



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

2018 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2018 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Sub	Description	2018 Budget
4110	00	Homeowner Dues	366,530
4340	00	Pool Access Card Income	50
4410	00	Clubhouse Rental Fees	1,400
4510	00	Late Fee Income	500
4512	00	Delinquency Processing Fees	3,000
4530	00	NSF Fees	25
4540	00	Fine Income	100
4810	00	Interest Income	200
		Total Operating Revenue	\$ 371,805

Expenses

Utilities

Acct	Sub	Description	2018 Budget
5110	00	Electric	19,000
5120	00	Water	43,000
5130	00	Telephone/Modem	1,000
5131	00	Internet	1,850
5140	00	Gas	600
5180	00	Trash Removal	900
		Total Utilities	\$ 66,350

Landscape Maintenance

Acct	Sub	Description	2018 Budget
5210	00	Landscape Maintenance Contract	167,304
5225	00	Resident Lot Mows	300
5240	00	Landscape Maint/Repair	26,100
5243	00	Mulch	2,000
5245	00	Landscape Improvements/Upgrades	1,500
5250	00	Tree and Shrub Maintenance	3,000
5260	00	Irrigation Repairs	15,000
		Total Landscape Maintenance	\$ 215,204

Common Area Maintenance			
Acct	Sub	Description	2018 Budget
5540	00	Lights Maintenance	500
5554	00	Playground Maint/Repair	500
5590	00	Holiday Decoration	4,000
5599	00	Common Area Miscellaneous Expense	3,260
		Total Common Area Maintenance	\$ 8,260
Amenity Center/Pool Maintenance			
Acct	Sub	Description	2018 Budget
6110	00	Pool Contract Maintenance	10,844
6112	00	Pool Chemicals	4,500
6115	00	Pool Supplies & Equip	250
6120	00	Pool Repairs & Maint	3,000
6124	00	Pool Fence/Wall Repair	1,500
6126	00	Pool Cabana Repairs and Maintenance	2,000
6128	00	Pool Furniture	1,000
6130	00	Access Cards	1,451
6135	00	Access System Repairs/Maint	800
6180	00	Pool Signs	100
6185	00	Pool Permits	463
6350	00	Janitorial/Porter Services	7,583
6399	00	Clubhouse Misc. Expense	1,000
		Total Amenity Center/Pool Maintenance	\$ 34,491
General & Administrative			
Acct	Sub	Description	2018 Budget
7110	00	Professional Mgmt Fee	29,868
7120	00	Admin Supplies/Expenses	8,000
7125	00	On-Site Office Supplies	600
7140	00	Telephone-HOA Administrator	900
7199	00	Miscellaneous Administrative Expense	200
7210	00	Annual Rev/Tax Return	1,600
7220	00	Delinquency Processing Exp	4,500
7235	00	Legal Expenses - Board	3,000
7240	00	IT Support	300
7310	00	Newsletter/Other Mailings	700
7320	00	Website Maintenance	150
7330	00	Website Implementation	115
7450	00	Unrecovered Assessments	500
7510	00	Social	3,000
7520	00	Meetings Expense	200
		Total General & Administrative	\$ 53,633

Insurance & Taxes

Acct	Sub	Description	2018 Budget
7910	00	Director and Officers Insurance	2,128
7920	00	TX Comm. Property Policy	5,288
7930	00	Umbrella	1,490
7950	00	Workers Compensation Insurance	350
Total Insurance & Taxes			\$ 9,257

Onsite Employees

Acct	Sub	Description	2018 Budget
8100	00	HOA Board Administrator	31,200
Total Onsite Employees			\$ 31,200

TOTAL OPERATING EXPENSES	\$ 418,395
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Reserve Transfers

Acct	Sub	Description	2018 Budget
9110	00	Transfer To Reserve	50,000
Total Reserve Transfers			\$ 50,000

TOTAL EXPENSES	\$ 468,395
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OPERATING NET INCOME (LOSS)	\$ (96,590)
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RESERVE FUND**Reserve Revenue**

Acct	Sub	Description	2018 Budget
9205	00	Reserve Fund Interest Income	1,228
9210	00	Reserve Fund Contribution	50,000
Total Reserve Revenue			\$ 51,228

Reserve Expenses

Acct	Sub	Description	2018 Budget
9335	00	Reserve Pool Repairs & Maintenance	6,901
9340	00	Reserve Clubhouse Repairs & Maintenance	5,884
9350	00	Reserve Playground Maintenance	1,500
Total Reserve Expenses			\$ 14,285

NET RESERVE INCOME (LOSS)	\$ 36,943
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COMBINED FUND NET INCOME (LOSS)	\$	(59,647)
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Approved Budget Summary:

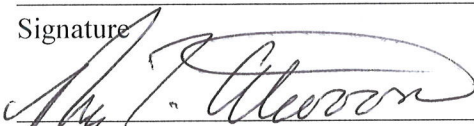
Total Operating Fund Revenue	\$	371,805
Net Operating Fund Income (Loss)	\$	(96,590)
 Net Reserve Income (Loss)	\$	 36,943
 Combined Fund Net Income (Loss)	\$	 (59,647)



Signature

President HOA 1/21/2018

Position/Date

Signature


Signature

Position/Date
Treasurer 1/21/2018

Position/Date



Signature

Secretary 1/22/2018

Position/Date

Signature

Position/Date