Harmony Lakes Central Homeowners
Proposed Budget
January 1, 2024 - December 31, 2024

	Operating Expense	Actual 8 months 8/31/2023	Estimated Expenses thru 12/23	Approved Budget 2023	Proposed Budget 2024	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
500000	Legal	$ 101	$ 151	$ 1,000	$ 1,000	83	83	84	83	83	84	83	83	84	83	83	84
501000	Office Expense	528	792	2,000	2,000	250	100	100	100	200	100	100	150	150	100	125	525
501500	Accounting	-	2,300	2,300	2,300	-	-	-	-	-	-	-	-	-	-	-	2,300
502000	Insurance	36,915	60,949	57,182	76,914	4,807	4,807	6,730	6,730	6,730	6,730	6,730	6,730	6,730	6,730	6,730	6,730
503000	Taxes, Licenses	386	386	386	386	61	-	-	325	-	-	-	-	-	-	-	-
513500	Electricity	11,102	16,654	17,100	17,100	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425
514500	Water & Sewer	1,093	1,639	1,800	1,800	150	150	150	150	150	150	150	150	150	150	150	150
515000	Telephone	657	985	964	964	80	80	81	80	80	81	80	80	81	80	80	81
517000	Trash Removal	2,021	3,031	2,880	3,120	260	260	260	260	260	260	260	260	260	260	260	260
522500	Management Fee	11,464	17,196	17,196	18,916	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,576
524000	Janitorial Service	18,069	27,104	30,000	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
525000	Pest Control/Fertilization	576	864	4,200	1,200	100	100	100	100	100	100	100	100	100	100	100	100
525500	Lawn Service	31,280	46,920	33,245	46,920	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910
526000	Pool Service	6,275	9,413	9,840	9,840	820	820	820	820	820	820	820	820	820	820	820	820
527500	Lake Maintenance	4,239	6,359	5,712	6,108	509	509	509	509	509	509	509	509	509	509	509	509
531000	Security Services	21,041	31,562	31,200	33,072	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756	2,756
542000	Landscape Replacement	4,150	6,000	6,000	6,000	500	500	500	500	500	500	500	500	500	500	500	500
543000	Palm & Turf Fertilizer	-	1,500	6,892	6,892	-	-	1,723	-	-	1,723	-	-	1,723	-	-	1,723
544500	Tree Trimming	14,538	15,000	15,000	15,000	-	-	-	-	-	15,000	-	-	-	-	-	-
545100	Mulch	6,950	7,000	13,000	13,000	-	-	-	6,500	-	-		-	-	-	6,500	-
551500	Electrical Repairs	270	405	6,000	6,000	500	500	500	500	500	500	500	500	500	500	500	500
556500	Pool Repairs & Service	4,503	6,754	4,200	6,500	542	542	542	542	542	542	542	542	542	542	542	542
557500	Repairs & Maintenance	17,178	25,767	18,000	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
558500	Irrigation - Repairs	2,590	3,885	8,600	8,600	717	717	716	717	717	716	717	717	716	717	717	716
559000	Pressure Cleaning	-	14,000	18,000	18,000	-	-	-	-	9,000	-	-	-	-	-	9,000	-
580000	Contingency/Def Maint	-	-	11,208	6,328	527	527	527	527	527	527	527	527	527	527	527	527
581500	Holiday Lighting	-	5,000	5,000	5,000	-	-	-	-	-	-	-	-	-	2,500	2,500	-
600000	Reserves - Roof	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
600500	Reserves - Painting	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
600600	Reserves - Pool	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
600800	Reserves - Pool Equipment	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
651500	Reserves - Paving/Sealing	28,027	42,040	42,040	42,040	3,503	3,503	3,504	3,503	3,503	3,504	3,503	3,503	3,504	3,503	3,503	3,504
652000	Reserves - Lake Banks	6,380	9,570	9,570	9,570	797	798	797	798	797	798	797	798	797	798	797	798
653000	Reserves - Trails/Walkways	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
655000	Reserves - Pavilions	3,467	5,200	5,200	5,200	433	433	434	433	433	434	433	433	434	433	433	434
658000	Reserves - Tennis Court	1,812	2,718	2,718	2,718	226	226	226	226	226	226	227	227	227	227	227	227
658500	Reserves - Shadowbox Fence	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
657000	Reserves - Fitness Station	2,140	3,210	3,210	3,210	267	268	267	268	267	268	267	268	267	268	267	268
657500	Reserves - West Perimeter Fence	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
659000	Reserves - Playground Equip	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
659500	Reserves - Landscape	4,280	6,420	6,420	6,420	535	535	535	535	535	535	535	535	535	535	535	535
	Total Expense	$ 276,271	$ 432,133	$ 449,423	$ 481,478												
	Per Unit Per month			70.00	75.00												
		# of units															
	Harmony Lakes Townhomes	165		$ 11,550.00	$ 12,375.00												
	Harmony Lakes Estates	236		$ 16,520.00	$ 17,700.00												
	Harmony Lakes HOA	134		$ 9,380.00	$ 10,050.00												