

**Harps Mill Woods HOA PROPOSED Budget**

As of 2/3/2024

Income:	Budgeted	Actual
Dues Rate	263.00	263.00
Special Assessment	25.00	25.00
<b>Total Income:</b>	<b>33,120.00</b>	<b>24,694.00</b>

<== 87 lots (paid-in-full)

#	Expenses:	2024 Budgeted	2024 Actual	2024 Remaining	Notes
1	Electric	2,500.00	-	2,500.00	Duke - Auto Draft
2	Water	2,000.00	136.18	1,863.82	City of Relaign - Auto Draft
3	Common Area Landscaping	5,000.00	730.00	4,270.00	Terravista contract - billed
4	Mulch for Pool	-	-	-	(Part of Terravisa contract)
5	Planned Maintenance	-	-	-	
6	Unplanned Maintenance	2,000.00	-	2,000.00	
7	Pool phone	900.00	69.55	830.45	Southeast Telephone - Auto Draft
8	Pool contract	8,000.00	-	8,000.00	Crystal Clear Swimming Pools (20 weeks open)
9	Pool additional readings	2,450.00	-	2,450.00	Committee - POSSIBLE SAVINGS
10	Pool permits	700.00	-	700.00	Permit & backflow - mandatory
11	Pool supplies, chemicals	2,000.00	-	2,000.00	Billed by pool contractor
12	Pool repairs & Mandated Upgrades	1,000.00	-	1,000.00	unknown for 2024 at this time
13	Pool keys	2,000.00	-	2,000.00	Replacing all keys (Busse's Locksmith)
14	Accounting & Taxes	-	-	-	
15	Legal (opinions/collections)	500.00	-	500.00	
16	Insurance	2,600.00	-	2,600.00	Expect large rate increase
17	Mailings & Flyers	150.00	-	150.00	
18	Postage & PO Box	475.00	-	475.00	PO Box Rental & Postage - box rental increase
19	Social Events	1,000.00	-	1,000.00	
20	Meeting On-Line fee	144.00	144.00	-	Go To Meeting - \$12 per month
21	Pool Furniture	-	-	-	Purchased in 2023
22	Web Site (Domain Fee)	18.00	-	18.00	Website domain-Scott Reston
23	Banking Fees	36.00	-	36.00	First Citizens Bank
	<b>Total Expenses:</b>	<b>33,473.00</b>	<b>1,079.73</b>	<b>32,393.27</b>	

Current Balance of Reserve Account	
Current Balance of Normal Checking Account	
Pool Replaster / Major Exp Fund	22,000.00

Capital Reserve - End of 2023 17,784.65

Savings (end of 2022)	17,109.00
Savings (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 **	3,700.00
2024	
2025	
Total:	19,150.00
Goal:	22,000.00

\* includes fully paid assessment

\*\* include unspent Social budget & fully paid accounts