



CARRIAGE GATE HOA

10340 ALTA VISTA ROAD UNIT C FORT WORTH, TEXAS 76244

TO: ALL MEMBERS OF THE ASSOCIATION

RE: NOTICE OF GENERAL MEETING

DATE: October 30, 2024

TIME: 11:00 AM CST

Venue: Zoom Meeting

<https://us06web.zoom.us/j/84490144010?pwd=03Klkws95YFxl7fGYmZe9vkbEoou4.1>

Meeting ID: 844 9014 4010; Passcode: 021985; Call In: 346-248-7799

AGENDA

1. Board Roll Call/ Notice of Board Quorum
2. 2025 Budget- Discussion and Vote of the Board
3. Brick Wall and Entrance Monument Repairs
4. Adjourn

Carriage Gate Homeowners Association- 2025

263 Billable Lots	Actuals thru 2022		Actuals thru 2023		Actuals thru 2024		Actuals thru 08.24 2025	
	at 450.00		at 495.00		at 495.00		at 544.00	
Operating Revenue								
Assessments	\$ 118,350.00	\$ 115,200.00	\$ 130,185.00	\$ 125,957.56	\$ 130,185.00	\$ 125,685.76	\$ 143,072.00	
Interest Income	\$ 15.00	\$ 73.36	\$ 85.00	\$ 77.90	\$ 85.00	\$ 58.73	\$ 85.00	
Other Revenue				\$ 13,195.67		\$ 8,189.62		
Total Operating:	\$ 118,365.00	\$ 115,273.36	\$ 130,270.00	\$ 139,231.13	\$ 130,270.00	\$ 133,934.11	\$ 143,157.00	

General And Administrative								
Professional Mgt. Fee	\$ 17,760.00	\$ 17,760.00	\$ 17,760.00	\$ 17,760.00	\$ 17,760.00	\$ 11,840.00	\$ 17,760.00	
Admin. Supplies & Expenses (Printing Postage)	\$ 5,000.00	\$ 937.14	\$ 1,477.00	\$ 2,876.65	\$ 2,600.00	\$ 1,525.05	\$ 2,600.00	
Annual Rev./Tax Return	\$ 400.00	\$ 290.00	\$ 400.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 500.00	
Licenses & Fees	\$ 50.00	\$ -	\$ 50.00	\$ -	\$ 50.00	\$ -	\$ -	
Website		\$ 1,045.34	\$ 948.00	\$ 1,755.87	\$ 500.00	\$ 200.00	\$ 600.00	
Misc G & A		\$ 128.62	\$ 200.00	\$ 116.66	\$ 200.00	\$ 40.00	\$ 200.00	
Legal Expenses: Board	\$ 5,000.00	\$ -	\$ 2,000.00	\$ 49.66	\$ 1,500.00	\$ -	\$ 1,500.00	
Total G & A:	\$ 29,710.00	\$ 20,161.10	\$ 22,835.00	\$ 23,008.84	\$ 23,060.00	\$ 14,055.05	\$ 23,160.00	

Landscape Maintenance								
Landscaping Contract	\$ 20,375.00	\$ 18,302.88	\$ 23,000.00	\$ 19,442.24	\$ 23,000.00	\$ 13,197.84	\$ 23,000.00	
Tree Maintenance	\$ 1,750.00	\$ 930.95	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	
Landscape Repairs/Replacement	\$ 3,000.00	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 3,391.47	\$ 2,000.00	
Irrigation Repairs	\$ 1,500.00	\$ 1,353.13	\$ 1,750.00	\$ 568.31	\$ 1,750.00	\$ 238.15	\$ 1,200.00	
Total Landscape Maint.	\$ 26,625.00	\$ 20,586.96	\$ 28,250.00	\$ 20,010.55	\$ 28,250.00	\$ 16,827.46	\$ 27,700.00	

Common Area Maint								
Park Improvements	\$ 4,569.00	\$ 513.93	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 2,018.23	\$ 2,600.00	
Playground Maint/ Rep	\$ 1,000.00	\$ 11,532.50	\$ 1,000.00	\$ 3,146.44	\$ 1,000.00	\$ 7,339.82	\$ 4,500.00	

Brick Wall Maint.		\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 15,000.00
Ant Treatment (pest control)	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 300.00
Electrical/ Lighting	\$ 500.00	\$ -	\$ 400.00	\$ 3,958.00	\$ 400.00	\$ 235.00	\$ 400.00
Total Common Area Maint	\$ 6,369.00	\$ 12,046.43	\$ 5,200.00	\$ 7,104.44	\$ 5,200.00	\$ 9,593.05	\$ 22,800.00

