

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

OPERATING FUND

Operating Revenue

Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Use this sheet to update notes for line items.
4110	00	Homeowner Dues	361,027	366,532	366,532	
4340	00	Pool Access Card Income	-	75	75	
4410	00	Clubhouse Rental Fees	2,322	1,620	1,650	2013 reduced base on historical usage.
4510	00	Late Fee Income	1,238	2,048	1,238	
4512	00	Delinquency Processing Fees	2,625	2,529	2,625	Should match 7220 budget.
4520	00	Legal Fees Income	11,250	16,723	11,250	Should match 7230 budget
4530	00	NSF Fee	-	25	25	
4540	00	Fine Income	900	825	900	
4810	00	Interest Income	-	22	22	
4900	00	Other Income	427	-	-	
Total Revenue			\$ 379,789	\$ 390,399	\$ 384,317	

Expenses

Utilities

Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Use this sheet to update notes for line items.
5110	00	Electric	11,025	18,499	19,500	2013 budget increased to reflect 2 years of historical usage.
5120	00	Water	40,482	40,218	40,500	2013 reflects historical usage
5130	00	Telephone/Modem	736	751	750	2013 reflects historical usage
5140	00	Gas	494	601	600	2013 reflects historical usage
5180	00	Trash Removal	543	855	900	2013 reflects historical usage
Total Utilities			\$ 53,280	\$ 60,924	\$ 62,250	

Landscape Maintenance

Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
5210	00	Landscape Maintenance Contra	74,400	88,104	88,104	2012 budget excludes tax. 2013 reflects landscape contract including tax with SB with no rate increase
5225	00	Resident Lot Mows	-	938	900	2012 reflects forced mowing service charge back to Owners
5230	00	Seasonal Color	2,700	5,182	2,700	2012 reflects additional perennial installed and funds allocated towards Fall installation as needed. 2013 reflects SB recommended replacement need
5240	00	Landscape Maint/Repair	-	38,485	17,353	2012 reflects the Board approved bulb installation from 12/2011 and \$17,150 allocated toward recommended tree replacements outline by SB (optional \$4,500 excluded from budget) and common area tree trimming (\$14K). 2013 reflects funds allocated toward SB Proposal #22266 & #22327 for front entrance & Median FILL-IN
5243	00	Mulch	5,500	5,499	5,500	2013 budget to remain the same
5250	00	Tree and Shrub Maintenance	-	-	8,000	2012 reflects funds allocated to SB recommendations for Insect & Disease Control 4/2013- 9/2013 (\$8K)
5260	00	Irrigation Repairs	26,367	22,679	26,100	2012 reflects repairs completed and funds allocated toward Fall repairs. 2013 reflects SB recommended budget towards repairs
Total Landscape Maintenance			\$ 108,967	\$ 160,887	\$ 148,657	

Common Area Maintenance

Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
5554	00	Playground Maint/ Repair	-	-	3,000	2013 reflect kiddie mulch installation as needed

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5580	00	Pest Control	-	354	800	2013 reduced based on quarterly service as needed
5599	00	Common Area Miscellaneous Ex	25,051	705	1,500	2013 budget reduced for as needed repairs
			\$ 25,051	\$ 1,059	\$ 5,300	

Amenity Center/Pool Maintenance

Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
6110	00	Pool Contract Maintenance	19,364	10,068	11,000	2013 reflects monthly service fee with Roberts Pools
6112	00	Pool Chemicals	-	4,947	5,000	2012 reflects chemicals applications. 2013 reflects funds allocated based on historical use
6120	00	Pool Repairs & Maint	-	3,903	4,000	2012 reflects baby pool plaster, valve and auto fill repairs completed in addition to vandalism and pool light replacement needs. 2013 reflects funds allocated based on historical use
6145	00	Pest Control	-	-	-	
6180	00	Pool Signs	-	158	200	2013 reflects funds allocated toward as needed. 2012 reflects clubhouse and pool restroom cleaning services. 2013 budget increased based on historical usage
6350	00	Janitorial/Porter Services	5,426	7,057	7,000	2013 reflects funds allocated toward as needed lighting upgrades at the pool
6399	00	Clubhouse Misc. Expense	-	352	1,500	
		Total Amenity Center/Pool Maintenance	\$ 24,790	\$ 26,485	\$ 28,700	

