/01/18 - 09/30/18	Budget 09/18 - 09/18	\$ Change	% Change	Actual YTD 01/01/18 - 09/30/18	Budget YTD 01/18 - 09/18	\$ Change	% Change
6770 Postage	0.00	49.00	-49.00	-100.0 %	181.00	147.00	34.00	23.1 %
677 Other Printing & Publication	0.00	0.00	0.00		218.42	0.00	218.42	
677 Total Printing & Publication	0.00	49.00	-49.00	-100.0 %	399.42	147.00	252.42	171.7 %
690 Other Expenses								
692 Reserve Fund	0.00	2,148.00	-2,148.00	-100.0 %	0.00	19,332.00	-19,332.00	-100.0 %
690 Total Other Expenses	0.00	2,148.00	-2,148.00	-100.0 %	0.00	19,332.00	-19,332.00	-100.0 %
700 Office / Admin								
673 Bank Fees	25.00	0.00	25.00		30.50	0.00	30.50	
7002 Clubhouse Decor / Seasonal	0.00	0.00	0.00		0.00	100.00	-100.00	-100.0 %
7003 Office Supplies	0.00	45.00	-45.00	-100.0 %	397.22	405.00	-7.78	-1.9 %
700 Total Office / Admin	25.00	45.00	-20.00	-44.4 %	427.72	505.00	-77.28	-15.3 %
TOTAL EXPENSE	23,473.68	23,985.47	-511.79	-2.1 %	225,541.55	214,942.08	10,599.47	4.9 %
OTHER INCOME								
800 Unallocated Prepays	-493.66	0.00	-493.66		-1,372.66	0.00	-1,372.66	
TOTAL OTHER INCOME	-493.66	0.00	-493.66		-1,372.66	0.00	-1,372.66	
NET INCOME	320.56	-545.12	865.68	158.8 %	-16,324.08	-3,978.93	-12,345.15	-310.3 %
NET INCOME SUMMARY								
Income	24,287.90	23,440.35	847.55	3.6 %	210,590.13	210,963.15	-373.02	-0.2 %
Expense	-23,473.68	-23,985.47	511.79	2.1 %	-225,541.55	-214,942.08	-10,599.47	4.9 %
Other Income & Expense	-493.66	0.00	-493.66		-1,372.66	0.00	-1,372.66	
NET INCOME	320.56	-545.12	865.68	158.8 %	-16,324.08	-3,978.93	-12,345.15	-310.3 %

Balance Sheet

All Properties
As of 09/30/18 (cash basis)

ASSETS

Bank Account		
1002 QSREC BOK op		3,648.07
1004 QSREC BOK res		7,743.99
Total Bank Account		<u>11,392.06</u>
Other Current Asset		
1100 Undeposited Funds		3,762.00
2010 Pass-through		50.00
Total Other Current Asset		<u>3,812.00</u>
Fixed Asset		
1009 Equipment & Machinery		325.11
Total Fixed Asset		<u>325.11</u>
TOTAL ASSETS		<u><u>15,529.17</u></u>

LIABILITIES & EQUITY

Liabilities

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

Equity

3000 Net Income		-16,324.08
3001 Retained Earnings		32,053.25
Total Equity		<u>15,729.17</u>
TOTAL LIABILITIES & EQUITY		<u><u>15,529.17</u></u>

