Harps Mill Woods HOA Budget

FINAL 2021

Income:	Budgeted	Actual	
Dues Rate	225.00	225.00	
Special Assessment	25.00	25.00	
Total Income:	**28,750.00**	**27,114.56**	<== 105 lots paid-in-full)

#	Expenses:	2021 Budgeted	2021 Actual	2021 Remaining	Notes
1	Electric	2,000.00	1,710.51	289.49	
2	Water	1,900.00	1,080.61	819.39	
3	Common Area Landscaping	4,850.00	3,925.00	925.00	
4	Mulch for Pool	-	-	-	delaying until 2022
5	Planned Maintenance	1,800.00	1,752.07	47.93	*Pebble pathway*
6	Unplanned Maintenance	500.00	669.14	(169.14)	Yellow jackets/Storm at Entrance
7	Pool phone	835.00	834.60	0.40	
8	Pool contract	6,500.00	7,387.85	(887.85)	*16-week season - open longer*
9	Pool additional readings	1,680.00	2,000.00	(320.00)	
10	Pool permits	400.00	422.85	(22.85)	County Increase
11	Pool supplies, chemicals	1,200.00	1,796.05	(596.05)	
12	Pool repairs & Mandated Upgrades	3,265.00	2,279.50	985.50	Gate Replaced
13	Pool keys	-	-	-	
14	Accounting & Taxes	-	-	-	
15	Legal (opinions/collections)	500.00	-	500.00	
16	Insurance	2,000.00	1,810.00	190.00	
17	Mailings & Flyers	100.00	68.08	31.92	
18	Postage & PO Box	400.00	392.60	7.40	
19	Social Events	1,000.00	1,002.38	(2.38)	End of Summer Party
20	Miscellaneous Expenses	100.00	-	100.00	
21	Pool Furniture	-	-	-	
22	Web Site (Domain Fee)	18.00	-	18.00	
23	Banking Fees (Multiple Online Access)	90.00	-	90.00	
	Total Expenses:	**29,138.00**	**27,131.24**	**2,006.76**	

Current Balance of Reserve Account	16,610.82	
Current Balance of Normal Checking Account	294.41	
Pool Replaster / Major Exp Fund	12,250.00	
Capital Reserve - End of 2021	16,610.82	

Savings (end of 2020)	17,235.67
Savings (end of 2019)	19,955.35
Savings (end of 2018)	17,483.14
Savings (end of 2017)	14,361.28
Savings (end of 2016)	18,442.15
Savings (end of 2015)	14,450.35
Savings (end of 2014)	11,039.49

Special Assessment Collected:	
2018	2,700.00
2019 *	3,025.00
2020 *	3,500.00
2021 *	3,025.00
2022	
2023	
2024	
2025	
Total:	12,250.00
Goal:	22,000.00

* includes fully paid assessment