

**Quails Nest Condominium Owner's Association**  
**2025 Budget (2 Bed \$464 / 1 Bed \$320)**  
January through December 2025

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	Jan - Dec 25
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Association Income</b>	
Assessments	84,966.00
Late Fees	0.00
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<b>Total Association Income</b>	84,966.00
<b>Total Income</b>	84,966.00
<b>Expense</b>	
<b>Grounds</b>	
Grounds Maintenance	5,930.00
Snow Removal	6,000.00
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<b>Total Grounds</b>	11,930.00
<b>Insurance</b>	
Liability Insurance	21,000.00
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<b>Total Insurance</b>	21,000.00
<b>Licenses and Permits</b>	55.00
<b>Postage and Delivery</b>	73.00
<b>Professional Fees</b>	
Accounting	225.00
Legal Fees	600.00
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<b>Total Professional Fees</b>	825.00
<b>Property Management</b>	8,100.00
<b>Repairs</b>	
Asphalt Repairs	3,600.00
Building Repairs	3,600.00
Deck Conditioning	600.00
Equipment Repairs	1,500.00
Exterior Repairs	4,972.00
Grounds Repairs	2,200.00
Lighting	375.00
Plumbing Repairs	1,800.00
Sprinkler Repairs	600.00
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<b>Total Repairs</b>	19,247.00
<b>Reserves</b>	9,000.00
<b>Supplies</b>	
Office	180.00
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<b>Total Supplies</b>	180.00

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	<b>Jan - Dec 25</b>
<b>Utilities</b>	
Gas - Hot Water/Heat	12,000.00
Water and Sewer	6,600.00
Utility Payment from Homeowner	-10,044.00
Trash Removal	6,000.00
<b>Total Utilities</b>	<b>14,556.00</b>
<b>Total Expense</b>	<b>84,966.00</b>
<b>Net Ordinary Income</b>	<b>0.00</b>
<b>Net Income</b>	<b>0.00</b>