# Balance Sheet

Tuesday, December 31, 2019

**Quailridge Twnhmes OP**

Accrual Accounting Year Starts May 1, 2019

| | | |
|---|---|---|
| ASSETS | | |
| CASH & CASH EQUIVALENTS | | |
| 1020 Quailridge Townhomes-MOB | $13,950.14 | |
| 1025 Quailridge Insurance-MOB | $25,381.37 | |
| 1030 Quailridge SA-MOB | $0.55 | |
| Total CASH & CASH EQUIVALENTS | | $39,332.06 |
| ACCOUNTS RECEIVABLE | | |
| 1200 Accounts Receivable | $2,203.55 | |
| Total ACCOUNTS RECEIVABLE | | $2,203.55 |
| CURRENT ASSETS | | |
| 1105 Prepaid Insuance | $14,866.00 | |
| Total CURRENT ASSETS | | $14,866.00 |
| TOTAL ASSETS | | $56,401.61 |
| LIABILITIES | | |
| CURRENT LIABILITIES | | |
| 2000 Accounts Payable | $36,307.39 | |
| 2050 Deferred Revenue-Comcast | $7,936.22 | |
| 2050 Income Tax Payable | $620.00 | |
| 2100 Advanced Payments | $19,735.67 | |
| 2770 Due to Reserves | $5,870.72 | |
| Total CURRENT LIABILITIES | | $70,460.00 |
| TOTAL LIABILITIES | | $70,460.00 |
| EQUITY | | |
| Current Year Earnings | ($5,682.00) | |
| Prior Years Earnings | ($8,376.39) | |
| TOTAL EQUITY | | ($14,058.39) |
| TOTAL LIABILITIES AND EQUITY | | $56,401.61 |

Unaudited for Management Purposes Only

# Unexpended Budget Report

Tuesday, December 31, 2019

## Quailridge Townhomes Operating

Quailridge Twnhmes OP Accrual Accounting Year Starts May 1, 2019

| | Month To Date | | | Year To Date | | | Annual Budget | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Unexpended |
| INCOME | | | | | | | | |
| INCOME | | | | | | | | |
| 4000 HOA Dues Income | 28,192.50 | 28,193.33 | (0.83) | 225,540.00 | 225,546.66 | (6.66) | 338,320.00 | 112,780.00 |
| 4020 Garage Income | 560.00 | 562.50 | (2.50) | 4,480.00 | 4,500.00 | (20.00) | 6,750.00 | 2,270.00 |
| 4040 Covenant Violation | 75.00 | 0.00 | 75.00 | 350.00 | 0.00 | 350.00 | 0.00 | (350.00) |
| 4050 Clubhouse Fees | 60.00 | 0.00 | 60.00 | 60.00 | 0.00 | 60.00 | 0.00 | (60.00) |
| 4080 Late Fee Income | 80.00 | 0.00 | 80.00 | 619.98 | 0.00 | 619.98 | 0.00 | (619.98) |
| 4100 Legal Income | 0.00 | 83.33 | (83.33) | 909.40 | 666.66 | 242.74 | 1,000.00 | 90.60 |
| 4110 Miscellaneous Income | 10.00 | 0.00 | 10.00 | 238.36 | 0.00 | 238.36 | 0.00 | (238.36) |
| 4115 Operating Interest | 9.14 | 0.00 | 9.14 | 40.94 | 0.00 | 40.94 | 0.00 | (40.94) |
| 4150 Comcast Income | 0.00 | 0.00 | 0.00 | 1,469.56 | 0.00 | 1,469.56 | 0.00 | (1,469.56) |
| Total INCOME | 28,986.64 | 28,839.16 | 147.48 | 233,708.24 | 230,713.32 | 2,994.92 | 346,070.00 | 112,361.76 |
| TOTAL INCOME | 28,986.64 | 28,839.16 | 147.48 | 233,708.24 | 230,713.32 | 2,994.92 | 346,070.00 | 112,361.76 |
| EXPENSES | | | | | | | | |
| General & Administration Expenses | | | | | | | | |
| 7021 Administrative Expense | 195.00 | 141.67 | 53.33 | 1,324.00 | 1,133.34 | 190.66 | 1,700.00 | 376.00 |
| 7030 Audit & Tax Filing | 3,150.00 | 254.16 | 2,895.84 | 3,150.00 | 2,033.34 | 1,116.66 | 3,050.00 | (100.00) |
| 7040 Bad Debt Expense | 0.25 | 0.00 | 0.25 | 1.45 | 0.00 | 1.45 | 0.00 | (1.45) |
| 7050 Bank Charges | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 10.00 | 0.00 | (10.00) |
| 7060 Copies & Printing | 21.48 | 166.66 | (145.18) | 603.04 | 1,333.34 | (730.30) | 2,000.00 | 1,396.96 |
| 7082 Filing Fees | 0.00 | 5.00 | (5.00) | 0.00 | 40.00 | (40.00) | 60.00 | 60.00 |
| 7100 Income Taxes - ST & FED | 60.00 | 0.00 | 60.00 | 60.00 | 0.00 | 60.00 | 0.00 | (60.00) |
| 7119 Legal Collection Expenses | 0.00 | 83.33 | (83.33) | 614.00 | 666.66 | (52.66) | 1,000.00 | 386.00 |
| 7120 Legal General Expenses | (90.00) | 125.00 | (215.00) | 90.00 | 1,000.00 | (910.00) | 1,500.00 | 1,410.00 |
| 7140 Management Fee | 1,575.00 | 1,575.00 | 0.00 | 12,298.57 | 12,600.00 | (301.43) | 18,900.00 | 6,601.43 |
| 7250 Postage & Mail | 21.25 | 116.66 | (95.41) | 537.96 | 933.34 | (395.38) | 1,400.00 | 862.04 |
| Total General & Administration Expenses | 4,932.98 | 2,467.48 | 2,465.50 | 18,689.02 | 19,740.02 | (1,051.00) | 29,610.00 | 10,920.98 |
| FIXED EXPENSES | | | | | | | | |
| 7110 Insurance Expense/Deduct | 2,879.00 | 3,158.16 | (279.16) | 23,032.00 | 25,265.34 | (2,233.34) | 37,898.00 | 14,866.00 |
| Total FIXED EXPENSES | 2,879.00 | 3,158.16 | (279.16) | 23,032.00 | 25,265.34 | (2,233.34) | 37,898.00 | 14,866.00 |
| UTILITIES | | | | | | | | |

