

Central HOA (WHLCA) - 2022 Budget Approved as Amended | WHLTA

Thursday, October 28, 2021 2:11 AM

Harmony Lakes Central Homeowners					
Approved Budget 2022 as Amended					
	Actual	Approved	Estimated	Proposed	
	9 months	Budget	Actual	Budget	
	9/30/2021	2021	12 months	2022	
Operating Expense					
500000 Legal	\$ 168	\$ 1,000		\$ 1,000	
501000 Office Expense	1,203	1,500	1,604	1,550	
501500 Accounting	-	1,900	contract	2,000	
502000 Insurance	25,544	37,252	34,059	37,508	
503000 Taxes, Licenses	386	715	Fixed \$	386	
513500 Electricity	10,997	13,800	14,663	15,120	
514500 Water & Sewer	1,252	2,000	1,669	1,800	
515000 Telephone	1059	1,400	1,236	1,400	
517000 Trash Removal	941	1,680	1,974	1,680	
522500 Management Fee *	11,925	15,900	15,900	16,380	
524000 Janitorial Service	20,250	28,000	26,973	30,000	
525000 Pest Control/Fertilization	3,725	3,700	5,444	3,700	
525500 Lawn Service	28,782	33,245	contract	33,245	
526000 Pool Service	7,000	7,680	9,333	9,600	
527500 Lake Maintenance	4,240	5,436	5,653	5,436	
531000 Security Services	26,090	42,000	34,787	36,000	32,000 * Adjusted
542000 Landscape Replacement	4,845	6,000	6,460	6,000	
543000 Palm & Turf Fertilizer	3,619	6,892	4,825	6,892	
544500 Tree Trimming	7,940	15,000	10,587	15,000	
545100 Mulch	6,500	13,000	contract?	13,000	
556500 Pool Repairs & Service	3,828	3,600	5,104	4,200	
557500 Repairs & Maintenance	27,559	25,000	36,745	28,596	
558500 Irrigation - Repairs	8,038	7,500	10,717	6,125	
559000 Pressure Cleaning	6,500	13,000	contract	13,000	
NEW Electrical Repairs				12,000	
NEW Holiday Lighting				4,000	
580000 Contingency/Def Maint	-	11,865		8,196	
600000 Reserves - Roof	1,125	1,496	1,500	6,420	
600500 Reserves - Painting	2,534	3,378	3,379	6,420	
600600 Reserves - Pool	924	1,232	1,232	6,420	
600800 Reserves - Pool Equipment	2,408	3,211	3,211	6,420	
651500 Reserves - Paving/Sealing	31,527	42,040	42,036	42,040	
652000 Reserves - Lake Banks	9,585	12,780	12,780	12,780	
655000 Reserves - Pavilions	768	1,024	1,024	1,024	
658000 Reserves - Tennis Court	2,039	2,718	2,719	2,718	
658500 Reserves - Shadowbox Fence	1,380	1,840	1,840	6,420	
NEW Reserves - Landscape				6,420	
NEW Reserves - Fitness Equipment				6,420	
659000 Reserves - Playground Equip	12,312	16,416	16,416	6,420	
NEW Reserves - Park Trails / Walkways					4000 * Adjusted
Total Expense	\$ 245,890	\$ 385,200		\$ 423,736	
Per Unit Per month		60.00		66.00	
	# of units				
Harmony Lakes Townhomes	165	9,900.00		\$ 10,890.41	
Harmony Lakes Estates	236	14,160.00		\$ 15,576.59	
Harmony Lakes HOA	134	8,040.00		\$ 8,844.33	

Color Legend

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Operating Budget Line Reduced
Operating Budget Line Increase
New Item Added to Operating & Reserves
Reserve Items Increased
Moved 4K to NEW Reserves Line Item - Park Trails/ Walkway