General & Administrative

Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
7110	00	Professional Mgmt Fee & HOA Board Admin	67,873	67,872	67,874	2012 reflects Premier's Management and HOA Board Administrator services effective 1/1/2012. 2103 reflects no Management fee increase.
7120	00	Admin Supplies/Expenses	17,132	8,236	8,500	2012 reflects Premier's flat admin fee. 2013 budget reduced based on historical expense
7125	00	On-Site Office Supplies	-	80	80	
7140	00	Telephone-HOA Administrator	1,064	2,450	2,400	2012 reflects iPhone cell service for HOA onsite service
7165	00	Postage/Express Mail	-	45	-	
7210	00	Annual Rev/Tax Return	4,000	1,276	1,350	Tax prep exp in March
7215	00	Licenses and Fees	-	270	270	
7220	00	Delinquency Processing Exp	3,000	3,161	2,625	Should match 4512 budget
7230	00	Legal Expenses	15,000	16,677	11,250	Should match 4520 budget
7235	00	Legal Expenses - Board	3,000	-	1,500	Non-collection legal expenses
7240	00	IT Support	-	390	250	2012 reflects set up and service needs provided to onsite service. 2013 reflects funds allocated for as needed services
7310	00	Newsletter/Other Mailings	952	1,556	1,600	2012 reflects bulk rate mailing service for the third party newsletter and funds allocated toward as needed services for any additional end of year mailing excluded from flat admin service. 2013 reflects increase based on historical expense
7320	00	Website Maintenance	603	1,200	600	2012 reflect HOA website hosting fees. 2013 budget reflects historical trend
7450	00	Unrecovered Assessments	-	-	2,241	2013 reflects funds allocated toward any loss due to bank foreclosure
7510	00	Social	4,020	4,020	4,800	2013 budget to be discussed
7530	00	Other Expense	11,992	-	-	
		Total General & Administrative	\$ 128,636	\$ 107,233	\$ 105,340	

Insurance & Taxes

The Homestead at Carrollton, Phase I Homeowners' Association, Inc.
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Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
7910	00	Director and Officers Insura	875	2,159	2,127	2012 reflects existing policies with Guaranty. 2013 reflect renewal rates effective 9/24/2012 with cost savings and decrease deductible with Harris Underwood for Board consideration
7920	00	TX Comm. Property Policy	5,642	5,641	4,940	
7930	00	Umbrella	500	1,264	1,500	
7940	00	Crime	350	349	253	
7950	00	Workers Compensation Insuran	-	167	250	
Total Insurance & Taxes			\$ 7,367	\$ 9,580	\$ 9,070	
TOTAL OPERATING EXPENSES			\$ 348,091	\$ 366,168	\$ 359,317	
Reserve Transfers						
Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
9110	00	Transfer To Reserve	24,000	24,000	25,000	Should match 9210 budget
Total Reserve Transfers			\$ 24,000	\$ 24,000	\$ 25,000	
TOTAL EXPENSES			372,091	390,168	384,317	
OPERATING NET INCOME (LOSS)			7,698	231	(0)	
RESERVE FUND						
Reserve Revenue						
Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
9205	00	Reserve Fund Interest Income	-	1,542	1,550	
9210	00	Reserve Fund Contribution	24,000	24,000	25,000	Should match 9110 budget
Total Reserve Revenue			\$ 24,000	\$ 25,542	\$ 26,550	
Reserve Expenses						
Acct	Sub	Description	2012 Budget	2012 Projected Actuals	2013 Proposed Budget	Notes
9315	00	Reserve Irrigation Maintenance	-	12,801	12,801	2012 reflect repairs completed and considered capital repairs i.e. valve replacements. 2013 reflects funds allocated toward phase I of drip line conversion.
9335	00	Reserve Pool Repairs & Maint	-	8,505	26,000	2012 reflects parking lot restriping, BBQ grate replacement, and the deco seal completed in the spring and funds allocated toward iron fence painting to be done in the Fall. 2013 reflects funds allocated toward enhanced pool security (\$5K), pool resurface (\$15K), and pool deck repairs on west side (\$6K)
9340	00	Reserve Painting	-	14,979	9,900	2012 reflects the arbor, gazebo, and park benches painting completed. 2013 reflect clubhouse painting
Total Reserve Expenses			\$ -	\$ 36,285	\$ 48,701	
RESERVE FUND INCOME (LOSS)			\$ 24,000	\$ (10,743)	\$ (22,151)	
COMBINED FUND NET INCOME (LOSS)			\$ 31,698	\$ (10,512)	\$ (22,151)	

The Homestead at Carrollton, Phase I Homeowners' Association, Inc.
2013 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2013 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Sub	Description	2013 Budget
4110		Homeowner Dues	366,532
4340		Pool Access Card Income	75
4410		Clubhouse Rental Fees	1,650
4510		Late Fee Income	1,238
4512		Delinquency Processing Fees	2,625
4520		Legal Fees Income	11,250
4530		NSF Fee	25
4540		Fine Income	900
4810		Interest Income	22
		Total Operating Revenue	\$ 384,317

