

Harmony Lakes Central Association
January 1, 2025 through December 31, 2025

	2024 Annual Budget	2025 Annual Budget
Revenues		
Regular Assessments - Full Rate		
Full Rate	\$481,478.00	\$386,668.40
Reserves		\$126,938.00
Total of Revenues	\$481,478.00	\$513,606.40
Expenses		
Operating Expenses		
Electricity - General		
Electricity - General	\$17,100.00	\$17,100.00
Pest Control		
Pest Control/Fertilization Contract	\$1,200.00	\$1,200.00
Telephone		
Telephone	\$964.00	\$1,450.00
Trash Removal		
Trash Removal	\$3,120.00	\$3,300.00
Landscape Maintenance		
Irrigation Repairs	\$8,600.00	\$9,500.00
Landscape Replacement	\$6,000.00	\$6,000.00
Lake Maintenance	\$6,108.00	\$6,400.00
Lawn Service	\$46,920.00	\$46,920.00
Mulch	\$13,000.00	\$13,000.00
Palm and Turf Fertilizer	\$6,892.00	\$6,892.00
Tree Trimming	\$15,000.00	\$15,000.00
Pool Repairs & Service		
Pool Service	\$9,840.00	\$11,000.00
Pool Repairs	\$6,500.00	\$6,500.00
Water & Sewer		
Water & Sewer	\$1,800.00	\$2,700.00
Repairs & Maintenance		
Electrical	\$6,000.00	\$7,000.00
Contingency	\$6,328.00	\$6,328.00
Janitorial	\$30,000.00	\$34,000.00
Pressure Cleaning	\$18,000.00	\$18,000.00
Repairs & Maintenance	\$18,000.00	\$23,900.00
Security Services		
Security Services	\$33,072.00	\$35,000.00
Other Operating Expenses		
Holiday Lighting	\$5,000.00	\$5,000.00
Professional Fees		
Accounting/Audit Fees	\$2,300.00	\$2,300.00
Legal	\$1,000.00	\$1,000.00
Corporate Transparency		\$325.00
Insurance		
Insurance	\$76,914.00	\$84,605.40
Management Fee		
Management Services Contract	\$18,916.00	\$19,862.00
Administration		
Tax, License, and Permit Fees	\$386.00	\$386.00
Office Supplies/Expenses	\$2,000.00	\$2,000.00
Total Operating Expenses	\$360,960.00	\$386,668.40
Transfer to Reserves & Other Expenses		
Reserves - Capital	\$120,518.00	\$126,938.00
Total of Expenses	\$481,478.00	\$513,606.40
Net Surplus (Deficit)	\$0.00	\$0.00

Unit Type with Percentage of Ownership	2024 Monthly Fee	2025 Monthly Fee
Townhomes (165)	\$ 12,375.00	\$ 13,200
Estates (236)	\$ 17,700.00	\$ 18,880
HOA(134)	\$ 10,050.00	\$ 10,720



Approved October 30th, 2024

Harmony Lakes Central Association
Proposed Reserve Schedule Jan 1, 2025 through Dec 31, 2025

Description	Balance as of 07/31/2024 Funded	Estimated Balance as of 12/31/2024
Cameras	0	0
Fitness Station	\$ (5,337.00)	\$ (3,999.50)
Lake Banks	\$ 34,508.00	\$ 38,495.50
Landscaping	\$ 8,667.00	\$ 11,342.00
Painting	\$ 59,663.00	\$ 62,338.00
Pavillions	\$ 1,389.00	\$ 3,555.65
Paving/Seal Coating	\$ 415,640.00	\$ 420,565.00
Playground Equipment	\$ 49,252.00	\$ 50,962.00
Pool	\$ 13,999.00	\$ 11,876.00
Pool Equipment	\$ 49,515.00	\$ 46,111.00
Roof	\$ 60,041.00	\$ 64,966.00
Shadowbox Fences	\$ 12,191.00	\$ 13,901.00
Tennis Court	\$ 19,873.00	\$ 23,008.00
Trails/Walkways	\$ (12,523.00)	\$ (6,573.00)
West Perimeter Fence	\$ 8,973.00	\$ 13,898.00
	\$ 715,851.00	\$ 750,445.65

Approved October 30th, 2024