		THE HAMLET HOMEOWNERS ASSOCIATION - 2023 FINANCIAL SUMMARY (Receipts, Expenditures, and Reserve Balances) Actual Receipts and Expenditures for January through December 2023												2023 Total Year Column M = Sum (A ..L)	2023 Full Year Budget Column N = Approved Full Year Budget	Variance Favorable or (Unfavorable) O = M vs N Better or (Worse)	Line Number
		A	B	C	D	E	F	G	H	I	J	K	L				
RECEIPTS:		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC				
1	Income - Monthly HOA Dues at $225 per month	15,300.00	12,375.00	14,175.00	13,725.00	13,275.00	14,400.00	14,175.00	13,500.00	13,275.00	14,625.00	13,275.00	12,600.00	164,700.00	164,700.00	0.00	1
2A	Interest Income - PNC Bank MMKT	2.56	2.32	2.91	3.26	3.37	3.27	3.38	3.38	3.27	3.38	3.27	3.38	37.75	22.00	15.75	2A
2B	Interest Income - Independent Bank MMKT	7.36	7.96	7.15	5.19	4.64	5.07	5.18	5.30	4.95	5.56	6.71	7.75	72.82	95.00	(22.18)	2B
2C	Interest On Cert of Deposit at Independent Bank			1,433.52			1,475.31			1,485.54			1,482.56	5,876.93	1,593.00	4,283.93	2C
4	Transfer Fee Income - Net (Upon Sale of Home)			25.00		25.00			25.00					75.00	125.00	(50.00)	4
5	**TOTAL RECEIPTS (Sum of L1 through L4)**	**15,309.92**	**12,385.28**	**15,643.58**	**13,733.45**	**13,308.01**	**15,883.65**	**14,183.56**	**13,533.68**	**14,768.76**	**14,633.94**	**13,284.98**	**14,093.69**	**170,762.50**	**166,535.00**	**4,227.50**	**5**
EXPENDITURES:																	
6	Mowing, Fertilizing, Weed Control				7,665.57	7,665.67	7,665.47	7,665.57	7,665.57	7,665.58		3,765.57	3,900.00	53,659.00	53,659.00	0.00	6
7	Sprinkler Turn-On & Turn-Off				3,785.50						3,785.50			7,571.00	7,571.00	0.00	7
8	Sprinkler Maintenance & Repairs					906.32	1,064.10		11.80					1,982.22	1,500.00	(482.22)	8
9	Water - Used on Entry Way & Islands	221.55	221.55	221.55	221.55	291.75	502.35	590.10	1,578.75	1,136.53	1,180.95	525.75	221.55	6,913.93	10,112.00	3,198.07	9
10	Rodent, Insect, and Weed Control						64.72							64.72	115.00	50.28	10
11	**Subtotal Lawn Expense (Line 6 through 10)**	**221.55**	**221.55**	**221.55**	**11,672.62**	**8,863.74**	**9,296.64**	**8,255.67**	**9,256.12**	**8,802.11**	**4,966.45**	**4,291.32**	**4,121.55**	**70,190.87**	**72,957.00**	**2,766.13**	**11**
12	Electrical Parts and Repairs	239.45	275.00	58.85		657.50	774.95	94.17	157.02		116.33		6,163.13	8,536.40	468.00	(8,068.40)	12
13	Gate Maintenance		110.00		4,038.62				662.00				652.74	5,463.36	2,000.00	(3,463.36)	13
14	Electricity (Street Lights & Gatehouse)	320.56	284.70	259.29	264.92	223.29	200.70	189.05	175.40	186.83	181.40	218.58	256.01	2,760.73	2,800.00	39.27	14
15	Telephone for Gate Entry System	82.87	86.04	84.52	85.77	85.74	85.00	85.05	85.82	85.54	84.40	86.94	87.25	1,024.94	1,044.00	19.06	15
16	Gatehouse- Janitor	40.00	40.00	40.00	40.00	40.00	40.00	60.00	40.00	66.00	50.00	10.00	50.00	516.00	540.00	24.00	16
17	Snow Removal	2,512.50	3,770.80											6,283.30	12,000.00	5,716.70	17
18	Waste Management - Trash Removal	890.24	897.43	875.08	867.51	869.75	861.57	862.46	874.37	889.94	894.92	936.81	925.81	10,645.89	11,000.00	354.11	18
19	Annual Picnic & Winter Party						500.00		1,167.20				(18.84)	1,648.36	1,783.00	134.64	19
20	Holiday Lights (Install & Take Down)		2,200.00											2,200.00	2,000.00	(200.00)	20
21	Insurance: Directors, Gatehouse, Gate, Gen Liab.									1,840.00				1,840.00	1,808.00	(32.00)	21
22	Financial & Administrative Services	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	410.00	4,920.00	4,920.00	0.00	22
23	Legal Services														936.00	936.00	23
24	Postage, Supplies, Bank Charges, etc.	21.24	26.53	26.51	26.49	27.37	26.53	26.50	26.53	26.52	26.53	26.49	27.50	314.74	312.00	(2.74)	24
25	Website, Dropbox, Zoom, & HOA-Leader, Mtg. Room Renta	160.02		119.00				458.82				156.75	123.78	1,018.37	654.00	(364.37)	25
26	Taxes & Filing Fees			165.00	635.00									800.00	800.00	0.00	26
