



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

2019 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2019 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Sub	Description	2019 Budget
4110	00	Homeowner Dues	410,514
4340	00	Pool Access Card Income	50
4410	00	Clubhouse Rental Fees	1,500
4510	00	Late Fee Income	1,500
4512	00	Delinquency Processing Fees	3,500
4530	00	NSF Fees	25
4540	00	Fine Income	50
4810	00	Interest Income	200
Total Operating Revenue			\$ 417,339

Expenses

Utilities

Acct	Sub	Description	2019 Budget
5110		Electric	17,500
5120		Water	43,000
5130		Telephone/Modem	1,300
5131		Internet	1,900
5140		Gas	600
5180		Trash Removal	1,104
Total Utilities			\$ 65,404

Landscape Maintenance

Acct	Sub	Description	2019 Budget
5210		Landscape Maintenance Contract	121,920
5240		Landscape Maint/Repair	8,500
5243		Mulch	2,500
5245		Landscape Improvements/Upgrades	3,000
5250		Tree and Shrub Maintenance	8,000
5260		Irrigation Repairs	13,000
Total Landscape Maintenance			\$ 156,920

Common Area Maintenance

Acct	Sub	Description	2019 Budget
5540		Lights Maintenance	500
5554		Playground Maint/Repair	500
5580		Pest Control	250
5590		Holiday Decoration	2,500
5599		Common Area Miscellaneous Expense	2,000

		Total Common Area Maintenance	\$	5,750
Amenity Center/Pool Maintenance				
Acct	Sub	Description	2019 Budget	
6110		Pool Contract Maintenance	11,000	
6112		Pool Chemicals	5,000	
6115		Pool Supplies & Equip	500	
6120		Pool Repairs & Maint	4,500	
6124		Pool Fence/Wall Repair	500	
6126		Pool Cabana Repairs and Maintenance	2,000	
6128		Pool Furniture	800	
6130		Access Cards	500	
6135		Access System Repairs/Maint	500	
6180		Pool Signs	100	
6185		Pool Permits	500	
6350		Janitorial/Porter Services	8,500	
6399		Clubhouse Misc. Expense	1,000	
Total Amenity Center/Pool Maintenance			\$	35,400
General & Administrative				
Acct	Sub	Description	2019 Budget	
7110		Professional Mgmt Fee	29,868	
7120		Admin Supplies/Expenses	9,000	
7125		On-Site Office Supplies	700	
7210		Annual Rev/Tax Return	900	
7220		Delinquency Processing Exp	5,000	
7235		Legal Expenses - Board	2,000	
7240		IT Support	300	
7310		Newsletter/Other Mailings	700	
7320		Website Maintenance	150	
7510		Social	4,000	
7520		Meetings Expense	200	
Total General & Administrative			\$	52,818
Insurance & Taxes				
Acct	Sub	Description	2019 Budget	
7910		Director and Officers Insurance	2,213	
7920		TX Comm. Property Policy	5,500	
7930		Umbrella	1,550	
7940		Crime	250	
7950		Workers Compensation Insurance	300	
Total Insurance & Taxes			\$	9,813
Onsite Employees				
Acct	Sub	Description	2019 Budget	
8100		HOA Board Administrator	22,000	
Total Onsite Employees			\$	22,000
TOTAL OPERATING EXPENSES			\$	348,105

Reserve Transfers

Acct	Sub	Description	2019 Budget
9110		Transfer To Reserve	69,234
Total Reserve Transfers			\$ 69,234
TOTAL EXPENSES			\$ 417,339
OPERATING NET INCOME (LOSS)			\$ (0)

RESERVE FUND FUND

Reserve Fund Revenue

Acct	Sub	Description	2019 Budget
9205		Reserve Fund Interest Income	1,300
9210		Reserve Fund Contribution	22,000
Total Reserve Fund Revenue			\$ 23,300

Reserve Fund Expenses

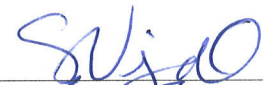
Acct	Sub	Description	2019 Budget
9315		Reserve Irrigation Maintenance & Repairs	973
9340		Reserve Clubhouse Repairs & Maintenance	5,000
9350		Reserve Playground Maintenance	2,000
Total Reserve Fund Expenses			\$ 7,973

NET RESERVE FUND INCOME (LOSS) \$ 15,327

COMBINED FUND NET INCOME (LOSS) \$ 15,327

Approved Budget Summary:


Total Operating Fund Revenue	\$ 417,339
Net Operating Fund Income (Loss)	\$ (0)
 Net Reserve Fund Income (Loss)	 \$ 15,327
 Combined Fund Net Income (Loss)	 \$ 15,327



Signature

President 10-29-2018

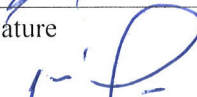
Position/Date



Signature

Treasurer 10/29/2018

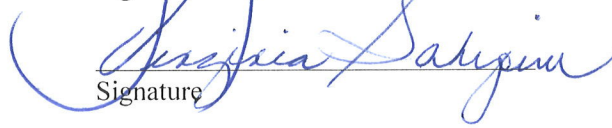
Position/Date



Signature

Secretary 10/29/18

Position/Date



Signature

DIRECTOR 10/29/18

Position/Date

Signature

Position/Date