

The Good Neighbor

by the North Carroll Farms Homeowner's Association



Please sign up for:



Tree Planting

Our tree bank was fortified with 120 new trees. We added tulip poplars, sycamore, maple, and black locust. Thanks to the Hampstead Tree Commission, Girl Scouts, 4-H, and the members of the Latter-Day Saints that came out to help.

1

DEC 4

Next HOA Meeting on Zoom

2

BUDGET

Will be read at the next meeting
(attached)

3

HOA FEE

\$182
due on January 31

Current Board Members:

Kim, Nick,
Stephanie, &
Michelle

We'd love to have you join us. Learn more [here](#).

2024 NCF HOA BUDGET

2023 Income: Dues \$174 x 220 homes	\$ 38,280.00
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Expenses:	Budget
Website Hosting	\$ 300.00
Insurance- Business and Liability	\$ 1,700.00
Management Company Fees	\$ 5,460.00
HOA Snow Removal	\$ 8,000.00
HOA Lawn & Grounds Maintenance	\$ 16,800.00
Legal Fees	\$ 500.00
HOA Repairs - Budget	\$ 2,200.00
Office Supplies	\$ 100.00
Social Budget (Yard Sale, Halloween, Easter)	\$ 100.00
Utilities	\$ 516.00
Postage and Delivery Fees	\$ 140.00
Accounting Fees (QuickBooks)	\$ 324.00
Charitable Donations	\$ 200.00
Taxes/Filing Fees	\$ 200.00
Reserve Study - \$6k/3 years	\$ 2,000.00
Future Projects Budgets	\$ 1,500.00
2024 Projected Total Expenses	\$ 40,040.00
Overall Variance	\$ 1,760.00
Per home increase	\$ 8.00
2024 Proposed Dues per Household Total =	\$ 182.00