

## Harps Mill Woods HOA 2024 Budget Overview

As of 11/30/2024

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>31,031.50</b>

**Outstanding Dues** **5,775.87**  
 | 101 lots paid-in-full

<b>Current Balance of Deposit Account</b>	20,997.75
<b>Current Balance of Normal Checking Account</b>	3,374.59
<b>Pool Replaster / Major Exp Fund</b>	<b>5,888.94</b>

*Pool Replastering /Repair in November 2024 paid deposit of \$13,261.06. The total cost of repair is \$39,003. The remaining balance of \$25,741.94 to be paid in 2 installments. 1 at halfway point of project and final payment at completion.*

#	Expenses:	2023 Actual	2024 Budgeted	2024 Actual	2024 Remaining	Notes
1	Electric	1,679.71	2,500.00	1,923.31	576.69	Duke - Auto Draft
2	Water	1,417.62	2,000.00	1,198.37	801.63	City of Relaign - Auto Draft
3	Common Area Landscaping	4,380.00	5,000.00	3,285.00	1,715.00	Terravista contract - billed
4	Mulch for Pool	-	-	-	-	(Part of Terravisa contract)
5	Planned Maintenance	-	500.00	-	500.00	Possibly add low voltage lighting on steps?
6	Unplanned Maintenance	1,404.75	1,500.00	850.00	650.00	
7	Pool phone	765.05	790.00	818.21	(28.21)	Southeast Telephone - Auto Draft
8	Pool contract	7,947.15	8,000.00	8,221.56	(221.56)	Crystal Clear Swimming Pools (20 weeks open)
9	Pool additional readings	-	2,450.00	-	2,450.00	Homeowners provided 2nd reading
10	Pool permits	550.95	700.00	492.90	207.10	Permit & backflow - mandatory
11	Pool supplies, chemicals	1,447.36	2,000.00	1,672.75	327.25	Billed by pool contractor
12	Pool repairs & Mandated Upgrades	-	1,000.00	480.00	520.00	Water leak
13	Pool keys	-	1,600.00	1,544.40	55.60	approved in 2023 didn't purchase until 2024
14	Accounting & Taxes	-	500.00	-	500.00	Possible External Audit
15	Legal (opinions/collections)	-	500.00	2,650.00	(2,150.00)	Omer Law firm- \$2,500 Retainer
16	Insurance	1,968.00	2,600.00	2,103.00	497.00	Paid for year
17	Mailings & Flyers	84.35	150.00	-	150.00	
18	Postage & PO Box	453.40	475.00	232.00	243.00	PO Box Rental & Postage - box rental increase
19	Social Events	-	1,000.00	254.93	745.07	
20	Meeting On-Line fee	-	144.00	144.00	-	Go To Meeting - \$12 per month
21	Pool Furniture	2,140.74	-	363.55	(363.55)	
22	Web Site (Domain Fee)	17.95	18.00	-	18.00	Website domain-Scott Reston
23	Banking Fees	108.00	36.00	62.17	(26.17)	2 website logins and purchased checks
	<b>Total Expenses:</b>	<b>24,365.03</b>	<b>33,463.00</b>	<b>26,296.15</b>	<b>7,166.85</b>	