THE HAMLET HOMEOWNERS ASSOCIATION - 2024 FINANCIAL SUMMARY
(Receipts, Expenditures, and Reserve Balances)

		Actual Receipts and Expenditures for January through December												Total Receipts and Expenditures for 2024	Full Year Budget for 2024	Variance Favorable or (Unfavorable)	Line Number
		A	B	C	D	E	F	G	H	I	J	K	L	Column M = Sum (A ..L)	Column N	Column O = M vs N Better or (Worse)	
RECEIPTS:		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC				
1	Income - Monthly HOA Dues at $250 per month	15,750.00	15,000.00	15,500.00	16,000.00	15,000.00	15,500.00	15,750.00	15,000.00	15,000.00	15,250.00	15,000.00	14,250.00	183,000.00	183,000.00	0.00	1
2	Interest Income - PNC Bank MMKT	3.80	3.82	4.36	4.47	4.64								21.09	21.09	0.00	2
3	Interest Income - Independent Bank MMKT	5.48	4.91	4.30	3.33	1.57	60.62	51.16	50.51	49.87	38.13	3.55	3.51	276.94	107.26	169.68	3
4	Interest On Cert of Deposit at Independent Bank			2,881.67			2,948.98							5,830.65	5,830.65	0.00	4
5	Transfer Fee Income - Net (Upon Sale of Home)										25.00	25.00		50.00	100.00	(50.00)	5
6	**TOTAL RECEIPTS (Sum of Lines 1 through 5)**	**15,759.28**	**15,008.73**	**18,390.33**	**16,007.80**	**15,006.21**	**18,509.60**	**15,801.16**	**15,050.51**	**15,049.87**	**15,313.13**	**15,028.55**	**14,253.51**	**189,178.68**	**189,059.00**	**119.68**	**6**
EXPENDITURES:																	
7	Mowing, Fertilizing, Weed Control				7,665.57	7,665.57	7,665.67	7,665.47	7,665.57	7,665.58			7,665.57	53,659.00	53,659.00	0.00	7
8	Sprinkler Turn-On & Turn-Off				4,006.00						4,006.00			8,012.00	7,874.00	(138.00)	8
9	Sprinkler Maintenance & Repairs					1,680.00	150.00				700.00			2,530.00	1,362.00	(1,168.00)	9
10	Water - Used on Entry Way & Islands	221.55	221.55	221.55	221.55	379.50	1,125.45	1,297.95	1,866.17	1,151.70	2,337.43	958.13	221.55	10,224.08	9,240.00	(984.08)	10
11	Trees Along Entrance Area (and elsewhere)					1,250.00	1,293.73	287.50						2,831.23	4,000.00	1,168.77	11
12	Fix Klingen Gate Circle - River Rock, Boulders, Bushes										49.81			49.81	3,400.00	3,350.19	12
13	Fence in Back of Gatehouse													0.00	1,825.00	1,825.00	13
14	Remove Make-Shift Steps on Toppler													0.00	550.00	550.00	14
15	Refresh Toppler Gravel Paths										176.07			176.07	470.00	293.93	15
16	Purchase Two String Trimmers			193.15										193.15	460.00	266.85	16
17	Clean and Level Drain on Marcus Lane													0.00	450.00	450.00	17
18	Cut Junipers & Clean Up Rocks Burggarten #27 & #40													0.00	350.00	350.00	18
19	Trim & Remove Dead Wood - Toppler Garden Area								308.46					308.46	165.00	(143.46)	19
20	Treegator Watering Bladders			54.13										54.13	90.00	35.87	20
21	Rodent and Weed Control			154.92							19.40			174.32	115.00	(59.32)	21
22	Flowers at Front Entrance						905.94				25.38			931.32	1,100.00	168.68	22
23	Holiday Lights (Install & Take Down)			1,200.00										1,200.00	1,100.00	(100.00)	23
24	Clean -Up Day Supplies (& Other Supplies)						678.96				10.00			688.96	600.00	(88.96)	24
25	Street Light Posts and Other - (Solar?)					753.00	(761.00)							(8.00)	475.00	483.00	25
26	Herrn Lane Roundabout - Rock Repositioning & Fabric Removal									500.00				500.00	0.00	(500.00)	26
27	**Subtotal Landscape Expense -Sum of Lines 7 thru 26)**	**221.55**	**221.55**	**1,823.75**	**11,893.12**	**11,728.07**	**11,058.75**	**9,250.92**	**9,840.20**	**9,317.28**	**7,324.09**	**958.13**	**7,887.12**	**81,524.53**	**87,285.00**	**5,760.47**	**27**
28	Electrical Repairs				8,536.23	855.00		3,537.70		948.24	495.00			14,372.17	13,000.00	(1,372.17)	28
29	Hamlet Color Palette Consultantt				1,200.00									1,200.00	0.00	(1,200.00)	29
30	Gate Maintenance						1,580.86		341.74					1,922.60	3,500.00	1,577.40	30
31	Electricity (Street Lights & Gatehouse)	299.28	299.77	265.25	239.14	214.66	196.66	191.85	199.81	89.98	196.23	226.76	254.28	2,673.67	2,871.00	197.33	31
