



**ie Homestead at Carrollton, Phase I Homeowners' Association, Inc.**  
**2020 Budget Resolution**

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc.  
resolves to adopt the 2020 Operating Budget as listed below:

**OPERATING FUND**

**Operating Revenue**

Acct	Sub	Description	2020 Budget
4110	00	Homeowner Dues	410,509
4340	00	Pool Access Card Income	50
4410	00	Clubhouse Rental Fees	1,000
4510	00	Late Fee Income	500
4512	00	Delinquency Processing Fees	2,000
4530	00	NSF Fees	200
4540	00	Fine Income	250
4810	00	Interest Income	200
		<b>Total Operating Revenue</b>	<b>\$ 414,709</b>

**Expenses**

**Utilities**

Acct	Sub	Description	2020 Budget
5110		Electric	15,000
5120		Water	30,000
5130		Telephone/Modem	1,300
5131		Internet	1,950
5140		Gas	500
5180		Trash Removal	7,500
		<b>Total Utilities</b>	<b>\$ 56,250</b>

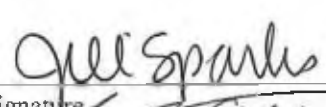
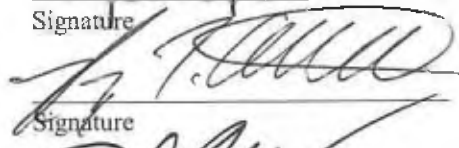

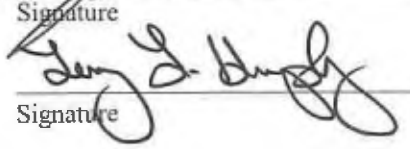
**Landscape Maintenance**

Acct	Sub	Description	2020 Budget
5210		Landscape Maintenance Contract	121,920
5225		Resident Lot Mows	200
5240		Landscape Maint/Repair	6,000
5243		Mulch	2,500
5245		Landscape Improvements/Upgrades	3,000
5250		Tree and Shrub Maintenance	7,000
5260		Irrigation Repairs	15,000
		<b>Total Landscape Maintenance</b>	<b>\$ 155,620</b>

**Common Area Maintenance**

Acct	Sub	Description	2020 Budget
5540		Lights Maintenance	500
5554		Playground Maint/Repair	500
5580		Pest Control	250
5590		Holiday Decoration	4,000
5599		Common Area Miscellaneous Expense	2,000

		<b>Total Common Area Maintenance</b>	<b>\$ 7,250</b>
<b>Amenity Center/Pool Maintenance</b>			
<b>Acct</b>	<b>Sub</b>	<b>Description</b>	<b>2020 Budget</b>
6110		Pool Contract Maintenance	12,864
6112		Pool Chemicals	5,000
6115		Pool Supplies & Equip	2,000
6120		Pool Repairs & Maint	7,500
6124		Pool Fence/Wall Repair	3,000
6126		Pool Cabana Repairs and Maintenance	1,500
6128		Pool Furniture	3,500
6130		Access Cards	500
6135		Access System Repairs/Maint	500
6180		Pool Signs	200
6185		Pool Permits	300
6350		Janitorial/Porter Services	9,120
6399		Clubhouse Misc. Expense	2,500
		<b>Total Amenity Center/Pool Maintenance</b>	<b>\$ 48,484</b>
<b>General &amp; Administrative</b>			
<b>Acct</b>	<b>Sub</b>	<b>Description</b>	<b>2020 Budget</b>
7110		Professional Mgmt Fee	31,063
7120		Admin Supplies/Expenses	9,000
7125		On-Site Office Supplies	500
7210		Annual Rev/Tax Return	375
7220		Delinquency Processing Exp	2,000
7235		Legal Expenses - Board	500
7310		Newsletter/Other Mailings	700
7510		Social	4,500
7520		Meetings Expense	200
		<b>Total General &amp; Administrative</b>	<b>\$ 48,838</b>
<b>Insurance &amp; Taxes</b>			
<b>Acct</b>	<b>Sub</b>	<b>Description</b>	<b>2020 Budget</b>
7910		Director and Officers Insurance	1,558
7920		TX Comm. Property Policy	3,508
7930		Umbrella	1,424
7940		Crime	172
7950		Workers Compensation Insurance	213
		<b>Total Insurance &amp; Taxes</b>	<b>\$ 6,875</b>
<b>Onsite Employees</b>			
<b>Acct</b>	<b>Sub</b>	<b>Description</b>	<b>2020 Budget</b>
8100		HOA Board Administrator	17,000
		<b>Total Onsite Employees</b>	<b>\$ 17,000</b>
		<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 340,317</b>
<b>Reserve Transfers</b>			

Acct	Sub	Description	2020 Budget												
9110		Transfer To Reserve	74,392												
		<b>Total Reserve Transfers</b>	<b>\$ 74,392</b>												
		<b>TOTAL EXPENSES</b>	<b>\$ 414,709</b>												
		<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ 0</b>												
<b>RESERVE FUND FUND</b>															
<b>Reserve Fund Revenue</b>															
Acct	Sub	Description	2020 Budget												
9205		Reserve Fund Interest Income	1,500												
9210		Reserve Fund Contribution	74,392												
		<b>Total Reserve Fund Revenue</b>	<b>\$ 75,892</b>												
<b>Reserve Fund Expenses</b>															
Acct	Sub	Description	2020 Budget												
9340		Reserve Clubhouse Repairs & Maintenance	18,000												
		<b>Total Reserve Fund Expenses</b>	<b>\$ 18,000</b>												
		<b>NET RESERVE FUND INCOME (LOSS)</b>	<b>\$ 57,892</b>												
		<b>COMBINED FUND NET INCOME (LOSS)</b>	<b>\$ 57,892</b>												
<p>Approved Budget Summary:</p> <table> <tr> <td><b>Total Operating Fund Revenue</b></td> <td><b>\$</b></td> <td><b>414,709</b></td> </tr> <tr> <td><b>Net Operating Fund Income (Loss)</b></td> <td><b>\$</b></td> <td><b>0</b></td> </tr> <tr> <td> <b>Net Reserve Fund Income (Loss)</b></td> <td> <b>\$</b></td> <td> <b>57,892</b></td> </tr> <tr> <td> <b>Combined Fund Net Income (Loss)</b></td> <td> <b>\$</b></td> <td> <b>57,892</b></td> </tr> </table>				<b>Total Operating Fund Revenue</b>	<b>\$</b>	<b>414,709</b>	<b>Net Operating Fund Income (Loss)</b>	<b>\$</b>	<b>0</b>	 <b>Net Reserve Fund Income (Loss)</b>	 <b>\$</b>	 <b>57,892</b>	 <b>Combined Fund Net Income (Loss)</b>	 <b>\$</b>	 <b>57,892</b>
<b>Total Operating Fund Revenue</b>	<b>\$</b>	<b>414,709</b>													
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 <b>Combined Fund Net Income (Loss)</b>	 <b>\$</b>	 <b>57,892</b>													
 Signature		President 9/23/2019 Position/Date													
 Signature		Treasurer 9/23/2019 Position/Date													
 Signature		At Large 9/23/2019 Position/Date													
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