Unaudited for Management Purposes Only

# Unexpended Budget Report

Tuesday, December 31, 2019

## Quailridge Townhomes Operating (Continued)

Quailridge Twnhmes OP Accrual Accounting Year Starts May 1, 2019

| | Month To Date | | | Year To Date | | | Annual Budget | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Unexpended |
| EXPENSES (Continued) | | | | | | | | |
| UTILITIES (Continued) | | | | | | | | |
| 5021 Electric and Gas | 360.91 | 750.00 | (389.09) | 5,414.39 | 6,000.00 | (585.61) | 9,000.00 | 3,585.61 |
| 5030 Telephone | 62.37 | 62.50 | (0.13) | 495.07 | 500.00 | (4.93) | 750.00 | 254.93 |
| 5040 Trash Removal | 840.00 | 833.33 | 6.67 | 6,616.00 | 6,666.66 | (50.66) | 10,000.00 | 3,384.00 |
| 5090 Water & Sewer | 2,331.25 | 5,583.33 | (3,252.08) | 41,485.51 | 44,666.66 | (3,181.15) | 67,000.00 | 25,514.49 |
| Total UTILITIES | 3,594.53 | 7,229.16 | (3,634.63) | 54,010.97 | 57,833.32 | (3,822.35) | 86,750.00 | 32,739.03 |
| LANDSCAPING | | | | | | | | |
| 6135 Exterminating/Pest | 115.50 | 83.33 | 32.17 | 1,222.00 | 666.66 | 555.34 | 1,000.00 | (222.00) |
| 6240 Landscape Contract | 2,130.92 | 1,507.50 | 623.42 | 12,301.84 | 12,060.00 | 241.84 | 18,090.00 | 5,788.16 |
| 6250 Landscape/Winter Watering | 0.00 | 83.33 | (83.33) | 0.00 | 666.66 | (666.66) | 1,000.00 | 1,000.00 |
| 6500 Landscape Beautification | 0.00 | 458.33 | (458.33) | 3,191.97 | 3,666.66 | (474.69) | 5,500.00 | 2,308.03 |
| 6512 Sprinkler Repairs | 1,104.47 | 272.91 | 831.56 | 6,396.78 | 2,183.34 | 4,213.44 | 3,275.00 | (3,121.78) |
| Total LANDSCAPING | 3,350.89 | 2,405.40 | 945.49 | 23,112.59 | 19,243.32 | 3,869.27 | 28,865.00 | 5,752.41 |
| GROUNDS | | | | | | | | |
| 6150 Fence Repairs | 0.00 | 8.34 | (8.34) | 0.00 | 66.66 | (66.66) | 100.00 | 100.00 |
| 6505 Signage | 0.00 | 10.41 | (10.41) | 0.00 | 83.34 | (83.34) | 125.00 | 125.00 |
| 6510 Snow Removal | 1,752.76 | 1,416.66 | 336.10 | 15,246.43 | 11,333.34 | 3,913.09 | 17,000.00 | 1,753.57 |
| 6560 Tree Maintenance | 0.00 | 237.66 | (237.66) | 0.00 | 1,901.34 | (1,901.34) | 2,852.00 | 2,852.00 |
| Total GROUNDS | 1,752.76 | 1,673.07 | 79.69 | 15,246.43 | 13,384.68 | 1,861.75 | 20,077.00 | 4,830.57 |
| BUILDING | | | | | | | | |
| 6050 Exterior Repairs & Maint | 0.00 | 666.67 | (666.67) | 3,255.74 | 5,333.34 | (2,077.60) | 8,000.00 | 4,744.26 |
| 6051 Balcony Maintenance | 0.00 | 833.33 | (833.33) | 0.00 | 6,666.66 | (6,666.66) | 10,000.00 | 10,000.00 |
| 6052 Interior Maintenance | 0.00 | 83.34 | (83.34) | 0.00 | 666.66 | (666.66) | 1,000.00 | 1,000.00 |
| 6125 Exterior - Lighting | 0.00 | 41.66 | (41.66) | 3,785.50 | 333.34 | 3,452.16 | 500.00 | (3,285.50) |
| 6290 Gutter Cleaning | 0.00 | 458.33 | (458.33) | 9,380.00 | 3,666.66 | 5,713.34 | 5,500.00 | (3,880.00) |
| 6295 Gutter Repair | 4,000.00 | 125.00 | 3,875.00 | 6,027.73 | 1,000.00 | 5,027.73 | 1,500.00 | (4,527.73) |
| 6365 Skylight Repairs | 0.00 | 41.66 | (41.66) | 0.00 | 333.34 | (333.34) | 500.00 | 500.00 |
| Total BUILDING | 4,000.00 | 2,249.99 | 1,750.01 | 22,448.97 | 18,000.00 | 4,448.97 | 27,000.00 | 4,551.03 |
| CLUBHOUSE/COURTS | | | | | | | | |
| 6070 Clubhouse Maintenance | 0.00 | 83.33 | (83.33) | 1,200.16 | 666.66 | 533.50 | 1,000.00 | (200.16) |
| 6072 Clubhouse Cleaning | 0.00 | 62.50 | (62.50) | 542.36 | 500.00 | 42.36 | 750.00 | 207.64 |

