

Fox Meadow Homeowners Association

3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

The Homeowner's Association of Fox Meadows requests your attendance at the 2023 Annual Homeowner's Membership Meeting to be held Monday, December 18, 2023 at 6:00 pm at Beal Properties, 3363 University Drive East, Suite 215, Bryan, TX 77802. The meeting will also be held via Zoom for those who are not able to attend in person.

Fox Meadow Homeowners Association, Inc. **2023 Annual Meeting Agenda**

1. Call Meeting to Order
2. Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Reading of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Election of directors
 - Open floor for Nominations
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
7. Unfinished Business
8. New business
9. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

As agent for me, and in my name and stead to vote as my Proxy at the 2023 Annual Meeting of the Fox Meadow Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the December 18, 2023 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

PROXY MUST BE HAND CARRIED OR MAILED/EMAILED TO BE RECEIVED NO LATER THAN 12/17/23.

Owner Signature

Address

Cash Flow

Beal Properties

Properties: Fox Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2023 to 12/18/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	297.48	4.38	297.48	4.38
Late Fees\NSF Rent	36.00	0.53	36.00	0.53
Homeowners Association Dues	6,155.61	90.58	6,155.61	90.58
Fines for violations	250.00	3.68	250.00	3.68
Certified Mail Charges Recovered	56.60	0.83	56.60	0.83
Total Operating Income	6,795.69	100.00	6,795.69	100.00
Expense				
Collections	-200.00	-2.94	-200.00	-2.94
Bank Fees/Office Expenses	30.00	0.44	30.00	0.44
Insurance	1,637.00	24.09	1,637.00	24.09
Legal Fees	340.64	5.01	340.64	5.01
Management Fee	3,000.00	44.15	3,000.00	44.15
Office Expenses	25.75	0.38	25.75	0.38
Postage	-6.80	-0.10	-6.80	-0.10
Professional Fees	255.00	3.75	255.00	3.75
Property Taxes	1.98	0.03	1.98	0.03
Total Operating Expense	5,083.57	74.81	5,083.57	74.81
NOI - Net Operating Income	1,712.12	25.19	1,712.12	25.19
Total Income	6,795.69	100.00	6,795.69	100.00
Total Expense	5,083.57	74.81	5,083.57	74.81
Net Income	1,712.12	25.19	1,712.12	25.19
Other Items				
Prepayments	-1,175.00		-1,175.00	
Net Other Items	-1,175.00		-1,175.00	
Cash Flow	537.12		537.12	
Beginning Cash	4,519.37		4,519.37	
Beginning Cash + Cash Flow	5,056.49		5,056.49	
Actual Ending Cash	5,056.49		5,056.49	

Annual Budget - Comparative

Properties: Fox Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Interest Income	297.48	0.00
Late Fees\NSF Rent	36.00	100.00
Homeowners Association Dues	6,155.61	5,875.00
Cost of Collections	0.00	100.00
Fines for violations	250.00	200.00
Certified Mail Charges Recovered	56.60	0.00
Total Operating Income	6,795.69	6,275.00
Expense		
Collections	-200.00	0.00
Bank Fees/Office Expenses	30.00	0.00
Community Events	0.00	500.00
General Maintenance	0.00	100.00
Insurance	1,637.00	1,500.00
Legal Fees	340.64	200.00
Lawn/Property Maintenance	0.00	500.00
Management Fee	3,000.00	3,000.00
Office Expenses	25.75	0.00
Postage	-6.80	0.00
Professional Fees	255.00	0.00
Property Taxes	1.98	5.00
Total Operating Expense	5,083.57	5,805.00
Total Operating Income	6,795.69	6,275.00
Total Operating Expense	5,083.57	5,805.00
NOI - Net Operating Income	1,712.12	470.00
Total Income	6,795.69	6,275.00
Total Expense	5,083.57	5,805.00
Net Income	1,712.12	470.00



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Statement Date

9/30/2023

6858 1 AV 0.498

Account No

****1890

FOX MEADOW HOMEOWNERS ASSOCIATION

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RESERVE ACCOUNT

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470



STATEMENT SUMMARY

TX Business Savings Account No ****1890

07/01/2023	Beginning Balance		\$4,023.10
	1 Deposits/Other Credits	+	\$7.10
	0 Checks/Other Debits	-	\$0.00
09/30/2023	Ending Balance	92 Days in Statement Period	\$4,030.20

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/30/2023	Accr Earning Pymt Added to Account	\$7.10

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
07-01	\$4,023.10	09-30	\$4,030.20

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$7.10	Annual Percentage Yield Earned	0.70 %
Interest Paid YTD	\$21.04	Days in Earnings Period	92

MEMBER FDIC



NYSE Symbol "PB"

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102031 : 00685801



Fox Meadow HOA

2024 Annual Budget - Approved 12.18.2023

Account Name	2024 Budget
Income	
Interest Income	200.00
Late Fees\NSF Rent	0.00
Homeowners Association Dues	2,500.00
Cost of Collections	200.00
Fines for violations	0.00
Certified Letter Charge	0.00
Certified Mail Charges Recovered	50.00
Residual Income (Prior Years Earnings)	4,000.00
Total Operating Income	6,950.00
Expense	
Collections	0.00
Bank Fees/Office Expenses	45.00
Community Events	500.00
General Maintenance	100.00
Insurance	1,800.00
Legal Fees	200.00
Lawn/Property Maintenance	500.00
Management Fee	3,000.00
Postage	0.00
Property Taxes	0.00
Total Operating Expense	6,145.00
Total Operating Income	6,950.00
Total Operating Expense	6,145.00
NOI - Net Operating Income	805.00