27	**Subtotal of Expenses on Lines 12 through 26**	**4,676.88**	**8,100.50**	**2,038.25**	**6,368.31**	**2,313.65**	**2,898.75**	**2,186.05**	**3,598.34**	**3,504.83**	**1,763.58**	**1,845.57**	**8,677.38**	**47,972.09**	**43,065.00**	**(4,907.09)**	**27**
30 A	Shrubs for Toppler Drive Garden													0.00	250.00	250.00	30 A
30 B	Klingen Gate Circle Hose, Wall, Drip Line & Shrubs													0.00	1,200.00	1,200.00	30 B
30 C	Replace Grass With Bark - South Side Front			3,300.00										3,300.00	3,195.00	(105.00)	30 C
30 D	Six New Trees - Front South Side Common Area	425.00			(350.00)									75.00	3,700.00	3,625.00	30 D
30 E	Steps & Boulders on Toppler Dr													0.00	450.00	450.00	30 E
30 F	Flowers for Front Entrance					1,033.65								1,033.65	672.00	(361.65)	30 F
30 G	Clean-Up Day Supplies and General Repairs, & Misc.					278.61	78.71				36.03		33.41	426.76	533.00	106.24	30 G
30 H	Clean Up Circles (Bark, Edging, Pins)						605.87	112.55						718.42	0.00	(718.42)	30 H
30 I	Refurbish Street Signs						146.32							146.32	0.00	(146.32)	30 I
30 J	Update Hamlet Lighting (Gatehouse & Street Lights				1,197.34			1,316.17				475.00		2,988.51	0.00	(2,988.51)	30 J
30 K	Forest Service Tree Inspection												255.00	255.00	0.00	(255.00)	30 K
30	**Subtotal of Lines 30-A through 30-K (Project Related Expenses)**	**425.00**	**0.00**	**3,300.00**	**847.34**	**1,312.26**	**830.90**	**1,428.72**	**0.00**	**0.00**	**36.03**	**475.00**	**288.41**	**8,943.66**	**10,000.00**	**1,056.34**	**30**
31	**Grand Total All Expenses (Lines 6 thru 30)**	**5,323.43**	**8,322.05**	**5,559.80**	**18,888.27**	**12,489.65**	**13,026.29**	**11,870.44**	**12,854.46**	**12,306.94**	**6,766.06**	**6,611.89**	**13,087.34**	**127,106.62**	**126,022.00**	**(1,084.62)**	**31**
32	**Receipts minus Expense (Line 5 minus Line 31)**	**9,986.49**	**4,063.23**	**10,083.78**	**(5,154.82)**	**818.36**	**2,857.36**	**2,313.12**	**679.22**	**2,461.82**	**7,867.88**	**6,673.09**	**1,006.35**	**43,655.88**	**40,513.00**	**3,142.88**	**32**
33	Replace and/or Repair Asphalt - Entire Neighborhood												**0.00**	**0.00**	**278,269.00**	**278,269.00**	**33**
34	**Net After Major Replacement Expenditures Line 32 minus Line 33**	**9,986.49**	**4,063.23**	**10,083.78**	**(5,154.82)**	**818.36**	**2,857.36**	**2,313.12**	**679.22**	**2,461.82**	**7,867.88**	**6,673.09**	**1,006.35**	**43,655.88**	**(237,756.00)**	**281,411.88**	**34**
35A	Cert of Deposit at Indep. Bank at End of Month	211,408.15	211,408.15	212,841.67	212,841.67	212,841.67	214,316.98	214,316.98	214,316.98	215,802.52	215,802.52	215,802.52	217,285.08	217,285.08			
35B	PNC Bank MMKT at End of Month	100,603.14	100,605.46	125,608.37	132,611.63	132,614.12	132,617.39	132,620.77	132,624.15	132,627.42	132,630.80	132,634.07	132,637.45	132,637.45			
35C	Independent Bank MMKT at End of Month	43,972.48	46,512.54	30,219.69	19,020.69	19,326.01	19,665.61	23,005.22	23,010.40	23,515.70	30,689.84	37,931.02	38,466.76	38,466.76			
35D	Independent Bank Checking Acct at End of Month	93.61	1,614.46	1,554.66	595.58	1,106.13	2,145.31	1,115.44	1,786.10	2,253.81	2,944.17	2,372.81	1,357.48	1,357.48			
35	**Total in Banks at EOM (Sum of L35A thru 35D)**	**356,077.38**	**360,140.61**	**370,224.39**	**365,069.57**	**365,887.93**	**368,745.29**	**371,058.41**	**371,737.63**	**374,199.45**	**382,067.33**	**388,740.42**	**389,746.77**	**389,746.77**			
36	Operating Reserve Account (A Portion of Line 35)	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00			
37	Balance in Reserve Study Account (Portion of Line 35)	318,077.38	322,140.61	332,224.39	327,069.57	327,887.93	330,745.29	333,058.41	333,737.63	336,199.45	344,067.33	350,740.42	351,746.77	351,746.77			

This Report is posted each month to The Hamlet HOA Website: https://HamletCastlePines.com
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