Unaudited for Management Purposes Only

# Unexpended Budget Report

Tuesday, December 31, 2019

## Quailridge Townhomes Operating (Continued)

Quailridge Twnhmes OP Accrual Accounting Year Starts May 1, 2019

| | Month To Date | | | Year To Date | | | Annual Budget | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Unexpended |
| EXPENSES (Continued) | | | | | | | | |
| CLUBHOUSE/COURTS (Continued) | | | | | | | | |
| 6550 Tennis Ct - Repairs/Maint | 0.00 | 20.83 | (20.83) | 0.00 | 166.66 | (166.66) | 250.00 | 250.00 |
| Total CLUBHOUSE/COURTS | 0.00 | 166.66 | (166.66) | 1,742.52 | 1,333.32 | 409.20 | 2,000.00 | 257.48 |
| POOL EXPENSES | | | | | | | | |
| 6450 Pool Repairs/Maintenance | 0.00 | 125.00 | (125.00) | 3,983.74 | 1,000.00 | 2,983.74 | 1,500.00 | (2,483.74) |
| 6460 Pool Contract | 0.00 | 541.67 | (541.67) | 7,050.00 | 4,333.34 | 2,716.66 | 6,500.00 | (550.00) |
| 6465 Pool Keys | 0.00 | 0.00 | 0.00 | (506.00) | 0.00 | (506.00) | 0.00 | 506.00 |
| Total Pool Expenses | 0.00 | 666.67 | (666.67) | 10,527.74 | 5,333.34 | 5,194.40 | 8,000.00 | (2,527.74) |
| INTERFUND TRANSFER | | | | | | | | |
| 5900 Transfer to Reserves | 8,822.50 | 8,822.50 | 0.00 | 70,580.00 | 70,580.00 | 0.00 | 105,870.00 | 35,290.00 |
| Total INTERFUND TRANSFER | 8,822.50 | 8,822.50 | 0.00 | 70,580.00 | 70,580.00 | 0.00 | 105,870.00 | 35,290.00 |
| TOTAL EXPENSES | 29,332.66 | 28,839.09 | 493.57 | 239,390.24 | 230,713.34 | 8,676.90 | 346,070.00 | 106,679.76 |
| **NET INCOME (LOSS)** | (346.02) | 10.07 | (346.09) | (5,682.00) | (0.02) | (5,681.98) | | |
| **UNEXPENDED (OVER EXPENDED)** | | | | | | | | 5,682.00 |

Unaudited for Management Purposes Only

# Balance Sheet

Tuesday, December 31, 2019

**Quailridge Twnhms Reserve**

Accrual Accounting Year Starts May 1, 2019

| | | |
|---|---|---|
| ASSETS | | |
| Reserve Cash & Equivalent | | |
| 1105 Quailridge Reserve-MOB | $116,623.66 | |
| 1750 Due from Operating | $5,870.72 | |
| TOTAL ASSETS | | $122,494.38 |
| LIABILITIES | | |
| CURRENT LIABILITIES | | |
| 2000 Accounts Payable | $4,740.00 | |
| Total CURRENT LIABILITIES | | $4,740.00 |
| TOTAL LIABILITIES | | $4,740.00 |
| EQUITY | | |
| Current Year Earnings-Res | $29,029.21 | |
| Prior Years Earnings | $88,725.17 | |
| TOTAL EQUITY | | $117,754.38 |
| TOTAL LIABILITIES AND EQUITY | | $122,494.38 |