Pool/ Amenity Center Maint.							
Pool Contract	\$ 9,548.00	\$ 12,875.90	\$ 11,500.00	\$ 10,547.22	\$ 13,000.00	\$ 7,176.52	\$ 13,000.00
Pool Supplies & Equip.	\$ 250.00	\$ 654.03	\$ 650.00	\$ 59.22	\$ 400.00	\$ 75.72	\$ 150.00
Pool Repairs & Maint.	\$ 5,550.00	\$ 9,776.60	\$ 7,000.00	\$ 8,822.76	\$ 7,000.00	\$ 7,981.41	\$ 12,000.00
Amenity Center Repairs/ Improv.		\$ -	\$ 1,000.00	\$ 1,480.44	\$ 1,000.00	\$ -	\$ 1,000.00
Access System Maint.	\$ 800.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -
Porter Service and Supplies	\$ 3,000.00	\$ 2,727.46	\$ 2,600.00	\$ 2,605.09	\$ 2,600.00	\$ 2,984.34	\$ 3,000.00
Pool Keys/ Access Control	\$ 800.00	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,548.12	\$ 650.00
Pool Permits	\$ 550.00	\$ 500.00	\$ 550.00	\$ 500.00	\$ 550.00	\$ 500.00	\$ 550.00
Pool/ Amenity Center Maint.	\$ 20,498.00	\$ 26,533.99	\$ 24,100.00	\$ 24,314.73	\$ 24,850.00	\$ 22,266.11	\$ 30,350.00

Utilities							
Electric	\$ 3,920.00	\$ 3,019.80	\$ 3,900.00	\$ 3,696.18	\$ 3,900.00	\$ 2,702.92	\$ 3,900.00
Internet/ Phone	\$ 1,810.00	\$ 1,404.12	\$ 1,850.00	\$ 1,013.97	\$ 1,850.00	\$ 834.69	\$ 1,700.00
Gas	\$ 400.00	\$ 170.06	\$ 250.00	\$ 898.58	\$ 750.00	\$ 477.17	\$ 920.00
Backflow Testing		\$ 220.00	\$ 300.00	\$ 120.00	\$ 200.00	\$ 1,936.10	\$ 400.00
Water	\$ 7,000.00	\$ 14,821.71	\$ 12,000.00	\$ 9,355.05	\$ 10,500.00	\$ 2,662.18	\$ 10,500.00
Total Utilities	\$ 13,130.00	\$ 19,635.69	\$ 18,300.00	\$ 15,083.78	\$ 17,200.00	\$ 8,613.06	\$ 17,420.00

Committees							
Social	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 250.00
Holiday Decorations	\$ 1,500.00	\$ 1,418.00	\$ 1,700.00	\$ 1,730.00	\$ 1,800.00	\$ -	\$ 2,000.00
Total Committees:	\$ 2,000.00	\$ 1,418.00	\$ 2,200.00	\$ 1,730.00	\$ 2,300.00	\$ -	\$ 2,250.00

Insurance & Taxes							
D & O	\$ 2,400.00	\$ 2,058.00	\$ 2,400.00	\$ 2,239.00	\$ 2,200.00	\$ 1,964.00	\$ 2,200.00
TX Comm. Prop. Policy	\$ 5,300.00	\$ 5,407.95	\$ 5,600.00	\$ 10,405.00	\$ 6,500.00	\$ -	\$ 11,405.00
Umbrella Policy	\$ 720.00	\$ 814.92	\$ 900.00	\$ 1,500.00	\$ 1,000.00	\$ -	\$ 1,800.00

Crime Insurance	\$ 350.00	\$ 408.33	\$ 350.00	\$ 331.00	\$ -	\$ -	\$ -
Workers Comp. Ins.	\$ 306.00	\$ 256.63	\$ 300.00	\$ 280.00	\$ 300.00	\$ 330.00	\$ 330.00
Total Insurance	\$ 9,076.00	\$ 8,945.83	\$ 9,550.00	\$ 14,755.00	\$ 10,000.00	\$ 2,294.00	\$ 15,735.00

Total Operating Expense:	\$ 106,608.00	\$ 109,328.00	\$110,435.00	\$ 106,007.34	\$ 110,860.00	\$ 73,648.73	\$ 121,995.00
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Operating Net Income	\$ 11,757.00	\$ 5,945.36	\$ 19,835.00	\$ 33,223.79	\$ 19,410.00	\$ 60,285.38	\$ 21,162.00
Due To Reserve	\$ 10,007.00		\$ 19,835.00				\$ 21,162.00
Net Gain/ Loss	\$ 1,750.00	\$ 5,945.36	\$ -	\$ 33,223.79	\$ 19,410.00	\$ 60,285.38	\$ -

