

COURTYARDS AT QUAIL WOODS CONDOMINIUM ASSOCIATION, INC					Assessments	
94 UNITS	YTD	2024	2024	2025	2,150	Quarterly:92 units
JANUARY 1, 2025 - DECEMBER 31, 2025	AS OF	ESTIM.	APPROVED	PROPOSED	2,606	Quarterly: 2 units
APPROVED ANNUAL BUDGET	9/30/2024	Y/E	BUDGET	BUDGET		
INCOME						
SURPLUS/DEFICIT FROM PRIOR YEAR	-	-	14,324	12,000		
LATE FEES	500	650	-	-		
DELINQUENT INTEREST INCOME	744	1,212	-	-		
LEASE-SALES APP INCOME	2,200	2,350	-	-		
OPERATING INTEREST	220	231	-	-		
RESERVE INTEREST	6,942	8,150	-	-		
NSF FEES	100	100	-	-		
FINES INCOME	250	250	-	-		
LEGAL FEES	1,167	2,718	-	-		
INSURANCE CLAIM INCOME	10,348	10,698	-	-		
OTHER OPERATING	1,119	1,119	-	-		
INCOME	23,591	27,478	14,324	12,000		
RESERVE ASSESSMENTS	126,188	168,250	168,250	175,000		
OPERATING ASSESSMENTS	415,061	553,414	553,251	637,045		
TOTAL INCOME	564,839	749,142	735,825	824,045		
EXPENSES						
MANAGEMENT FEE	14,895	19,860	19,860	21,300		
ACCOUNTING	5,555	5,930	5,875	6,000		
LEGAL	2,503	4,400	5,000	5,000		
INSURANCE- WORKMAN'S COMP	396	525	605	525		
INSURANCE- DIRECTORS & OFFICERS/ CRIME	2,393	3,280	3,800	3,800		
INSURANCE- PROPERTY & LIABILITY	160,150	210,540	200,000	232,560		
INSURANCE- UMBRELLA	1,892	2,720	2,560	3,650		
RECLASS RESERVE INTEREST	6,942	8,150	-	-		
FEES, TAXES, LICENSES	500	500	500	500		
FEES TO DIVISION	384	384	384	384		
ANNUAL CORPORATE FEE	61	61	61	61		
OFFICE EXPENSES	2,961	3,975	3,975	3,975		
MISCELLANEOUS ADMINISTRATIVE	290	500	1,500	2,750		
VIOLATION PROCESSING	290	500	500	500		
LEASE-SALES APP PROCESSING	1,550	2,350	500	500		
MANAGEMENT NSF FEE	10	40	-	-		
ASSOCIATION WEB SITE	-	40	40	40		
ELECTRICITY	12,766	14,700	13,000	15,000		
WATER-SEWER	66,609	94,000	90,000	96,000		
JANITORIAL	2,792	4,250	4,000	4,300		
PEST CONTROL	7,835	10,000	10,000	10,000		
FLAT ROOF REPAIRS/ INSPECTIONS	-	-	7,000	14,500		
FIRE/ SAFETY EQUIPMENT	1,661	1,661	1,700	1,800		
CAPITAL IMPROVEMENTS	22,119	22,119	20,000	40,000		
MISCELLANEOUS MAINTENANCE	36,041	40,000	20,000	25,000		
PRESSURE CLEANING	-	-	5,000	5,000		
LAKE MAINTENANCE	1,832	2,456	3,000	3,200		
PRESERVE MAINTENANCE	-	-	2,000	2,000		
LANDSCAPE MAINTENANCE	49,500	66,000	66,000	70,000		
IRRIGATION REPAIR	2,133	5,000	8,000	8,000		
MULCH/ SOD/ ETC.	-	-	20,715	20,000		
PLANT REPLACEMENT/ REPAIR	5,144	5,144	15,000	15,000		
LANDSCAPE IMPROVEMENT	2,995	2,995	10,000	10,000		
TREE TRIMMING	13,060	16,000	16,000	16,000		
POOL/ SPA MAINTENANCE	6,675	8,850	8,000	8,700		
POOL/ SPA REPAIR	548	2,000	3,000	3,000		
TOTAL OPERATING EXPENSES	432,483	558,931	567,575	649,045		
RESERVES	126,188	168,250	168,250	175,000		
TOTAL COMMON EXPENSES	558,670	727,181	735,825	824,045		

