



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

2021 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2021 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Sub	Description	2021 Budget
4110	00	Homeowner Dues	410,509
4340	00	Pool Access Card Income	50
4410	00	Clubhouse Rental Fees	250
4510	00	Late Fee Income	250
4512	00	Delinquency Processing Fees	1,500
4530	00	NSF Fees	75
4540	00	Fine Income	(320)
4810	00	Interest Income	50
Total Operating Revenue			\$ 412,364

Expenses

Utilities

Acct	Sub	Description	2021 Budget
5110		Electric	16,000
5120		Water	40,000
5130		Telephone/Modem	1,300
5131		Internet	1,950
5140		Gas	350
5180		Trash Removal	5,000
Total Utilities			\$ 64,600

Landscape Maintenance

Acct	Sub	Description	2021 Budget
5210		Landscape Maintenance Contract	117,821
5240		Landscape Maint/Repair	3,000
5243		Mulch	2,500
5245		Landscape Improvements/Upgrades	3,500
5250		Tree and Shrub Maintenance	4,000
5260		Irrigation Repairs	13,000
Total Landscape Maintenance			\$ 143,821

Common Area Maintenance

Acct	Sub	Description	2021 Budget
5540		Lights Maintenance	500
5554		Playground Maint/Repair	500
5580		Pest Control	250
5590		Holiday Decoration	3,000

5599		Common Area Miscellaneous Expense	5,500
		Total Common Area Maintenance	\$ 9,750
Amenity Center/Pool Maintenance			
Acct	Sub	Description	2021 Budget
6110		Pool Contract Maintenance	12,500
6112		Pool Chemicals	2,500
6115		Pool Supplies & Equip	2,000
6120		Pool Repairs & Maint	4,000
6124		Pool Fence/Wall Repair	3,000
6126		Pool Cabana Repairs and Maintenance	1,500
6128		Pool Furniture	2,500
6130		Access Cards	500
6135		Access System Repairs/Maint	500
6180		Pool Signs	200
6185		Pool Permits	250
6350		Janitorial/Porter Services	7,000
6399		Clubhouse Misc. Expense	2,500
		Total Amenity Center/Pool Maintenance	\$ 38,950
General & Administrative			
Acct	Sub	Description	2021 Budget
7110		Professional Mgmt Fee	32,305
7120		Admin Supplies/Expenses	9,200
7210		Annual Rev/Tax Return	375
7220		Delinquency Processing Exp	1,500
7235		Legal Expenses - Board	2,000
7310		Newsletter/Other Mailings	750
7320		Website Maintenance	200
7450		Unrecovered Assessments	3,000
7510		Social	5,000
7520		Meetings Expense	200
		Total General & Administrative	\$ 54,530
Insurance & Taxes			
Acct	Sub	Description	2021 Budget
7910		Director and Officers Insurance	2,648
7920		TX Comm. Property Policy	7,633
7930		Umbrella	1,184
7940		Crime	304
7950		Workers Compensation Insurance	295
7980		Federal Income Taxes	250
		Total Insurance & Taxes	\$ 12,314
Onsite Employees			
Acct	Sub	Description	2021 Budget
8100		HOA Board Administrator	17,500

			Total Onsite Employees	\$ 17,500
			TOTAL OPERATING EXPENSES	\$ 341,465
Reserve Transfers				
Acct	Sub	Description	2021 Budget	
9110		Transfer To Reserve	70,899	
			Total Reserve Transfers	\$ 70,899
			TOTAL EXPENSES	\$ 412,364
			OPERATING NET INCOME (LOSS)	\$ (0)
RESERVE FUND FUND				
Reserve Fund Revenue				
Acct	Sub	Description	2021 Budget	
9205		Reserve Fund interest income	250	
9210		Reserve Fund Transfer	70,899	
			Total Reserve Fund Revenue	\$ 71,149
Reserve Fund Expenses				
Acct	Sub	Description	2021 Budget	
9310		Reserve Landscape Maintenance	15,000	
9340		Reserve Clubhouse Repairs	5,000	
			Total Reserve Fund Expenses	\$ 20,000
			NET RESERVE FUND INCOME (LOSS)	\$ 51,149
			COMBINED FUND NET INCOME (LOSS)	\$ 51,149

Approved Budget Summary:

Total Operating Fund Revenue	\$ 412,364
Net Operating Fund Income (Loss)	\$ (0)
 Net Reserve Fund Income (Loss)	 \$ 51,149
 Combined Fund Net Income (Loss)	 \$ 51,149

Signature

Position/Date

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Position/Date

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