Unaudited for Management Purposes Only

# Unexpended Budget Report

Tuesday, December 31, 2019

## Quailridge Townhomes Reserves

Quailridge Twnhms Reserve Accrual Accounting Year Starts May 1, 2019

| | Month To Date | | | Year To Date | | | Annual Budget | |
|---|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Unexpended |
| INCOME | | | | | | | | |
| Reserve Income | | | | | | | | |
| 9410 Reserve Income | 0.00 | 8,822.50 | (8,822.50) | 44,112.50 | 70,580.00 | (26,467.50) | 105,870.00 | 61,757.50 |
| 9440 Reserve Interest Income | 44.56 | 0.00 | 44.56 | 313.98 | 0.00 | 313.98 | 0.00 | (313.98) |
| Total Reserve Income | 44.56 | 8,822.50 | (8,777.94) | 44,426.48 | 70,580.00 | (26,153.52) | 105,870.00 | 61,443.52 |
| TOTAL INCOME | 44.56 | 8,822.50 | (8,777.94) | 44,426.48 | 70,580.00 | (26,153.52) | 105,870.00 | 61,443.52 |
| EXPENSES | | | | | | | | |
| RESERVE EXPENSES | | | | | | | | |
| 9815 Reserve Gutters | 4,740.00 | 0.00 | 4,740.00 | 11,240.00 | 0.00 | 11,240.00 | 0.00 | (11,240.00) |
| 9840 Reserve Plumbing | 0.00 | 0.00 | 0.00 | 2,355.37 | 0.00 | 2,355.37 | 0.00 | (2,355.37) |
| 9895 Reserve Clubhouse/Securit | 0.00 | 0.00 | 0.00 | 798.90 | 0.00 | 798.90 | 0.00 | (798.90) |
| 9900 Reserve Clubhouse/Plumbin | 0.00 | 0.00 | 0.00 | 1,003.00 | 0.00 | 1,003.00 | 0.00 | (1,003.00) |
| Total RESERVE EXPENSES | 4,740.00 | 0.00 | 4,740.00 | 15,397.27 | 0.00 | 15,397.27 | 0.00 | (15,397.27) |
| TOTAL EXPENSES | 4,740.00 | 0.00 | 4,740.00 | 15,397.27 | 0.00 | 15,397.27 | 0.00 | (15,397.27) |
| **NET INCOME (LOSS)** | (4,695.44) | 8,822.50 | (13,517.94) | 29,029.21 | 70,580.00 | (41,550.79) | 105,870.00 | |
| **UNEXPENDED (OVER EXPENDED)** | | | | | | | | 76,840.79 |

Unaudited for Management Purposes Only

# Bank Balance Breakdown

Tuesday, December 31, 2019

## Quailridge Reserve-MOB

### Ledger Funds Details

| ID | Ledger | Balance | Deficit |
|---|---|---|---|
| QUAIL RSV | Quailridge Twnhms Reserve | $116,623.66 | |
| | | $116,623.66 | |

### Balance Summary

| | |
|---|---|
| Book Balance as of 12/31/2019 | $116,623.66 |
| Minus Uncleared Deposits | $0.00 |
| Plus Uncleared Withdrawals | $0.00 |
| Adjusted Book Balance | $116,623.66 |