2019 Fiscal Year Budget

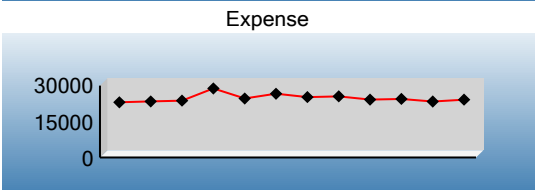
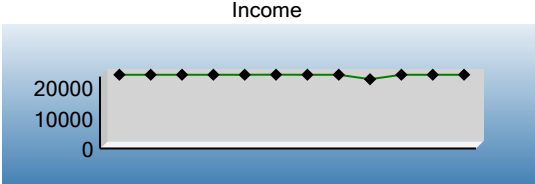
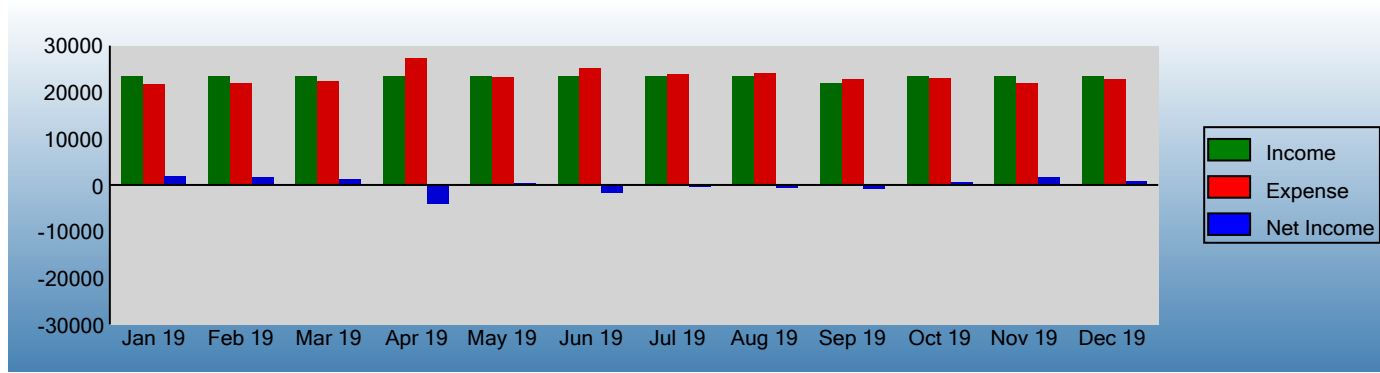
QUAIL SPRINGS RECREATION HOA

Monthly recap 01/01/19 - 12/31/19 Profit and Loss

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
INCOME													
302 Membership Dues Income	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	23,145.00	277,740.00
303 Clubhouse Rental Income	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
306 Pool Key Sales	0.00	0.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00
307 Interest Income	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	5.40
309 Late Fee Income	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
310 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,496.55	0.00	0.00	0.00	-1,496.55
312 Advertising Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
319 Closing Letters	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
TOTAL INCOME	23,435.45	23,435.45	23,435.45	23,435.45	23,435.45	23,450.45	23,435.45	23,435.45	21,938.90	23,435.45	23,435.45	23,435.45	279,743.85
EXPENSE													
600 Management													
6002 Management Fees	1,346.27	1,442.48	1,455.88	1,387.78	1,391.46	1,386.10	1,337.13	1,405.95	1,367.56	1,392.00	1,392.00	1,392.00	16,696.61
6004 In-House Administration	536.00	743.00	500.00	518.00	500.00	500.00	549.50	563.00	576.50	525.00	525.00	525.00	6,561.00
600 Total Management	1,882.27	2,185.48	1,955.88	1,905.78	1,891.46	1,886.10	1,886.63	1,968.95	1,944.06	1,917.00	1,917.00	1,917.00	23,257.61
604 Utilities													
6042 Electric	789.91	810.47	563.00	846.50	554.00	837.61	787.19	778.94	807.20	778.00	778.00	778.00	9,108.82
6043 Telephone	185.00	187.00	187.00	187.00	187.00	187.00	187.00	187.00	187.00	187.00	187.00	187.00	2,242.00
6045 Water And Sewer Utility	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	2,280.00
6046 Trash Removal	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	29,400.00
6047 Cable	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	9,828.66	117,943.92
604 Total Utilities	13,443.57	13,466.13	13,218.66	13,502.16	13,209.66	13,493.27	13,442.85	13,434.60	13,462.86	13,433.66	13,433.66	13,433.66	160,974.74
607 Repairs & Maintenance													
608 Landscaping													
6081 Contract Landscaping	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	4,350.00	52,200.00
6082 In-House Landscaping	132.50	60.00	321.25	290.75	60.00	226.25	360.00	105.64	115.00	115.00	115.00	115.00	2,016.39
608 Total Landscaping	4,482.50	4,410.00	4,671.25	4,640.75	4,410.00	4,576.25	4,710.00	4,455.64	4,465.00	4,465.00	4,465.00	4,465.00	54,216.39
609 Clubhouse Improvements													
626 Floor Covering And Paint	0.00	0.00	0.00	100.00	0.00	0.00	119.88	0.00	0.00	0.00	0.00	0.00	219.88
609 Total Clubhouse Improverr	0.00	0.00	0.00	100.00	0.00	0.00	119.88	0.00	0.00	0.00	0.00	0.00	219.88
610 HVAC	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	300.00
611 Swimming Pool													
6112 Swimming Pool Chemical	0.00	0.00	0.00	0.00	50.00	625.00	500.00	750.00	600.00	400.00	0.00	0.00	2,925.00
6113 Swimming Pool Labor	0.00	0.00	0.00	0.00	1,330.13	1,200.00	1,190.00	1,192.50	453.75	700.00	0.00	0.00	6,066.38
6114 Swimming Pool License/C	0.00	0.00	25.00	0.00	150.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00
611 Total Swimming Pool	0.00	0.00	25.00	0.00	1,530.13	1,925.00	1,690.00	1,942.50	1,053.75	1,100.00	0.00	0.00	9,266.38