**COURTYARDS AT QUAIL WOODS CAI
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE
2025 APPROVED BUDGET**

Component	Est. Useful Life	Current Est Replacement Cost	Est Remaining Useful Life	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	
Roof (Tile)	30	\$2,200,000	24													
Roof (Flat)	5	\$240,000	1	0	78,000		24,000	10,000	32,000	40,000		24,000	10,000	32,000	40,000	
Skylight Replacements (new)	15	\$70,848	9										70,848			
Roof Sealing	5	\$25,000	1		25,000					25,000					25,000	
Asphalt Overlay/ Driveways	25	\$200,000	1	15,087	30,000	15,000				30,000	15,000			30,000	15,000	
Painting	7	\$170,000	5						170,000							175,000
Pool Fence/ Gates	24	\$10,000	1		10,000											
Pool Deck Resurface	30	\$45,000	29													
Pool Equipment	5	\$7,500	5	10,403					7,500					9,000		
Pool Resurface	10	\$40,000	9										50,000			
Pool House Bathrooms	15	\$27,000	10											27,000		
Gate House Remodel	15	\$15,000	1		15,000											
Tennis Court Fence/Gates	25	\$12,000	1		15,000											
Tennis Court Resurface	10	\$45,000	1		50,000										50,000	
Plumbing Replacements	3	\$15,000	3			15,000				15,000			15,000			15,000
Landscape/ Mailboxes	10	\$25,000	1		15,000						20,000					
Irrigation	7	\$5,000	6							5,000						
Expected Expenditures		\$ 3,152,348		25,490	238,000	15,000	39,000	10,000	209,500	115,000	35,000	24,000	145,848	68,000	145,000	205,000
		Beginning Balance		173,436	322,034	267,184	427,184	563,184	728,184	693,684	753,684	893,684	1,044,684	1,073,836	1,180,836	1,210,836
		Interest		5,838	8,150											
		Annual Funding		168,250	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
		Ending Balance		322,034	267,184	427,184	563,184	728,184	693,684	753,684	893,684	1,044,684	1,073,836	1,180,836	1,210,836	1,180,836

Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29
Roof (Tile)												2,200,000					
Roof (Flat)	24,000	10,000	32,000	40,000		24,000	10,000	32,000	40,000		24,000	10,000	32,000	40,000		24,000	10,000
Skylight Replacements (new)												70,848					
Roof Sealing			25,000						25,000					25,000			
Asphalt Overlay/ Driveways			30,000	15,000				30,000	170,000			30,000	15,000				30,000
Painting						180,000								185,000			
Pool Fence/ Gates									10,000								
Pool Deck Resurface																	45,000
Pool Equipment			9,000						11,000				11,000				
Pool Resurface						50,000											50,000
Pool House Bathrooms																	
Gate House Remodel			15,000														
Tennis Court Fence/Gates												12,000					
Tennis Court Resurface										50,000							
Plumbing			15,000			15,000			15,000			15,000				15,000	
Landscape/ Mailboxes					20,000												20,000
Irrigation	5,000							5,000									5,000
Expected Expenditures	29,000	10,000	56,000	110,000	35,000	39,000	240,000	78,000	260,000	50,000	24,000	2,348,848	47,000	250,000	40,000	24,000	135,000
Beginning Balance	1,180,836	1,326,836	1,491,836	1,610,836	1,675,836	1,815,836	1,951,836	1,886,836	1,983,836	1,898,836	2,023,836	2,174,836	988	128,988	53,988	188,988	339,988
Interest																	
Annual Funding	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
Ending Balance	1,326,836	1,491,836	1,610,836	1,675,836	1,815,836	1,951,836	1,886,836	1,983,836	1,898,836	2,023,836	2,174,836	988	128,988	53,988	188,988	339,988	379,988