# Twelve Month Budget And Actuals

Tuesday, December 31, 2019

## Quailridge Townhomes Operating

### Quailridge Twnhmes OP Accrual Budget Year Starts May 1, 2019

| | | May 2019 | Jun 2019 | Jul 2019 | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Jan 2020 | Feb 2020 | Mar 2020 | Apr 2020 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| INCOME | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | |
| 4000 HOA Dues Income | Actual | 28,192.50 | 28,192.50 | 28,192.50 | 28,192.50 | 28,192.50 | 28,192.50 | 28,192.50 | 28,192.50 | | | | | 225,540.00 |
| | Budget | 28,193.33 | 28,193.33 | 28,193.33 | 28,193.33 | 28,193.34 | 28,193.33 | 28,193.34 | 28,193.33 | 28,193.34 | 28,193.33 | 28,193.34 | 28,193.33 | 338,320.00 |
| 4020 Garage Income | Actual | 560.00 | 560.00 | 560.00 | 560.00 | 560.00 | 560.00 | 560.00 | 560.00 | | | | | 4,480.00 |
| | Budget | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 562.50 | 6,750.00 |
| 4040 Covenant Violation | Actual | | 50.00 | 50.00 | 125.00 | 50.00 | | | 75.00 | | | | | 350.00 |
| | Budget | | | | | | | | | | | | | |
| 4050 Clubhouse Fees | Actual | | | | | | | | 60.00 | | | | | 60.00 |
| | Budget | | | | | | | | | | | | | |
| 4080 Late Fee Income | Actual | 80.00 | 120.00 | (40.02) | 140.00 | 100.00 | 60.00 | 80.00 | 80.00 | | | | | 619.98 |
| | Budget | | | | | | | | | | | | | |
| 4100 Legal Income | Actual | 295.40 | | 503.00 | 111.00 | | | | | | | | | 909.40 |
| | Budget | 83.33 | 83.33 | 83.33 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 1,000.00 |
| 4110 Miscellaneous Income | Actual | | | 60.00 | 92.36 | 31.00 | 10.00 | 35.00 | 10.00 | | | | | 238.36 |
| | Budget | | | | | | | | | | | | | |
| 4115 Operating Interest | Actual | 1.39 | 2.48 | 3.75 | 4.11 | 5.54 | 7.01 | 7.52 | 9.14 | | | | | 40.94 |
| | Budget | | | | | | | | | | | | | |
| 4150 Comcast Income | Actual | | | | | 734.82 | | 734.74 | | | | | | 1,469.56 |
| | Budget | | | | | | | | | | | | | |
| | Total INCOME | 29,129.29 | 28,924.98 | 29,329.23 | 29,224.97 | 29,673.86 | 28,829.51 | 29,609.76 | 28,986.64 | 0.00 | 0.00 | 0.00 | 0.00 | 233,708.24 |
| | TOTAL INCOME | 29,129.29 | 28,924.98 | 29,329.23 | 29,224.97 | 29,673.86 | 28,829.51 | 29,609.76 | 28,986.64 | 0.00 | 0.00 | 0.00 | 0.00 | 233,708.24 |
| EXPENSES | | | | | | | | | | | | | | |
| General & Administration Expenses | | | | | | | | | | | | | | |
| 7021 Administrative Expense | Actual | 250.00 | 196.00 | 20.00 | 137.00 | 215.50 | 215.50 | 95.00 | 195.00 | | | | | 1,324.00 |
| | Budget | 141.67 | 141.67 | 141.67 | 141.67 | 141.66 | 141.67 | 141.66 | 141.67 | 141.66 | 141.67 | 141.66 | 141.67 | 1,700.00 |
| 7030 Audit & Tax Filing | Actual | | | | | | | | 3,150.00 | | | | | 3,150.00 |
| | Budget | 254.17 | 254.17 | 254.17 | 254.17 | 254.17 | 254.16 | 254.17 | 254.16 | 254.17 | 254.16 | 254.17 | 254.16 | 3,050.00 |
| 7040 Bad Debt Expense | Actual | | | | | 1.00 | | 0.20 | 0.25 | | | | | 1.45 |
| | Budget | | | | | | | | | | | | | |
| 7050 Bank Charges | Actual | 10.00 | | | | | | | | | | | | 10.00 |
| | Budget | | | | | | | | | | | | | |
| 7060 Copies & Printing | Actual | 166.08 | 48.12 | 36.96 | 117.48 | 20.28 | 24.96 | 167.68 | 21.48 | | | | | 603.04 |
| | Budget | 166.67 | 166.67 | 166.67 | 166.67 | 166.67 | 166.66 | 166.67 | 166.66 | 166.67 | 166.66 | 166.67 | 166.66 | 2,000.00 |
| 7082 Filing Fees | Actual | | | | | | | | | | | | | |
| | Budget | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 60.00 |
| 7100 Income Taxes - ST & FED | Actual | | | | | | | | 60.00 | | | | | 60.00 |
| | Budget | | | | | | | | | | | | | |
| 7119 Legal Collection Expenses | Actual | | 503.00 | 111.00 | | | | | | | | | | 614.00 |
| | Budget | 83.33 | 83.33 | 83.33 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 1,000.00 |
| 7120 Legal General Expenses | Actual | | | | | | 90.00 | 90.00 | (90.00) | | | | | 90.00 |
| | Budget | 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 |