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
616 Locks & Mailboxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.07	0.00	0.00	0.00	0.00	89.07
617 Materials & Supplies	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
618 Plumbing	0.00	0.00	35.00	30.00	30.00	922.32	10.00	241.09	0.00	0.00	0.00	0.00	1,268.41
619 Contract Labor	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	171.00	2,052.00
620 Pest Control	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
621 Fence & Gate Repairs													
6210 Gate Repair	0.00	0.00	0.00	0.00	0.00	500.00	125.00	55.00	0.00	0.00	0.00	0.00	680.00
621 Other Fence & Gate Repair	0.00	36.19	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	66.19
621 Total Fence & Gate Repair	0.00	36.19	0.00	0.00	0.00	500.00	125.00	85.00	0.00	0.00	0.00	0.00	746.19
607 Other Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	-10.37	0.00	0.00	0.00	0.00	0.00	0.00	-10.37
607 Total Repairs & Maintenance	4,718.50	4,682.19	5,117.25	5,006.75	6,206.13	8,249.20	6,890.88	7,049.30	5,754.75	5,951.00	4,701.00	4,701.00	69,027.95
669 Taxes / Insurance													
670 Insurance	0.00	0.00	250.00	5,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,650.00
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
669 Total Taxes / Insurance	0.00	0.00	250.00	5,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	6,750.00
671 Legal, Professional Fees													
6710 Legal Counsel	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	212.00	2,544.00
6711 Lien Filing Fees	0.00	60.00	0.00	0.00	60.00	0.00	0.00	60.00	0.00	0.00	60.00	0.00	240.00
671 Total Legal, Professional Fee	212.00	272.00	212.00	212.00	272.00	212.00	212.00	272.00	212.00	212.00	272.00	212.00	2,784.00
677 Printing & Publication													
6770 Postage	0.00	0.00	181.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	331.00
677 Other Printing & Publication	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	500.00
677 Total Printing & Publication	0.00	0.00	181.00	0.00	250.00	0.00	0.00	0.00	0.00	150.00	250.00	0.00	831.00
690 Other Expenses													
692 Reserve Fund	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
690 Total Other Expenses	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
700 Office / Admin													
7003 Office Supplies	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
700 Total Office / Admin	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
TOTAL EXPENSE	21,551.34	21,900.80	22,229.79	27,321.69	23,124.25	25,135.57	23,727.36	24,019.85	22,668.67	22,958.66	21,868.66	22,658.66	279,165.30
OTHER INCOME													
800 Unallocated Prepays	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	35.00
TOTAL OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	35.00
NET INCOME	1,884.11	1,534.65	1,205.66	-3,886.24	311.20	-1,685.12	-291.91	-549.40	-729.77	476.79	1,566.79	776.79	613.55

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	NOV 19	DEC 19	TOTAL
NET INCOME SUMMARY													
Income	23,435.45	23,435.45	23,435.45	23,435.45	23,435.45	23,450.45	23,435.45	23,435.45	21,938.90	23,435.45	23,435.45	23,435.45	279,743.85
Expense	-21,551.34	-21,900.80	-22,229.79	-27,321.69	-23,124.25	-25,135.57	-23,727.36	-24,019.85	-22,668.67	-22,958.66	-21,868.66	-22,658.66	-279,165.30
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	35.00
NET INCOME	1,884.11	1,534.65	1,205.66	-3,886.24	311.20	-1,685.12	-291.91	-549.40	-729.77	476.79	1,566.79	776.79	613.55



Filing Instructions

QUAIL SPRINGS CONDOS I HOMEOWNERS

Corporation Tax Return

Taxable Year Ended December 31, 2017

Federal Filing Instructions

Your 2017 Form 1120-H shows no balance due.

An authorized officer of the corporation should sign and date the return and mail AS SOON AS POSSIBLE to:

Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201-0012

Oklahoma Filing Instructions

Your 2017 Form 512 shows no balance due.

An authorized officer of the corporation should sign and date the return on page 2 and mail AS SOON AS POSSIBLE to:

Oklahoma Tax Commission
Income Tax
P.O. Box 269045
Oklahoma City, OK 73126-9045