

Quail Valley Lot Owners Association, Inc. **288.00 /unit annually**

Operating Accounts **288.00 /unit annually**

Account	Description	2017 Budget	2017 Actual	2017 Remaining	2017 Projected	2018 Budget	Notes
Income Accounts							
Revenue/Income							
30-3040-00	Assessments - Annually	\$146,304.00	\$96,872.00	\$48,768.00	\$145,640.00	\$146,302.40	
30-3080-00	Interest Earned	\$0.00	\$48.35	\$0.00	\$48.35	\$0.00	
30-3090-00	Reserve Interest Income	\$0.00	\$394.39	\$0.00	\$394.39	\$0.00	
30-3100-00	Late Fees and Interest	\$0.00	\$793.00	\$0.00	\$793.00	\$0.00	
30-3110-00	Collections Charges	\$0.00	\$4,374.00	\$0.00	\$4,374.00	\$0.00	
30-3120-00	NSF Fees	\$0.00	\$35.00	\$0.00	\$35.00	\$0.00	
30-3130-00	Application Fee Income	\$0.00	\$475.00	\$0.00	\$475.00	\$0.00	
30-3140-00	Fine Income	\$0.00	\$225.00	\$0.00	\$225.00	\$0.00	
30-3150-00	Keys - Remotes - Access Cards	\$0.00	\$80.00	\$0.00	\$80.00	\$0.00	
30-3180-00	Legal Fee Income - Reimbursed	\$0.00	\$413.53	\$0.00	\$413.53	\$0.00	
30-3190-00	Owner Repair Income - Reimbursed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
30-3220-00	Other Income	\$0.00	\$9,940.00	\$0.00	\$9,940.00	\$0.00	
30-3340-00	Owner Chargebacks - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
New							
Income Accounts Total		\$146,304.00	\$113,650.27	\$48,768.00	\$162,418.27	\$146,302.40	

Expense Accounts							
Administrative Expenses							
40-4010-00	Administration	\$4,000.00	\$16,547.26	\$1,333.36	\$17,880.62	\$6,270.00	
40-4030-00	Accounting Fees	\$1,050.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00	CPA review & taxes
40-4050-00	Legal Expenses	\$9,000.00	\$6,661.36	\$3,000.00	\$9,661.36	\$9,000.00	
40-4060-00	Management Services	\$37,517.00	\$26,986.60	\$12,505.64	\$39,492.24	\$42,257.40	Mgmt fee \$3521.45 monthly
40-4080-00	Licenses - Permits - Reporting	\$61.00	\$75.00	\$0.00	\$75.00	\$75.00	Annual reporting
40-4090-00	Bank Charges	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	
40-4110-00	Bad Debt Expense	\$5,000.00	\$2,380.09	\$1,666.64	\$4,046.73	\$4,000.00	
40-4130-00	Supplies	\$2,000.00	\$0.00	\$666.64	\$666.64	\$750.00	
40-4150-00	Social - Community Events	\$0.00	\$106.36	\$0.00	\$106.36	\$50.00	
Insurance							
45-4530-00	Liability Insurance	\$4,860.00	\$2,765.60	\$1,620.00	\$4,385.60	\$4,850.00	
Landscaping/Maintenance							
55-5505-00	Landscape Maintenance	\$30,000.00	\$20,000.00	\$10,000.00	\$30,000.00	\$32,400.00	PLM \$2500 monthly
55-5506-00	Mowing (non contract) Service	\$1,200.00	\$0.00	\$400.00	\$400.00	\$500.00	
55-5510-00	Irrigation Maintenance - Repairs	\$1,750.00	\$1,454.34	\$333.36	\$1,787.70	\$1,700.00	
55-5515-00	Tree Trimming - Maintenance	\$2,500.00	\$400.00	\$583.36	\$983.36	\$1,750.00	
55-5517-00	Landscaping - Other	\$14,739.00	\$364.00	\$833.36	\$1,197.36	\$2,500.00	
55-5520-00	Repairs & Maintenance	\$1,000.00	\$1,210.94	\$4,913.00	\$6,123.94	\$9,085.00	
55-5545-00	Sign - Wall Repairs	\$500.00	\$5,604.35	\$333.36	\$5,937.71	\$1,000.00	
55-5550-00	Lighting Maintenance	\$0.00	\$0.00	\$166.64	\$166.64	\$500.00	
55-5580-00	Camera Surveillance	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	
55-5595-00	Storage	\$600.00	\$400.00	\$200.00	\$600.00	\$600.00	

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55-5605-00	Holiday Decorations	\$2,700.00	\$0.00	\$900.00	\$900.00	\$3,200.00
55-5710-00	Miscellaneous Expenses	\$5,500.00	\$0.00	\$1,833.36	\$1,833.36	\$2,000.00
Utilities						
60-6010-00	Electric	\$880.00	\$516.80	\$293.36	\$810.16	\$880.00
60-6020-00	Water	\$3,212.00	\$2,509.24	\$1,070.64	\$3,579.88	\$3,650.00
Reserve Expenses						
99-9110-00	Park Reserves	\$5,000.00	\$3,333.36	\$1,666.64	\$5,000.00	\$5,000.00
99-9180-00	Landscaping Reserves	\$7,000.00	\$4,666.64	\$2,333.36	\$7,000.00	\$7,000.00
99-9250-00	Signage - Posts Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
99-9280-00	General Reserves	\$5,185.00	\$3,456.64	\$1,728.36	\$5,185.00	\$5,185.00
99-9300-00	Reserve Interest	\$0.00	\$189.87	\$0.00	\$189.87	\$0.00
New						
Expense Accounts Total		\$146,304.00	\$101,678.45	\$48,381.08	\$150,059.53	\$146,302.40
Operating Accounts Net		\$0.00	\$11,971.82	\$386.92	\$12,358.74	\$0.00

Michael T. Ellis