

# Quail Run II Operating **APPROVED** Budget 2025 at 11.18.2024 Bd Mtg

Account Name	Account Number	Budget 2024	YTD thru September 2024	Anticipated Oct-Dec 2024	Total Anticipated 2024	Budget 2025
<b>Income</b>						
Association Operating Dues	4100	184,119.00	138,075.00	46,025.00	184,100.00	206,430.00
Reserve Funding Dues	4457	105,000.00	78,742.98	26,257.02	105,000.00	85,000.00
<b>ADDITIONAL INCOME</b>	<b>4400</b>					
Late Fee	4452	not budgeted	560.00	0.00	560.00	not budgeted
Fine Income	4456	not budgeted	105.00	0.00	105.00	not budgeted
Buy-In Fees -OPERATING	4475	not budgeted		0.00	0.00	not budgeted
<b>Total ADDITIONAL INCOME</b>		<b>0.00</b>	<b>665.00</b>	<b>0.00</b>	<b>665.00</b>	<b>0.00</b>
<b>Total Operating Income</b> Includg Res Fund		<b>289,119.00</b>	<b>217,482.98</b>	<b>72,282.02</b>	<b>289,765.00</b>	<b>291,430.00</b>
<b>Expense</b>						
<b>ADMINISTRATIVE</b>	<b>6020</b>					
Bank Service Charges	6041	0.00			0.00	0.00
Legal (updating all ByLaws)	6043	7,000.00	10,972.00	3,500.00	14,472.00	7,500.00
Accounting	6044	375.00	310.00		310.00	1,900.00
Miscellaneous Administrative	6045	275.00	275.00		275.00	0.00
Management Fees	6046	10,364.00	7,773.00	2,591.00	10,364.00	15,120.00
Office Supplies/Copies/Postage	6047	500.00	323.66	200.00	523.66	200.00
Professional Fees	6055	0.00			0.00	0.00
License and Fees	6049	20.00	20.00		20.00	0.00
Lease Violation Fee Charge	6056	0.00			0.00	0.00
Telephone/Office/WiFi	6052	0.00			0.00	0.00
<b>Total ADMINISTRATIVE</b>		<b>18,534.00</b>	<b>19,673.66</b>	<b>6,291.00</b>	<b>25,964.66</b>	<b>24,720.00</b>
<b>BUILDING MAINTENANCE</b>	<b>6140</b>					
Building Maintenance/Contractor	6148	14,000.00	9,251.00	5,000.00	14,251.00	18,000.00
Supplies	6152	1,000.00	1,026.00	400.00	1,426.00	0.00
Downspout/Gutter Cleaning			3,300.00	4,400.00	7,700.00	8,800.00
Mileage Reimbursement	6157	400.00	101.00	25.25	126.25	0.00
<b>Total BUILDING MAINTENANCE</b>		<b>15,400.00</b>	<b>13,678.00</b>	<b>9,825.25</b>	<b>23,503.25</b>	<b>26,800.00</b>
<b>TAXES &amp; INSURANCE</b>	<b>6162</b>					
Property/Liability Insurance	6601	14,300.00	12,614.00	3,000.00	15,614.00	23,000.00
<b>Total TAXES &amp; INSURANCE</b>		<b>14,300.00</b>	<b>12,614.00</b>	<b>3,000.00</b>	<b>15,614.00</b>	<b>23,000.00</b>
<b>COMMON AREA EXPENSES</b>	<b>6170</b>					
Electricity	6171	3,000.00	1,407.00	600.00	2,007.00	2,200.00
Water/Sewer	6173	29,000.00	19,272.00	9,578.00	28,850.00	33,930.00
Garbage and Recycling	6175	16,500.00	12,133.00	5,499.00	17,632.00	19,395.00
Pest Control	6176	3,000.00	935.00		935.00	1,500.00
<b>Total COMMON AREA EXPENSES</b>		<b>51,500.00</b>	<b>33,747.00</b>	<b>15,677.00</b>	<b>49,424.00</b>	<b>57,025.00</b>
<b>GROUNDS</b>	<b>6400</b>					
Irrigation	6402	0.00			0.00	0.00
Road/Driveway repair	6424	0.00	760.00		760.00	0.00
Landscaping	6403	500.00	550.00		550.00	0.00
Landscaping/Mowing Contract	6404	46,885.00	31,751.00	15,135.00	46,886.00	46,885.00
Supplies	6408	0.00			0.00	0.00
Tree Trimming/Removal	6413	15,000.00	16,425.00		16,425.00	6,000.00
<b>Total GROUNDS</b>		<b>62,385.00</b>	<b>49,486.00</b>	<b>15,135.00</b>	<b>64,621.00</b>	<b>52,885.00</b>
<b>SNOW REMOVAL</b>	<b>6500</b>					
Plowing/Sidewalks Contract	6501	22,000.00	8,163.00	4,000.00	12,163.00	22,000.00
Miscellaneous Snow Removal		0.00			0.00	0.00
Supplies	6504	0.00			0.00	0.00
<b>Total SNOW REMOVAL</b>		<b>22,000.00</b>	<b>8,163.00</b>	<b>4,000.00</b>	<b>12,163.00</b>	<b>22,000.00</b>
<b>Total Operating Expenses before funding</b>		<b>184,119.00</b>	<b>137,361.66</b>	<b>53,928.25</b>	<b>191,289.91</b>	<b>206,430.00</b>
<b>RESERVE FUNDING</b>						
<b>FUNDING</b>	<b>7000</b>					
Reserve Funding	7001	105,000.00	78,742.98	26,250.00	104,992.98	85,000.00
Buy in Fee - RESERVE	4469	0.00	2,700.00		2,700.00	0.00
<b>Total FUNDING</b>		<b>105,000.00</b>	<b>81,442.98</b>	<b>26,250.00</b>	<b>107,692.98</b>	<b>85,000.00</b>
<b>Total Operating &amp; Reserve Expense</b>		<b>289,119.00</b>	<b>218,804.64</b>	<b>80,178.25</b>	<b>298,982.89</b>	<b>291,430.00</b>
Total Operating Income		289,119.00	217,482.98	72,282.02	289,765.00	291,430.00
Total Operating Expense		289,119.00	218,804.64	80,178.25	298,982.89	291,430.00
<b>NOI - Net Operating Income</b>		<b>0.00</b>	<b>-1,321.66</b>	<b>-7,896.23</b>	<b>-9,217.89</b>	<b>0.00</b>