32	Telephone for Gate Entry System (and Reconfigure at Termination)	86.65	88.42	88.77	85.34	58.06		(10.69)		803.14				1,199.69	1,066.00	(133.69)	32
33	Janitorial Service - Gatehouse	50.00	75.00	50.00	50.00	50.00	50.00	50.00	75.00	50.00	50.00	50.00	50.00	650.00	650.00	0.00	33
34	Snow Removal	2,477.78	5,332.50	4,350.00								5,480.00	993.02	18,633.30	13,200.00	(5,433.30)	34
35	Waste Management - Trash Removal	910.33	907.16	914.67	908.00	904.80	896.56	899.15	898.27	897.73	887.10	486.00	888.80	10,398.57	11,285.00	886.43	35
36	Annual Picnic & Winter Party & Welcome Committee Expense								1,140.70			500.00	103.34	1,744.04	2,061.00	316.96	36
37	Insurance: Directors, Gatehouse, Gate, General Liability									2,054.00				2,054.00	1,914.00	(140.00)	37
38	Financial & Administrative Services	426.00	426.00	426.00	426.00	426.00	426.00	426.00	426.00	426.00	426.00	426.00	426.00	5,112.00	5,112.00	0.00	38
39	Legal Services		962.00											962.00	1,000.00	38.00	39
40	Postage, Supplies, Bank Charges, etc.	27.52	27.96	34.45	34.57	34.37	34.20	34.33	34.22	34.29	34.27	34.34	34.22	398.74	336.00	(62.74)	40
41	Website, Dropbox, Zoom, HOA-Leader, Mtg. Room Rent	112.02		118.14		48.94						425.70	172.30	877.10	860.00	(17.10)	41
42	Taxes & Filing Fees			175.00	542.00	175.00								892.00	832.00	(60.00)	42
43	**Subtotal of Expenses on Lines 28 through 42**	**4,389.58**	**8,118.81**	**6,422.28**	**12,021.28**	**2,766.83**	**3,184.28**	**5,128.34**	**3,115.74**	**5,303.38**	**2,088.60**	**7,628.80**	**2,921.96**	**63,089.88**	**57,687.00**	**(5,402.88)**	**43**
44	**Total of All Expenses (Line 27 plus Line 43)**	**4,611.13**	**8,340.36**	**8,246.03**	**23,914.40**	**14,494.90**	**14,243.03**	**14,379.26**	**12,955.94**	**14,620.66**	**9,412.69**	**8,586.93**	**10,809.08**	**144,614.41**	**144,972.00**	**357.59**	**44**
45	**Net (Receipts minus Expense) (Line 6 minus Line 44)**	**11,148.15**	**6,668.37**	**10,144.30**	**(7,906.60)**	**511.31**	**4,266.57**	**1,421.90**	**2,094.57**	**429.21**	**5,900.44**	**6,441.62**	**3,444.43**	**44,564.27**	**44,087.00**	**477.27**	**45**
46	**Replace Asphalt Streets - Entire Neighborhood**						**298,448.44**	**224.68**	**1,901.55**	**10,139.44**			**1,820.70**	**312,534.81**	**375,000.00**	**62,465.19**	**46**
47	**Net (After Major Replacement Expenditures) Line 45 minus Line 46**	**11,148.15**	**6,668.37**	**10,144.30**	**(7,906.60)**	**511.31**	**(294,181.87)**	**1,197.22**	**193.02**	**(9,710.23)**	**5,900.44**	**6,441.62**	**1,623.73**	**(267,970.54)**	**(330,913.00)**	**62,942.46**	**47**
48	Cert of Deposit at Independent Bank at End of Month	217,285.08	217,285.08	220,166.75	220,166.75	220,166.75	0.00	0.00	0.00	0.00	100,000.00	100,000.00	100,000.00	100,000.00			
49	PNC Bank MMKT at End of Month	152,641.25	162,644.63	172,648.77	182,653.02	182,657.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
50	Independent Bank MMKT at End of Month	28,959.74	25,669.46	20,123.76	4,530.52	5,866.52	116,083.64	116,276.63	115,760.02	105,253.49	12,291.62	18,295.17	20,298.68	20,298.68			
51	Independent Bank Checking Acct at End of Month	2,008.85	1,963.43	4,767.62	2,450.01	1,620.90	46.10	1,050.33	1,759.96	2,556.26	1,418.57	1,856.64	1,476.86	1,476.86			
52	**Total in Banks at EOM (Sum of Lines 48 through 51)**	**400,894.92**	**407,562.60**	**417,706.90**	**409,800.30**	**410,311.61**	**116,129.74**	**117,326.96**	**117,519.98**	**107,809.75**	**113,710.19**	**120,151.81**	**121,775.54**	**121,775.54**			
53	Operating Reserve Account (A Portion of Line 52)	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00			
54	Balance in Reserve Study Account (A Portion of Line 52)	356,894.92	363,562.60	373,706.90	365,800.30	366,311.61	72,129.74	73,326.96	73,519.98	63,809.75	69,710.19	76,151.81	77,775.54	77,775.54			

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