

Harps Mill Woods HOA Budget

As of 12/31/2022

Income:	Budgeted	Actual
Dues Rate	239.00	239.00
Special Assessment	25.00	25.00
Total Income:	30,360.00	30,384.18

<== 109 lots paid-in-full)

#	Expenses:	2022 Budgeted	2022 Actual	2022 Remaining	Notes
1	Electric	2,000.00	1,506.30	493.70	
2	Water	1,900.00	1,247.59	652.41	
3	Common Area Landscaping	4,850.00	2,555.00	2,295.00	Terravista contract
4	Mulch for Pool	2,300.00	1,530.00	770.00	No Additional expected
5	Planned Maintenance	3,000.00	3,230.00	(230.00)	** Steps - partial replacement
6	Unplanned Maintenance	500.00	1,117.00	(617.00)	Restroom plumbing, gate repair, pool parking lot light fixture
7	Pool phone	835.00	834.60	0.40	
8	Pool contract	7,000.00	7,653.58	(653.58)	
9	Pool additional readings	1,680.00	5.98	1,674.02	Committee in Place
10	Pool permits	475.00	446.93	28.07	* Wake Co & Backflow Insp
11	Pool supplies, chemicals	1,200.00	1,721.00	(521.00)	Chlorine cost increase
12	Pool repairs & Mandated Upgrades	1,000.00	1,994.11	(994.11)	VGB drain cover - 5 years - Sandfilter replaced
13	Pool keys	100.00	180.98	(80.98)	
14	Accounting & Taxes	-	-	-	
15	Legal (opinions/collections)	500.00	-	500.00	
16	Insurance	2,000.00	1,863.00	137.00	Liability Coverage
17	Mailings & Flyers	100.00	92.29	7.71	
18	Postage & PO Box	400.00	351.20	48.80	PO Box Rental only
19	Social Events	1,000.00	665.05	334.95	
20	Miscellaneous Expenses	100.00	-	100.00	
21	Pool Furniture	-	-	-	
22	Web Site (Domain Fee)	18.00	17.95	0.05	
23	Banking Fees (Multiple Online Access)	90.00	36.00	54.00	
	Total Expenses:	31,048.00	27,048.56	3,999.44	

Current Balance of Reserve Account	17,109.00
Current Balance of Normal Checking Account	487.09
Pool Replaster / Major Exp Fund	15,450.00

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 *	3,200.00
2023	
2024	
2025	
Total:	15,450.00
Goal:	22,000.00

* includes fully paid assessment