

**Meadows at Kyle HOA**  
**Units 313**  
**Period 1/1/2019 to 12/31/2019**  
**Operating**

	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total	Notes
Billable Units	313.00	313.00	313.00	313.00	313.00	313.00	313.00	313.00	313.00	313.00	313.00	313.00		313 total units
Dues Rate	52.80	52.80	52.80	52.80	52.80	52.80	52.80	52.80	52.80	52.80	52.80	52.80		
<b>INCOME</b>														
<b>Assessments</b>														
Assessments	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	198,317	
TOTAL Assessments	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	16,526	198,317	
<b>TOTAL INCOME</b>														
<b>16,526 16,526 16,526 16,526 16,526 16,526 16,526 16,526 16,526 16,526 16,526 16,526 198,317</b>														
<b>EXPENSES</b>														
<b>Administrative Expenses</b>														
Accounting				400									400	tax return prep/reduced fro 825
Copies	250	250	250	250	250	250	250	250	250	250	250	250	3,000	
Legal	500	500	500	500	500	500	500	500	500	500	500	500	6,000	winstead/reduced from 8K
Management Fees	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	1,372	16,463	Per mgmt agreement 2%
Meeting Expense										150			150	Library deposit
Postage/Delivery	67	67	67	67	67	67	67	67	67	67	67	67	800	Kept same
Social Events	1,500				500				500				2,500	Kept same
Web HOARC	64			64			64			64			256	smartwebs/ARC software
Printing-Coupons/Stmts	15	15	15	15	15	15	15	15	15	15	1,565	15	1,730	coupons and statements
TOTAL Administrative Expenses	3,768	2,204	2,204	2,668	2,704	2,204	2,268	2,204	2,704	2,418	3,754	2,204	31,299	
<b>Property Expenses</b>														
Irrigation Repair/Maint	125	125	125	125	125	125	125	125	125	125	125	125	1,500	kept same
Access Ctrl-Maint	10	10	10	250	200	200	200	200	200	10	10	10	1,310	pool keys
Landscape-Enhancement														cleanscapes
Landscape-Maint	3,255	3,255	11,380	3,255	3,255	3,380	3,255	3,255	3,380	3,255	3,255	3,255	47,435	increased per contract/includes once a year mulch installation and flower installation
Maint/Repair	125	125	125	125	125	125	125	125	125	125	125	125	1,500	increased 500 from signage line item
Pool Mgmt-Lfgds/Monitor				2,027	2,027	2,027	2,027	2,027	2,027	2,027	2,027		14,189	Amenity solutions/kept same
Pool/Spa-Maint/Supplies	800	800	800	1,500	1,500	1,500	1,500	1,500	1,500	1,500	800	800	14,500	Amenity solutions/kept same
Janitorial	150	150	150	350	350	350	350	350	350	350	150	150	3,200	Amenity solutions/kept same
Pool Chemicals	360	360	360	360	360	360	360	360	360	360	360	360	4,325	Amenity solutions/kept same
TOTAL Property Expenses	4,825	4,825	12,950	7,992	7,942	8,067	7,942	7,942	8,067	7,752	4,825	4,825	87,959	
<b>Tax/Ins/Interest Exp</b>														
Ins-D & O												1,650	1,650	D & O estimated increase
Ins-F&EC or Package												5,500	5,500	Ins/umbrella estimated increase
TOTAL Tax/Ins/Interest Exp												7,150	7,150	totalx/Ins/InterestLL
<b>Utility Expenses</b>														
Electric	417	417	417	417	417	417	417	417	417	417	417	417	5,000	reduced from last year budget
Tel/Cel/Pager	260	260	260	260	260	260	260	260	260	260	260	260	3,120	lift
Trash	74	74	74	74	74	74	74	74	74	74	74	74	898	kept same
Water/Sewer	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,800	increased some
TOTAL Utility Expenses	3,401	3,401	3,401	3,401	3,401	3,401	3,401	3,401	3,401	3,401	3,401	3,401	40,808	
<b>Capital/Non-Recurring</b>														
NR Capital	2,000	500	500	500	500	500	500	500	500	500	500	500	7,500	January landscape enhancements
TOTAL NR	2,000	500	500	500	500	500	500	500	500	500	500	500	7,500	
<b>Transfer Proof</b>														
Reserve Transfer	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	23,300	
TOTAL Transfer Proof	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	1,942	23,300	
<b>TOTAL EXPENSES</b>														
<b>15,935 12,871 20,996 16,502 16,488 16,113 16,052 15,988 16,613 16,012 14,421 20,021 198,016</b>														
<b>Excess Revenue / Expense</b>														
<b>591 3,655 (4,470) 24 38 413 474 538 (87) 514 2,105 (3,495) 301</b>														