

Keystone at Meadow Woods HOA, Inc.

Account	Description	Approved 2023 Budget	Revised 2023 Budget
INCOME:		\$300.00 monthly	\$333.25 monthly
04010	HOA Assessments	\$ 644,400.00	\$ 662,255.25
04026	Management Late/Lien Fees	\$ -	\$ -
04027	Paid Out Mgmt Late/Lien Fees	\$ -	\$ -
04130	Legal Fees Reimbursement	\$ -	\$ -
04160	Pool Key Fees	\$ -	\$ -
04180	Interest on Operat/Assessment	\$ -	\$ -
04191	Interest on Reserves	\$ -	\$ -
04192	Allocate Reserve Interest	\$ -	\$ -
04193	Miscellaneous Income	\$ -	\$ -
	Subtotal Income	\$ 644,400.00	
EXPENSES			
Building Maintenance			
05020	Roof Repairs	\$ 12,000.00	\$ 12,000.00
05040	Exterior Repairs	\$ 30,000.00	\$ 30,000.00
05060	Plumbing Repairs	\$ 3,000.00	\$ 3,000.00
05180	Termite Bond	\$ 5,250.00	\$ 5,250.00
05260	Water and Sewer	\$ 90,000.00	\$ 90,000.00
	Building Maintenance	\$ 140,250.00	\$ 140,250.00
Grounds Maintenance			
06030	Contracted Association Labor	\$ 37,500.00	\$ 37,500.00
06040	Contracted Lawn Service	\$ 55,680.00	\$ 55,680.00
06050	Horticulture/Fertilization	\$ -	\$ -
06055	Tree and Shrub Trimming	\$ 4,000.00	\$ 4,000.00
06070	Sod/Plants/Mulch	\$ 2,000.00	\$ 2,000.00
06120	Irrigation Repair	\$ 2,500.00	\$ 2,500.00
06140	Pest Control	\$ 3,000.00	\$ 3,000.00
06290	Street Light Electric	\$ 14,000.00	\$ 14,000.00
06340	Lake/Waterway Maintenance	\$ 3,000.00	\$ 3,000.00
06380	Signs/Sign Maintenance	\$ 500.00	\$ 500.00
06580	Repair/Maintenance-General	\$ 30,000.00	\$ 30,000.00
	Grounds Maintenance	\$ 152,180.00	\$ 152,180.00
Pool/Clubhouse			
06750	Golf Cart	\$ 1,000.00	\$ 1,000.00
06800	Fountains	\$ 500.00	\$ 500.00
07040	Chemicals	\$ 1,750.00	\$ 1,750.00
07043	Pool Permit	\$ 200.00	\$ 200.00
07080	Pool Equipment Repair	\$ 1,000.00	\$ 1,000.00
07100	Electric Repair	\$ 250.00	\$ 250.00
07252	Cabana Maintenance and Repair	\$ 500.00	\$ 500.00
	Pool/Clubhouse	\$ 5,200.00	\$ 5,200.00
Utilities			
07940	Trash Removal	\$ 60,000.00	\$ 60,000.00
	Utilities	\$ 60,000.00	\$ 60,000.00
Management & Admin			
08020	Management Fee	\$ 33,321.96	\$ 33,321.96
08025	Tops One On-line Portal	\$ 2,148.00	\$ 2,148.00
08040	Postage	\$ 540.00	\$ 540.00
08060	Copies/Printing/Supplies	\$ 3,000.00	\$ 3,000.00
08075	Bad Debt Expense	\$ -	\$ -
08081	Accounting Services	\$ 3,000.00	\$ 3,000.00
08100	Legal Expense	\$ 2,000.00	\$ 2,000.00
08120	Insurance	\$ 86,608.04	\$ 98,463.29
08170	Security	\$ 18,712.00	\$ 18,712.00
08200	Master Association Fee	\$ 19,690.00	\$ 19,690.00
08345	Association Loan/ Interest Pa	\$ 99,688.00	\$ 99,688.00
08390	Annual Corporate Report	\$ 62.00	\$ 62.00
	Management & Admin	\$ 268,770.00	\$ 280,625.25
Reserves			
09001	Reserves	\$ 18,000.00	\$ 24,000.00
	Reserves	\$ 18,000.00	\$ 24,000.00
	TOTAL EXPENSES	\$ 644,400.00	\$ 662,255.25
	Current Year Net Income/Loss	\$ -	\$ -

Insurance Cost July 2023 - July 2024

\$	187,973.60	Total Package
\$	38,914.72	Down Payment
\$	149,058.88	Unpaid Premium
\$	521.85	Doc Stamp
\$	149,580.73	Total Financed
\$	5,532.27	Finance Charge
\$	155,113.00	Total Owed
\$	15,511.30	Monthly Payments

7.99 % Finance Rate