



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

2022 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2022 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Description	2022 Budget
40000	Homeowner Dues	410,509
41035	Late Fee Income	250
41045	Delinquency Processing Fees	1,500
42035	Pool Access Card Income	50
42635	Clubhouse Rental Fees	1,000
43150	Fine Income	250
	Total Operating Revenue	\$ 413,559

Expenses

Utilities

Acct	Description	2022 Budget
59000	Electric	13,500
59300	Gas	727
59615	Telephone/Modem	1,300
59620	Internet	1,900
59705	Trash Removal	11,000
59804	Water	40,000
	Total Utilities	\$ 68,427

Landscape Maintenance

Acct	Description	2022 Budget
65800	Landscape Maintenance Contract	125,500
65855	Landscape Maint/Repair	3,000
65870	Mulch	3,500
65875	Landscape Improvements/Upgrades	5,000
65885	Tree and Shrub Maintenance	4,000
65900	Irrigation Repairs	13,000
	Total Landscape Maintenance	\$ 154,000

Common Area Maintenance

Acct	Description	2022 Budget
62400	Fence and Wall Maintenance	300
62450	Lights Maintenance	300
62470	Playground Maint/Repair	300
62510	Pest Control	6,000
62520	Holiday Decoration	3,000
62550	Common Area Miscellaneous Expense	3,000
	Total Common Area Maintenance	\$ 12,900



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Amenity Center/Pool Maintenance

Acct	Description	2022 Budget
70000	Pool Contract Maintenance	13,000
70005	Pool Chemicals	2,500
70010	Pool Supplies & Equip	1,500
70015	Pool Repairs & Maint	6,000
70020	Pool Fence/Wall Repair	500
70030	Pool Cabana Repairs and Maintenance	1,500
70040	Pool Furniture	2,500
70045	Access Cards	100
70050	Access System Repairs/Maint	500
70210	Pool Signs	250
70215	Pool Permits	250
70320	Janitorial/Porter Services	12,000
70345	Clubhouse Misc. Expense	3,000
Total Amenity Center/Pool Maintenance		\$ 43,600

General & Administrative

Acct	Description	2022 Budget
50000	Professional Mgmt Fee	33,597
50110	Admin Supplies/Expenses	9,200
50190	Annual Rev/Tax Return	475
50195	Licenses and Fees	50
50200	Delinquency Processing Exp	1,500
50210	Legal Expenses - Board	1,000
50240	Newsletter/Other Mailings	500
50280	Unrecovered Assessments	1,000
50305	Social	5,000
50515	Meeting Expense	200
Total General & Administrative		\$ 52,522

Insurance & Taxes

Acct	Description	2022 Budget
53000	Director and Officers Insurance	3,050
53015	TX Comm. Property Policy	8,777
53025	Umbrella	1,468
53035	Crime	345
53045	Workers Compensation Insurance	348
54010	Federal Income Taxes	250
Total Insurance & Taxes		\$ 14,238

Onsite Employees



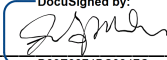
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Acct	Description	2022 Budget
57010	HOA Board Administrator	18,000
Total Onsite Employees		\$ 18,000
TOTAL OPERATING EXPENSES		\$ 363,687
Reserve Transfers		
Acct	Description	2022 Budget
77000	Transfer To Reserve	49,872
Total Reserve Transfers		\$ 49,872
TOTAL EXPENSES		\$ 413,559
OPERATING NET INCOME (LOSS)		\$ -

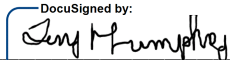
Total Operating Fund Revenue \$ **413,559**
Net Operating Fund Income (Loss) \$ **-**

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HoA President 11/5/2021
 Position/Date

Signature

Position/Date

DocuSigned by:

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Treasurer 11/9/2021
 Position/Date

Signature

Position/Date

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Director 10/19/2021
 Position/Date

Signature

Position/Date