

The Homestead at Carrollton, Phase I Homeowners' Association, Inc.
2017 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2017 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Sub	Description	2017 Budget
4110		Homeowner Dues	366,532
4340		Pool Access Card Income	200
4410		Clubhouse Rental Fees	2,000
4510		Late Fee Income	500
4512		Delinquency Processing Fees	2,500
4530		NSF Fees	25
4540		Fine Income	100
4810		Interest Income	133
		Total Operating Revenue	\$ 371,990

Expenses

Utilities

Acct	Sub	Description	2017 Budget
5110		Electric	19,000
5120		Water	40,000
5130		Telephone/Modem	850
5140		Gas	600
5180		Trash Removal	1,325
		Total Utilities	\$ 61,775

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The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2017 Operating Budget as listed below:

Landscape Maintenance

Acct	Sub	Description	2017 Budget
5210	09	Landscape Maintenance Contract	99,273
5225		Resident Lot Mows	300
5240		Landscape Maint/Repair	2,000
5243		Mulch	2,000
5245		Landscape Improvements and Upgrades	22,971
5250		Tree and Shrub Maintenance	6,000
5260		Irrigation Repairs	10,000
		Total Landscape Maintenance	\$ 142,544

Common Area Maintenance

Acct	Sub	Description	2017 Budget
5540		Lights Maintenance	1,600
5554		Playground Maint/Repair	2,000
5580		Pest Control	2,500
5590		Holiday Decoration	4,000
5599		Common Area Miscellaneous Expense	1,000
		Total Common Area Maintenance	\$ 11,100

Amenity Center/Pool Maintenance

Acct	Sub	Description	2017 Budget
6110		Pool Contract Maintenance	10,500
6112		Pool Chemicals	4,500
6115		Pool Supplies and Equipment	800
6120		Pool Repairs & Maint	3,000
6124		Pool Fence/Wall Repair	1,500
6126		Pool Cabana Repairs and Maintenance	2,000
6128		Pool Furniture	500
6130		Access Cards	1,200
6135		Access System Repairs and Maintenance	800
6180		Pool Signs	100
6185		Pool Permits	227
6350		Janitorial/Porter Services	6,780
6399		Clubhouse Misc. Expense	1,200
		Total Amenity Center/Pool Maintenance	\$ 33,107

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General & Administrative

Acct	Sub	Description	2017 Budget
7110		Professional Mgmt Fee	29,873
7120		Admin Supplies/Expenses	6,500
7125		On-Site Office Supplies	500
7140		Telephone-HOA Administrator	1,200
7199		Miscellaneous Administrative Expense	200
7210		Annual Rev/Tax Return	1,855
7215		Licenses and Fees	200
7220		Delinquency Processing Exp	2,500
7235		Legal Expenses - Board	500
7240		IT Support	300
7310		Newsletter/Other Mailings	700
7320		Website Maintenance	153
7330		Website Implementation	75
7450		Unrecovered Assessments	500
7510		Social	5,000
7520		Meetings Expense	200
Total General & Administrative			\$ 50,256

Insurance & Taxes

Acct	Sub	Description	2017 Budget
7910		Director and Officers Insurance	2,059
7920		TX Comm. Property Policy	5,436
7930		Umbrella	1,650
7950		Workers Compensation Insurance	270
Total Insurance & Taxes			\$ 9,415

Onsite Employees

Acct	Sub	Description	2017 Budget
8100		HOA Board Administrator	44,737
Total Onsite Employees			\$ 44,737

TOTAL OPERATING EXPENSES	\$ 352,934
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The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2017 Operating Budget as listed below:

Reserve Transfers

Acct	Sub	Description	2017 Budget
9110		Transfer To Reserve	19,056
		Total Reserve Transfers	\$ 19,056

TOTAL EXPENSES \$ **371,990**

OPERATING NET INCOME (LOSS) \$ **0**

RESERVE FUND

Reserve Revenue

Acct	Sub	Description	2017 Budget
9205		Reserve Fund Interest Income	1,751
9210		Reserve Fund Contribution	19,056
		Total Reserve Revenue	\$ 20,807

Reserve Expenses

Acct	Sub	Description	2017 Budget
9305		Reserve Fund Expense	10,000
9310		Reserve Landscape Maint & Repair	5,000
9315		Reserve Irrigation Maint & Repair	3,500
9330		Reserve Fence and Wall Maintenance	2,000
9335		Reserve Pool Repairs & Maintenance	2,000
9350		Reserve Playground Maintenance	4,000
		Total Reserve Expenses	\$ 26,500

NET RESERVE INCOME (LOSS) \$ **(5,693)**

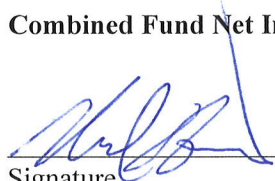
COMBINED FUND NET INCOME (LOSS) \$ **(5,693)**

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The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2017 Operating Budget as listed below:

Approved Budget Summary:

Total Operating Fund Revenue	\$	371,990
Net Operating Fund Income (Loss)	\$	0
 Net Reserve Income (Loss)	\$	 (5,693)
 Combined Fund Net Income (Loss)	\$	 (5,693)



 Signature

President 10/17/16


 Position/Date

Signature


 Signature

Position/Date
Secretary / 10/17/2016

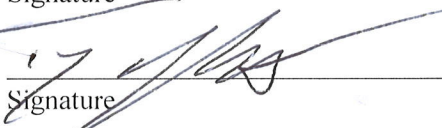
 Position/Date



 Signature

member

 Position/Date



 Signature

Director

 Position/Date