



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

### 2024 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2024 Operating Budget as listed below:

#### **OPERATING FUND**

##### **Operating Revenue**

Acct	Description	2024 Budget
40000	Homeowner Dues	452,060
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
<b>Total Operating Revenue</b>		<b>\$ 455,110</b>

##### **Expenses**

##### **Utilities**

Acct	Description	2024 Budget
59000	Electric	15,000
59300	Gas	800
59615	Telephone/Modem	1,300
59620	Internet	1,900
59705	Trash Removal	11,500
59804	Water	40,000
<b>Total Utilities</b>		<b>\$ 70,500</b>

##### **Landscape Maintenance**

Acct	Description	2024 Budget
65800	Landscape Maintenance Contract	129,286
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
<b>Total Landscape Maintenance</b>		<b>\$ 159,136</b>

##### **Common Area Maintenance**

Acct	Description	2024 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	7,953
62520	Holiday Decoration	3,300



**e Homestead at Carrollton, Phase I Homeowners' Association, Inc.**

***2024 Budget Resolution***

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2024 Operating Budget as listed below:

62550	Common Area Miscellaneous Expense	3,150
	<b>Total Common Area Maintenance</b>	<b>\$ 20,823</b>



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

### 2024 Budget Resolution

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2024 Operating Budget as listed below:

#### Amenity Center/Pool Maintenance

Acct	Description	2024 Budget
70000	Pool Contract Maintenance	11,015
70005	Pool Chemicals	5,500
70010	Pool Supplies & Equip	1,500
70015	Pool Repairs & Maint	6,000
70020	Pool Fence/Wall Repair	500
70045	Access Cards	100
70050	Access System Repairs/Maint	500
70215	Pool Permits	250
70320	Janitorial/Porter Services	10,000
70345	Clubhouse Misc. Expense	1,000
<b>Total Amenity Center/Pool Maintenance</b>		<b>\$ 36,365</b>

#### General & Administrative

Acct	Description	2024 Budget
50000	Professional Mgmt Fee	38,436
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
<b>Total General &amp; Administrative</b>		<b>\$ 58,120</b>

#### Insurance & Taxes

Acct	Description	2024 Budget
53000	Director and Officers Insurance	4,042
53015	TX Comm. Property Policy	5,149
53025	Umbrella	7,804
53035	Crime	331
53045	Workers Compensation Insurance	280
54010	Federal Income Taxes	250
<b>Total Insurance &amp; Taxes</b>		<b>\$ 17,856</b>

#### Onsite Employees

Acct	Description	2024 Budget



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

**2024 Budget Resolution**

The Board of Directors for The Homestead at Carrollton, Phase I Homeowners' Association, Inc. resolves to adopt the 2024 Operating Budget as listed below:

57010	HOA Board Administrator	21,000
<b>Total Onsite Employees</b>		<b>\$ 21,000</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 383,800</b>
---------------------------------	--	-------------------

**Reserve Transfers**

Acct	Description	2024 Budget
77000	Transfer To Reserve	70,899
<b>Total Reserve Transfers</b>		<b>\$ 70,899</b>

<b>TOTAL EXPENSES</b>		<b>\$ 454,699</b>
-----------------------	--	-------------------

<b>OPERATING NET INCOME (LOSS)</b>		<b>\$ 411</b>
------------------------------------	--	---------------

**RESERVE FUND**

**Reserve Fund Revenue**

Acct	Description	2024 Budget
48670	Reserve Fund Contribution	70,899
<b>Total Reserve Fund Revenue</b>		<b>\$ 70,899</b>

<b>NET RESERVE FUND INCOME (LOSS)</b>		<b>\$ 70,899</b>
---------------------------------------	--	------------------

<b>Total Operating Fund Revenue</b>	<b>\$</b>	<b>455,110</b>
<b>Net Operating Fund Income (Loss)</b>	<b>\$</b>	<b>411</b>
<b>Net Reserve Fund Income (Loss)</b>	<b>\$</b>	<b>70,899</b>
<b>Combined Fund Net Income (Loss)</b>	<b>\$</b>	<b>71,310</b>

DocuSigned by:  
  
EBB918A9920C46D...

Treasurer 9/30/2023  
 Position/Date

DocuSigned by:  
  
S5D55CEAF40A74FC...

President 9/29/2023  
 Position/Date