

THE COURTYARDS AT QUAIL LAKE

2025 Amended Budget

INCOME:	2025 #2	
MONTHLY DUES	341,977	126 homes at \$228.90
		5% from 2025 Dues
	New Income	\$12,360.60
LATE FEES & INTEREST	550	
ATTORNEY FEES - COLLECTIONS	2,500	
DELINQUENCY INCOME		
MISC. INCOME		
GROSS INCOME:	\$345,027	
EXPENSES:		
GENERAL ADMINISTRATIVE	3,000	
COMMUNITY EVENTS	1,500	
PROPERTY & D&O LIAB INSU		
<i>G/L Package</i>	147,750	
<i>Worker's Comp</i>	400	
<i>D&O</i>	2,850	
<i>Fidelity Crime</i>	0	
	151,000	
ELECTRICITY	10,000	
WATER & SEWER	24,000	
TRASH REMOVAL SERVICE	20,450	
PEST CONTROL	300	
LANDSCAPING CONTRACT	29,110	
LANDSCAPING OTHER		
<i>Flower beds</i>	2,500	
<i>Play ground / volleyball</i>	200	
	2,700	
TREE MTC.	2,055	
SNOW REMOVAL	11,000	
IRRIGATION RPR & MTC.	3,000	
ELEC SUPP / REPAIR & MTC.	3,000	
ALARM MONITORING		
<i>Monthly Service</i>	6,100	
<i>Repairs / Svc. Calls</i>	900	
<i>Yearly inspection / BF testing</i>	3,000	
	10,000	
GENERAL REPAIR & MTC.	7,500	
GUTTER REPAIR & MTC.	3,300	
ROOF REPAIR & MTC.	5,000	
AUDIT & TAX SERVICES	350	
LEGAL SVCS - COLLECTIONS	2,500	
LEGAL SVCS - GEN. COUNSEL	250	
MANAGEMENT FEES	21,800	
OTHER EXP / CONTINGENCY	4,051	
OPERATING EXPENSE:	\$315,866	
YEARLY RESERVE ALLOCATION:		
RESERVE CONTRIBUTION	29,160	Current budget is \$16,800.00
YEARLY RESERVE REQ:	\$29,160	
TOTAL BUDGET:	\$345,026	
Surplus / (Shortage):	\$0	
Per Unit Per Month	\$0	
	Balanced Budget	