

THE HAMLET HOMEOWNERS ASSOCIATION - 2025 FINANCIAL SUMMARY (Receipts, Expenditures, and Reserve Balances)													2025 Total (Actuals plus Current Estimate)	2025 Full Year Budget	Variance Favorable or (Unfavorable)	Line Number	
	Actual Amounts for January & February & March			Current Estimate of Receipts and Expenditures for April through December													
	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	Column M = Sum (A ..L)	Column N	Column O = M vs N In a Better or (Worse) Format		
1	Income - Monthly HOA Dues at \$265 per month	18,270.00	14,575.00	15,650.00	16,695.00	15,900.00	15,900.00	16,165.00	16,165.00	16,165.00	16,165.00	16,165.00	193,980.00	193,980.00	0.00	1	
2	Interest Income - Independent Bank MMKT	5.36	6.68	9.39	8.00	7.00	7.00	8.00	8.00	8.00	8.00	8.57	92.00	92.00	0.00	2	
3	Interest On Cert of Deposit at Independent Bank	1,092.33			1,105.00			1,128.00		1,130.67			4,456.00	4,456.00	0.00	3	
4	Transfer Fee Income - Net (Upon Sale of Home)				50.00		25.00						75.00	75.00	0.00	4	
5	TOTAL RECEIPTS (Sum of Lines 1 through 4)	19,367.69	14,581.68	15,659.39	17,858.00	15,907.00	15,932.00	17,301.00	16,173.00	16,173.00	17,303.67	16,173.00	16,173.57	198,603.00	198,603.00	0.00	5
EXPENDITURES:																	
6	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	6	
7	Water - Used on Entry Way & Islands	221.55	237.10	237.10	237.10	590.00	1,500.00	1,900.00	1,950.00	1,650.00	1,250.00	521.05	237.10	10,531.00	10,531.00	0.00	7
8	Sprinkler Turn-On & Turn-Off				4,006.00						4,006.00			8,012.00	8,012.00	0.00	8
9	Sprinkler Maintenance & Repairs					400.00	500.00	500.00	500.00					1,900.00	1,900.00	0.00	9
10	Flowers at Front Entrance					1,000.00								1,000.00	1,000.00	0.00	10
11	Holiday Lights (Install & Take Down)				1,400.00									1,400.00	1,400.00	0.00	11
12	Plant Two New Trees (A Budget Placeholder)					2,500.00								2,500.00	2,500.00	0.00	12
13	Tree Pruning, Removal, Snow Damage (A Budget Placeholder)					3,000.00								3,000.00	3,000.00	0.00	13
14	Landscape Architect Plan for Front (Garden Club Prepare?)				2,000.00									2,000.00	2,000.00	0.00	14
15	Gatehouse - Refresh Entrance Shrubs (See Line 14)					2,000.00								2,000.00	2,000.00	0.00	15
16	Old Forge Drive (Top of Tract I) Refresh Cobble				750.00									750.00	750.00	0.00	16
17	Klingen Gate Lane - Refresh Circle & Plantings						1,500.00							1,500.00	1,500.00	0.00	17
18	Toppler Drive - Remove & Backfill Makeshift Steps						600.00							600.00	600.00	0.00	18
19	General Hamlet Maintenance Projects					150.00	100.00	50.00	50.00	50.00	50.00	50.00		500.00	500.00	0.00	19
20	Cleanup Day Supplies and Other Miscellaneous						600.00							600.00	600.00	0.00	20
21	Subtotal Landscape Expense - (Lines 6 thru 20)	221.55	237.10	237.10	16,058.67	17,305.57	12,465.67	10,115.47	10,165.57	9,365.58	12,971.57	571.05	237.10	89,952.00	89,952.00	0.00	21
22	Annual Picnic & Winter Party & Welcome Committee Expense				100.00			1,623.00					500.00	2,223.00	2,223.00	0.00	22
23	Electrical Repairs		29.14		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	970.86	9,000.00	9,000.00	0.00	23