# Twelve Month Budget And Actuals

Tuesday, December 31, 2019

## Quailridge Townhomes Operating (Continued)

Quailridge Twnhmes OP Accrual Budget Year Starts May 1, 2019

| | | May 2019 | Jun 2019 | Jul 2019 | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Jan 2020 | Feb 2020 | Mar 2020 | Apr 2020 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EXPENSES (Continued) | | | | | | | | | | | | | | |
| General & Administration Expenses (Continued) | | | | | | | | | | | | | | |
| 7140 Management Fee | Actual | 1,273.57 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | | | | | 12,298.57 |
| | Budget | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 1,575.00 | 18,900.00 |
| 7250 Postage & Mail | Actual | 115.35 | 44.85 | 32.70 | 135.40 | 43.85 | 36.80 | 107.76 | 21.25 | | | | | 537.96 |
| | Budget | 116.67 | 116.67 | 116.67 | 116.67 | 116.67 | 116.66 | 116.67 | 116.66 | 116.67 | 116.66 | 116.67 | 116.66 | 1,400.00 |
| Total General & Administration Expenses | | 1,815.00 | 2,366.97 | 1,775.66 | 1,964.88 | 1,855.63 | 1,942.26 | 2,035.64 | 4,932.98 | 0.00 | 0.00 | 0.00 | 0.00 | 18,689.02 |
| FIXED EXPENSES | | | | | | | | | | | | | | |
| 7110 Insurance Expense/Deduct | Actual | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | | | | | 23,032.00 |
| | Budget | 3,158.17 | 3,158.17 | 3,158.17 | 3,158.17 | 3,158.17 | 3,158.16 | 3,158.17 | 3,158.16 | 3,158.17 | 3,158.16 | 3,158.17 | 3,158.16 | 37,898.00 |
| Total FIXED EXPENSES | | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 2,879.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23,032.00 |
| UTILITIES | | | | | | | | | | | | | | |
| 5021 Electric and Gas | Actual | 381.55 | 888.84 | 1,089.44 | 814.10 | 970.90 | 598.56 | 310.09 | 360.91 | | | | | 5,414.39 |
| | Budget | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 750.00 | 9,000.00 |
| 5030 Telephone | Actual | 59.44 | 61.68 | 62.28 | 62.28 | 62.28 | 62.37 | 62.37 | 62.37 | | | | | 495.07 |
| | Budget | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 750.00 |
| 5040 Trash Removal | Actual | 800.00 | 800.00 | 800.00 | 844.00 | 800.00 | 840.00 | 892.00 | 840.00 | | | | | 6,616.00 |
| | Budget | 833.33 | 833.33 | 833.33 | 833.33 | 833.34 | 833.33 | 833.34 | 833.33 | 833.34 | 833.33 | 833.34 | 833.33 | 10,000.00 |
| 5090 Water & Sewer | Actual | 3,322.97 | 4,441.25 | 8,014.18 | 3,676.25 | 9,279.18 | 3,646.25 | 6,774.18 | 2,331.25 | | | | | 41,485.51 |
| | Budget | 5,583.33 | 5,583.33 | 5,583.33 | 5,583.33 | 5,583.34 | 5,583.33 | 5,583.34 | 5,583.33 | 5,583.34 | 5,583.33 | 5,583.34 | 5,583.33 | 67,000.00 |
| Total UTILITIES | | 4,563.96 | 6,191.77 | 9,965.90 | 5,396.63 | 11,112.36 | 5,147.18 | 8,038.64 | 3,594.53 | 0.00 | 0.00 | 0.00 | 0.00 | 54,010.97 |
| LANDSCAPING | | | | | | | | | | | | | | |
| 6135 Exterminating/Pest | Actual | 264.50 | 115.50 | 115.50 | 115.50 | 115.50 | 264.50 | 115.50 | 115.50 | | | | | 1,222.00 |
| | Budget | 83.33 | 83.33 | 83.33 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 1,000.00 |
| 6240 Landscape Contract | Actual | 2,010.00 | 2,010.00 | 2,010.00 | 2,010.00 | 2,130.92 | | | 2,130.92 | | | | | 12,301.84 |
| | Budget | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 1,507.50 | 18,090.00 |
| 6250 Landscape/Winter Watering | Actual | | | | | | | | | | | | | |
| | Budget | 83.33 | 83.33 | 83.33 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 1,000.00 |
| 6500 Landscape Beautification | Actual | 864.75 | | 2,327.22 | | | | | | | | | | 3,191.97 |
| | Budget | 458.33 | 458.33 | 458.33 | 458.33 | 458.33 | 458.34 | 458.34 | 458.33 | 458.33 | 458.34 | 458.33 | 458.34 | 5,500.00 |
| 6512 Sprinkler Repairs | Actual | | 85.00 | 2,161.25 | 3,046.06 | | | | 1,104.47 | | | | | 6,396.78 |
| | Budget | 272.92 | 272.92 | 272.92 | 272.92 | 272.92 | 272.91 | 272.92 | 272.91 | 272.92 | 272.91 | 272.92 | 272.91 | 3,275.00 |
| Total LANDSCAPING | | 3,139.25 | 2,210.50 | 6,613.97 | 5,171.56 | 2,246.42 | 264.50 | 115.50 | 3,350.89 | 0.00 | 0.00 | 0.00 | 0.00 | 23,112.59 |
| GROUNDS | | | | | | | | | | | | | | |
| 6150 Fence Repairs | Actual | | | | | | | | | | | | | |
| | Budget | 8.33 | 8.33 | 8.33 | 8.33 | 8.34 | 8.33 | 8.33 | 8.34 | 8.34 | 8.33 | 8.34 | 8.33 | 100.00 |
| 6505 Signage | Actual | | | | | | | | | | | | | |
| | Budget | 10.42 | 10.42 | 10.42 | 10.42 | 10.42 | 10.41 | 10.42 | 10.41 | 10.42 | 10.41 | 10.42 | 10.41 | 125.00 |
| 6510 Snow Removal | Actual | 205.50 | | | | 864.50 | 332.70 | 12,090.97 | 1,752.76 | | | | | 15,246.43 |
| | Budget | 1,416.67 | 1,416.67 | 1,416.67 | 1,416.67 | 1,416.67 | 1,416.66 | 1,416.67 | 1,416.66 | 1,416.67 | 1,416.66 | 1,416.67 | 1,416.66 | 17,000.00 |
| 6560 Tree Maintenance | Actual | | | | | | | | | | | | | |
| | Budget | 237.67 | 237.67 | 237.67 | 237.67 | 237.67 | 237.66 | 237.67 | 237.66 | 237.67 | 237.66 | 237.67 | 237.66 | 2,852.00 |