Allocations From Reserve Funding	
	Jan. 2024
Reserve Balance	\$ 34,239.99
Capital Expenditures	
Brick Wall Restoration*	\$ 20,000.00
Total From Reserves:	\$ -
2024 Deposit from Oper. **	\$ 15,000.00
Ending Reserve (2025):	\$ 29,239.99

* Reference only. Deposit in December 2024

*** increase in Property Insurance***



Residential - Commercial

PROPOSAL

Jesus "Elias" Ocampo
Project Manager/Owner (469)528-0063

Proposal Submitted To:

Carriage Gate HOA

Job Location:

Keller TX

Phone:

Email:

Date: 10/7/2024

Invoice #

JOB DESCRIPTION:

Take apart one monument column that is leaning approximately 9ft x2ft. install new footing to reinforce and rebuild the column.

Total Proposed Cost: \$5,800.00





Residential - Commercial

PROPOSAL

Jesus "Elias" Ocampo
Project Manager/Owner (469)528-0063

Proposal Submitted To:

Carriage Gate HOA

Job Location:

Keller TX

JOB DESCRIPTION:

Phone:

Date: 10/07/2024

Email:

Invoice #

67 panels were reviewed and have been labeled by number going west to east along Rapp Road.

The following panels all need various degrees of mortar joint repairs. Some panels need more repairs than others.

3,4,7,11,12,13,15,16,17,18,20,21,25,26,27,28,40,45,46,47,50,56,57,65



The following panels need to be rebuilt completely.

#10,14,29,30



The following H columns need various degrees of mortar cracks repaired and some have loose stone that needs to be reset.

#1,2,3,4,5,6,7,8,12,13,14,15,16,17,18,20,30,32,33,35,39,50,52,57,61,63



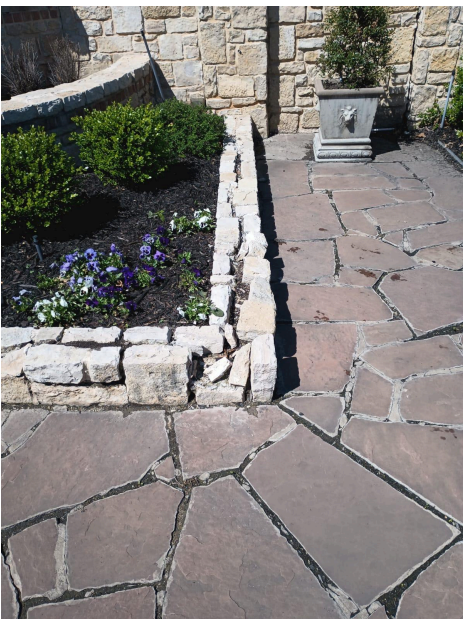
4 monument signs along Rapp Road: mortar cracks and missing mortar need to be repaired.



3 of the 4 monument signs need repairs to the flagstone walkway/patio due to areas of missing mortar and cracks



2 monument signs off of Carriage Lane and Willow Wood Trail need repairs to the top portion of stone flower bed edging.



Total Proposed Cost: \$19,500.00

Payment schedule: ½ due prior start of repairs; ½ due at completion

We propose, to furnish materials and labor in complete accordance with the above specifications. Any alterations or deviations from the above specifications involving extra cost of material or labor will only be executed upon written orders for the same and will be an extra charge over the sum mentioned in this proposal.

Acceptance of Proposal: The above prices and specifications are satisfactory and are hereby accepted.

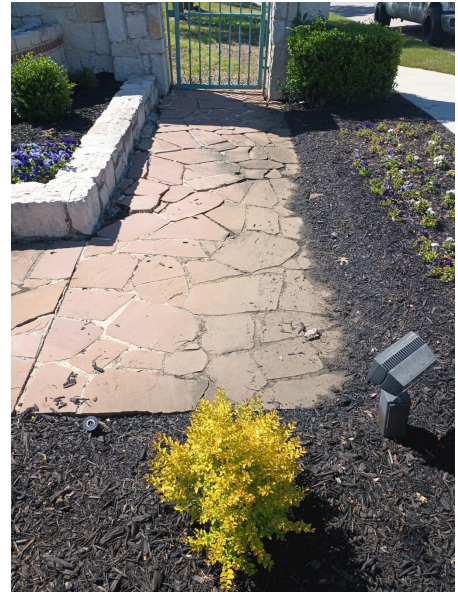
Signature

Date



Remove a 5ft x 20ft section of flagstone walkway- patio next to monument sign. Raise the foundation and re-install flagstone.

Total Proposed Cost: \$2,700.00



Payment schedule: ½ due prior start of repairs; ½ due at completion

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Signature

Date