24	Electricity (Street Lights & Gatehouse)	274.05	287.39	246.08	225.29	240.00	220.00	210.00	207.00	93.00	203.00	211.00	316.48	2,733.29	2,754.00	20.71	24
25	Financial & Administrative Services	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	5,280.00	5,280.00	0.00	25
26	Gate Maintenance				600.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,400.00	2,400.00	0.00	26
27	Insurance: Directors, Gatehouse, Gate, General Liability									2,180.00				2,180.00	2,180.00	0.00	27
28	Janitorial Service - Gatehouse	75.00	52.00	52.00	52.00	52.00	52.00	52.00	78.00	52.00	52.00	52.00	52.00	673.00	673.00	0.00	28
29	Legal Services				140.00	151.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	991.00	991.00	0.00	29
30	Postage, Supplies, Bank Charges, etc.	35.33	35.33	35.17	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	34.17	420.00	420.00	0.00	30
31	Snow Removal	4,342.50	1,882.50								3,200.00	3,200.00	3,775.00	16,400.00	16,400.00	0.00	31
32	Taxes & Filing Fees			660.00	165.00									825.00	825.00	0.00	32
33	Waste Management - Trash Removal	907.01	899.90	907.18	911.15	908.00	908.00	908.00	908.00	908.00	908.00	908.76	10,890.00	10,890.00	0.00	33	
34	Website, Dropbox, Zoom, HOA-Leader, Mtg. Room Rent			117.77		96.00	96.00		95.23		166.33	159.37	172.30	903.00	903.00	0.00	34
35	Subtotal of Expenses on Lines 22 through 34	6,073.89	3,626.26	2,458.20	3,668.44	3,147.00	3,076.00	2,970.00	4,711.23	5,033.00	6,329.33	6,330.37	7,494.57	54,918.29	54,939.00	20.71	35
36	Total of All Expenses (Line 21 plus Line 35)	6,295.44	3,863.36	2,695.30	19,727.11	20,452.57	15,541.67	13,085.47	14,876.80	14,398.58	19,300.90	6,901.42	7,731.67	144,870.29	144,870.29	0.00	36
37	Net = Receipts minus Expenses (Line 5 minus Line 36)	13,072.25	10,718.32	12,964.09	(1,869.11)	(4,545.57)	390.33	4,215.53	1,296.20	1,774.42	(1,997.23)	9,271.58	8,441.90	53,732.71	53,732.71	0.00	37
38	Certificate of Deposit at Independent Bank at End of Month	101,092.33	101,092.33	101,092.33	102,197.33	102,197.33	102,197.33	103,325.33	103,325.33	103,325.33	104,456.00	104,456.00	104,156.00	104,156.00	104,156.00	0.00	38
39	Independent Bank MMKT at End of Month	31,461.54	42,585.72	55,595.11	52,704.50	48,312.50	48,719.50	51,829.50	55,145.50	51,753.50	61,061.50	69,751.09	69,751.09	69,751.09	69,751.09	0.00	39
40	Independent Bank Checking Acct at End of Month	2,293.92	1,888.06	1,842.76	1,759.26	1,605.69	1,589.02	1,566.55	1,454.75	1,321.17	1,585.27	1,548.85	1,601.16	1,601.16	1,601.16	0.00	40
41	Total in Banks at EOM (Sum of Lines 38, 39, & 40)	134,847.79	145,566.11	158,530.20	156,661.09	152,115.52	152,505.85	156,721.38	158,017.58	159,792.00	157,794.77	167,066.35	175,508.25	175,508.25	175,508.25	0.00	41
42	Operating Reserve Account (A Portion of Line 41)	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	44,000.00	0.00	42
43	Balance in Reserve Study Account (A Portion of Line 41)	90,847.79	101,566.11	114,530.20	112,661.09	108,115.52	108,505.85	112,721.38	114,017.58	115,792.00	113,794.77	123,066.35	131,508.25	131,508.25	131,508.25	0.00	43
This Report is posted each month to The Hamlet HOA Website: https://HamletCastlePines.com For additional information please contact Charley Heard at 303-437-9593 or by Email: hoahamlet@gmail.com																	