# Twelve Month Budget And Actuals

Tuesday, December 31, 2019

## Quailridge Townhomes Operating (Continued)

Quailridge Twnhmes OP Accrual Budget Year Starts May 1, 2019

| | | May 2019 | Jun 2019 | Jul 2019 | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Jan 2020 | Feb 2020 | Mar 2020 | Apr 2020 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EXPENSES (Continued) | | | | | | | | | | | | | | |
| Total GROUNDS | | 205.50 | 0.00 | 0.00 | 0.00 | 864.50 | 332.70 | 12,090.97 | 1,752.76 | 0.00 | 0.00 | 0.00 | 0.00 | 15,246.43 |
| BUILDING | | | | | | | | | | | | | | |
| 6050 Exterior Repairs & Maint | Actual | 63.30 | 1,408.00 | 566.00 | 981.44 | 237.00 | | | | | | | | 3,255.74 |
| | Budget | 666.67 | 666.67 | 666.67 | 666.67 | 666.66 | 666.67 | 666.66 | 666.67 | 666.66 | 666.67 | 666.66 | 666.67 | 8,000.00 |
| 6051 Balcony Maintenance | Actual | | | | | | | | | | | | | |
| | Budget | 833.33 | 833.33 | 833.33 | 833.33 | 833.34 | 833.33 | 833.34 | 833.33 | 833.34 | 833.33 | 833.34 | 833.33 | 10,000.00 |
| 6052 Interior Maintenance | Actual | | | | | | | | | | | | | |
| | Budget | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 1,000.00 |
| 6125 Exterior - Lighting | Actual | | | 390.00 | 1,960.00 | | 1,435.50 | | | | | | | 3,785.50 |
| | Budget | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.66 | 41.67 | 41.66 | 41.67 | 41.66 | 41.67 | 41.66 | 500.00 |
| 6290 Gutter Cleaning | Actual | | | | 2,735.00 | | | 6,645.00 | | | | | | 9,380.00 |
| | Budget | 458.33 | 458.33 | 458.33 | 458.33 | 458.34 | 458.33 | 458.34 | 458.33 | 458.34 | 458.33 | 458.34 | 458.33 | 5,500.00 |
| 6295 Gutter Repair | Actual | 527.73 | | | | | | 1,500.00 | 4,000.00 | | | | | 6,027.73 |
| | Budget | 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 |
| 6365 Skylight Repairs | Actual | | | | | | | | | | | | | |
| | Budget | 41.67 | 41.67 | 41.67 | 41.67 | 41.67 | 41.66 | 41.67 | 41.66 | 41.67 | 41.66 | 41.67 | 41.66 | 500.00 |
| Total BUILDING | | 591.03 | 1,408.00 | 956.00 | 5,676.44 | 237.00 | 1,435.50 | 8,145.00 | 4,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 22,448.97 |
| CLUBHOUSE/COURTS | | | | | | | | | | | | | | |
| 6070 Clubhouse Maintenance | Actual | | | 1,200.16 | | | | | | | | | | 1,200.16 |
| | Budget | 83.33 | 83.33 | 83.33 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 83.34 | 83.33 | 1,000.00 |
| 6072 Clubhouse Cleaning | Actual | | | 92.36 | | | 450.00 | | | | | | | 542.36 |
| | Budget | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 62.50 | 750.00 |
| 6550 Tennis Ct - Repairs/Maint | Actual | | | | | | | | | | | | | |
| | Budget | 20.83 | 20.83 | 20.83 | 20.83 | 20.84 | 20.83 | 20.84 | 20.83 | 20.84 | 20.83 | 20.84 | 20.83 | 250.00 |
| Total CLUBHOUSE/COURTS | | 0.00 | 0.00 | 1,292.52 | 0.00 | 0.00 | 450.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,742.52 |
| POOL EXPENSES | | | | | | | | | | | | | | |
| 6450 Pool Repairs/Maintenance | Actual | 905.00 | 771.40 | 624.42 | 1,343.37 | 339.55 | | | | | | | | 3,983.74 |
| | Budget | 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 |
| 6460 Pool Contract | Actual | 660.00 | 1,500.00 | 1,620.00 | 1,620.00 | 1,650.00 | | | | | | | | 7,050.00 |
| | Budget | 541.67 | 541.67 | 541.67 | 541.67 | 541.66 | 541.67 | 541.66 | 541.67 | 541.66 | 541.67 | 541.66 | 541.67 | 6,500.00 |
| 6465 Pool Keys | Actual | (400.00) | (106.00) | | | | | | | | | | | (506.00) |
| | Budget | | | | | | | | | | | | | |
| Total Pool Expenses | | 1,165.00 | 2,165.40 | 2,244.42 | 2,963.37 | 1,989.55 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,527.74 |
| INTERFUND TRANSFER | | | | | | | | | | | | | | |
| 5900 Transfer to Reserves | Actual | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | | | | | 70,580.00 |
| | Budget | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 105,870.00 |
| Total INTERFUND TRANSFER | | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 0.00 | 0.00 | 0.00 | 0.00 | 70,580.00 |
| TOTAL EXPENSES | | 23,181.24 | 26,044.14 | 34,549.97 | 32,874.38 | 30,006.96 | 21,273.64 | 42,127.25 | 29,332.66 | 0.00 | 0.00 | 0.00 | 0.00 | 239,390.24 |