Expenses

Utilities

Acct	Sub	Description	2013 Budget
5110		Electric	19,500
5120		Water	40,500
5130		Telephone/Modem	750
5140		Gas	600
5180		Trash Removal	900
		Total Utilities	\$ 62,250

Landscape Maintenance

Acct	Sub	Description	2013 Budget
5210		Landscape Maintenance Contra	88,104
5225		Resident Lot Mows	900
5230		Seasonal Color	2,700
5240		Landscape Maint/Repair	17,353
5243		Mulch	5,500
5250		Tree and Shrub Maintenance	8,000
5260		Irrigation Repairs	26,100
		Total Landscape Maintenance	\$ 148,657

The Homestead at Carrollton, Phase I Homeowners' Association, Inc.
2013 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2013 Operating Budget as listed below:

Common Area Maintenance			
Acct	Sub	Description	2013 Budget
5554		Playground Maint/ Repair	3,000
5580		Pest Control	800
5599		Common Area Miscellaneous Ex	1,500
		Total Common Area Maintenance	\$ 5,300
Amenity Center/Pool Maintenance			
Acct	Sub	Description	2013 Budget
6110		Pool Contract Maintenance	11,000
6112		Pool Chemicals	5,000
6120		Pool Repairs & Maint	4,000
6180		Pool Signs	200
6350		Janitorial/Porter Services	7,000
6399		Clubhouse Misc. Expense	1,500
		Total Amenity Center/Pool Maintenance	\$ 28,700
General & Administrative			
Acct	Sub	Description	2013 Budget
7110		Professional Mgmt Fee & HOA Board Admin	67,874
7120		Admin Supplies/Expenses	8,500
7125		On-Site Office Supplies	80
7140		Telephone-HOA Administrator	2,400
7210		Annual Rev/Tax Return	1,350
7215		Licenses and Fees	270
7220		Delinquency Processing Exp	2,625
7230		Legal Expenses	11,250
7235		Legal Expenses - Board	1,500
7240		IT Support	250
7310		Newsletter/Other Mailings	1,600
7320		Website Maintenance	600
7450		Unrecovered Assessments	2,241
7510		Social	4,800
		Total General & Administrative	\$ 105,340

The Homestead at Carrollton, Phase I Homeowners' Association, Inc.
2013 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2013 Operating Budget as listed below:

Insurance & Taxes			
Acct	Sub	Description	2013 Budget
7910		Director and Officers Insura	2,127
7920		TX Comm. Property Policy	4,940
7930		Umbrella	1,500
7940		Crime	253
7950		Workers Compensation Insuran	250
Total Insurance & Taxes			\$ 9,070
TOTAL OPERATING EXPENSES			\$ 359,317
Reserve Transfers			
Acct	Sub	Description	2013 Budget
9110		Transfer To Reserve	25,000
Total Reserve Transfers			\$ 25,000
TOTAL EXPENSES			\$ 384,317
OPERATING NET INCOME (LOSS)			\$ (0)

The Homestead at Carrollton, Phase I Homeowners' Association, Inc.
2013 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2013 Operating Budget as listed below:

RESERVE FUND

Reserve Revenue

Acct	Sub	Description	2013 Budget
9205		Reserve Fund Interest Income	1,550
9210		Reserve Fund Contribution	25,000
Total Reserve Revenue			\$ 26,550

Reserve Expenses

Acct	Sub	Description	2013 Budget
9315		Reserve Irrigation Maintenance	12,801
9335		Reserve Pool Repairs & Maint	26,000
9340		Reserve Painting	9,900
Total Reserve Expenses			\$ 48,701

NET RESERVE INCOME (LOSS) \$ (22,151)

COMBINED FUND NET INCOME (LOSS) \$ (22,151)

Approved Budget Summary:

Total Operating Fund Revenue	\$	384,317
Net Operating Fund Income (Loss)	\$	(0)
Net Reserve Income (Loss)	\$	(22,151)
Combined Fund Net Income (Loss)	\$	(22,151)

[Signature] - Ty Albright President 10/8/12

Signature

Position/Date

[Signature] - Rusty Nejl - Secretary 10/8/12

Signature

Position/Date

[Signature] Treasurer 10/08/2012

Signature

Position/Date

[Signature] 10/08/2012

Signature

Position/Date

Signature

Position/Date