

Updated: 10.31.18

199 Units

Harvest Farms HOA Budget

2019 - \$375/house

		\$/Unit (Budget)	Budget	Actual to date	Delta	Comments
<b>Revenue</b>						
	Dues	\$ 375	\$ 74,625		\$ (74,625)	No change
	<b>Total Revenue</b>	<b>\$ 375</b>	<b>\$ 74,625</b>	<b>\$ -</b>	<b>\$ (74,625)</b>	
<b>Expenses</b>						
<b><u>HOA Services</u></b>						
	Waste Collection	\$ 220	\$ 43,848		\$ (43,848)	1.5% increase per contract (year 2)
	<b>Subtotal Services</b>	<b>\$ 220</b>	<b>\$ 43,848</b>	<b>\$ -</b>	<b>\$ (43,848)</b>	
<b><u>Admin, Finance &amp; Legal</u></b>						
	Legal Fees	\$ 5	\$ 1,000		\$ (1,000)	\$500 reduction (after bylaws)
	Insurance	\$ 12	\$ 2,420		\$ (2,420)	10% increase
	PO Box	\$ 0	\$ 70		\$ (70)	increase for newsletter and invoices
	Office Supplies & Mailings	\$ 6	\$ 1,200		\$ (1,200)	
	State & Federal Taxes	\$ 0	\$ 40		\$ (40)	
	<b>Subtotal AFL</b>	<b>\$ 24</b>	<b>\$ 4,730</b>	<b>\$ -</b>	<b>\$ (4,730)</b>	
<b><u>Community Resources</u></b>						
	Grounds Maintenance	\$ 52	\$ 10,400		\$ (10,400)	
	Pond - Maintenance	\$ 32	\$ 6,300		\$ (6,300)	
	Pond - Electricity	\$ 3	\$ 650		\$ (650)	
	<b>Subtotal Resources</b>	<b>\$ 87</b>	<b>\$ 17,350</b>	<b>\$ -</b>	<b>\$ (17,350)</b>	
<b><u>Community &amp; Communications</u></b>						
	Website	\$ 0	\$ 80		\$ (80)	
	Social - Easter Egg Hunt	\$ 1	\$ 250		\$ (250)	
	Social - July 4th	\$ 11	\$ 2,100		\$ (2,100)	
	Social - Miscellaneous	\$ 3	\$ 500		\$ (500)	
	Social - Yard Sale	\$ 1	\$ 120		\$ (120)	
	<b>Subtotal Community</b>	<b>\$ 15</b>	<b>\$ 3,050</b>	<b>\$ -</b>	<b>\$ (3,050)</b>	
	<b>Total Expenses</b>	<b>\$ 347</b>	<b>\$ 68,978</b>	<b>\$ -</b>	<b>\$ (68,978)</b>	
	Capital Projects/reserve	\$ 28	\$ 5,647		\$ (5,647)	
	<b>Gain/(Loss)</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

- Possible Capital projects for 2019
  - Gazebo repair - 3-4K
- Possible Capital projects 1-3 years
  - Basketball rims/boards
  - Tennis court nets
  - pond aerator maintenance