# Twelve Month Budget And Actuals

Tuesday, December 31, 2019

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NET INCOME (LOSS)** | 5,948.05 | 2,880.84 | (5,220.74) | (3,649.41) | (333.10) | 7,555.87 | 12,517.49) | (346.02) | 0.00 | 0.00 | 0.00 | 0.00 | (5,682.00) |

# Twelve Month Budget And Actuals

Tuesday, December 31, 2019

## Quailridge Townhomes Reserves

### Quailridge Twnhms Reserve Accrual Budget Year Starts May 1, 2019

| | | May 2019 | Jun 2019 | Jul 2019 | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Jan 2020 | Feb 2020 | Mar 2020 | Apr 2020 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| INCOME | | | | | | | | | | | | | | |
| Reserve Income | | | | | | | | | | | | | | |
| 9410 Reserve Income | Actual | 8,822.50 | 8,822.50 | 8,822.50 | | 8,822.50 | 8,822.50 | | | | | | | 44,112.50 |
| | Budget | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 8,822.50 | 105,870.00 |
| 9440 Reserve Interest Income | Actual | 30.97 | 31.31 | 37.42 | 41.12 | 39.69 | 44.31 | 44.60 | 44.56 | | | | | 313.98 |
| | Budget | | | | | | | | | | | | | |
| Total Reserve Income | | 8,853.47 | 8,853.81 | 8,859.92 | 41.12 | 8,862.19 | 8,866.81 | 44.60 | 44.56 | 0.00 | 0.00 | 0.00 | 0.00 | 44,426.48 |
| TOTAL INCOME | | 8,853.47 | 8,853.81 | 8,859.92 | 41.12 | 8,862.19 | 8,866.81 | 44.60 | 44.56 | 0.00 | 0.00 | 0.00 | 0.00 | 44,426.48 |
| EXPENSES | | | | | | | | | | | | | | |
| RESERVE EXPENSES | | | | | | | | | | | | | | |
| 9815 Reserve Gutters | Actual | | | | | | | 6,500.00 | 4,740.00 | | | | | 11,240.00 |
| | Budget | | | | | | | | | | | | | |
| 9840 Reserve Plumbing | Actual | | | | | 604.37 | | 1,751.00 | | | | | | 2,355.37 |
| | Budget | | | | | | | | | | | | | |
| 9895 Reserve Clubhouse/Securit | Actual | | | 798.90 | | | | | | | | | | 798.90 |
| | Budget | | | | | | | | | | | | | |
| 9900 Reserve Clubhouse/Plumbin | Actual | | | | 1,003.00 | | | | | | | | | 1,003.00 |
| | Budget | | | | | | | | | | | | | |
| Total RESERVE EXPENSES | | 0.00 | 0.00 | 798.90 | 1,003.00 | 604.37 | 0.00 | 8,251.00 | 4,740.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,397.27 |
| TOTAL EXPENSES | | 0.00 | 0.00 | 798.90 | 1,003.00 | 604.37 | 0.00 | 8,251.00 | 4,740.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,397.27 |
| NET INCOME (LOSS) | | 8,853.47 | 8,853.81 | 8,061.02 | (961.88) | 8,257.82 | 8,866.81 | (8,206.40) | (4,695.44) | 0.00 | 0.00 | 0.00 | 0.00 | 29,029.21 |