



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

2023 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2023 Operating Budget as listed below:

OPERATING FUND

Operating Revenue

Acct	Description	2023 Budget
40000	Homeowner Dues	410,964
41035	Late Fee Income	250
41045	Delinquency Processing Fees	1,500
42035	Pool Access Card Income	50
42635	Clubhouse Rental Fees	1,000
43150	Violation Fees	250
	Total Operating Revenue	\$ 414,014

Expenses

Utilities

Acct	Description	2023 Budget
59000	Electric	15,000
59300	Gas	800
59615	Telephone/Modem	1,300
59620	Internet	1,900
59705	Trash Removal	11,550
59804	Water	42,000
	Total Utilities	\$ 72,550

Landscape Maintenance

Acct	Description	2023 Budget
65800	Landscape Maintenance Contract	125,520
65855	Landscape Maint/Repair	3,000
65870	Mulch	3,850
65875	Landscape Improvements/Upgrades	5,000
65885	Tree and Shrub Maintenance	5,000
65900	Irrigation Repairs	13,000
	Total Landscape Maintenance	\$ 155,370

Common Area Maintenance

Acct	Description	2023 Budget
62400	Fence and Wall Maintenance	300
62435	Pet Waste Station	5,520
62450	Lights Maintenance	300
62470	Playground Maint/Repair	300
62510	Pest Control	6,000
62520	Holiday Decoration	3,300
62550	Common Area Miscellaneous Expense	3,150



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	Total Common Area Maintenance	\$ 18,870



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Amenity Center/Pool Maintenance

Acct	Description	2023 Budget
70000	Pool Contract Maintenance	13,000
70005	Pool Chemicals	5,500
70010	Pool Supplies & Equip	1,500
70015	Pool Repairs & Maint	6,000
70020	Pool Fence/Wall Repair	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		\$ 45,100

General & Administrative

Acct	Description	2023 Budget
50000	Professional Mgmt Fee	36,957
50110	Admin Supplies/Expenses	10,034
50190	Annual Rev/Tax Return	400
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		\$ 56,641

Insurance & Taxes

Acct	Description	2023 Budget
53000	Director and Officers Insurance	3,216
53015	TX Comm. Property Policy	3,939
53025	Umbrella	2,845
53035	Crime	352
53045	Workers Compensation Insurance	280
54010	Federal Income Taxes	250
Total Insurance & Taxes		\$ 10,882

Onsite Employees



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Acct	Description	2023 Budget
57010	HOA Board Administrator	18,000
	Total Onsite Employees	\$ 18,000
	TOTAL OPERATING EXPENSES	\$ 377,413

Reserve Transfers

Acct	Description	2023 Budget
77000	Transfer To Reserve	35,000
	Total Reserve Transfers	\$ 35,000
	TOTAL EXPENSES	\$ 412,413

	OPERATING NET INCOME (LOSS)	\$ 1,601
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RESERVE FUND

Reserve Fund Revenue

Acct	Description	2023 Budget
48670	Reserve Fund Contribution	35,000
	Total Reserve Fund Revenue	\$ 35,000
	NET RESERVE FUND INCOME (LOSS)	\$ 35,000

Total Operating Fund Revenue	\$ 414,014
Net Operating Fund Income (Loss)	\$ 1,601
Net Reserve Fund Income (Loss)	\$ 35,000
Combined Fund Net Income (Loss)	\$ 36,601

DocuSigned by:

 Signature

Board Chair 10/10/2022
 Position/Date

DocuSigned by:

 Signature

Treasurer 10/10/2022
 Position/Date

Signature

Position/Date



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Signature

Position/Date

Signature

Position/Date