

## Woods at Grassy Creek Homeowners Association: 2023 Budget

Adjusted back to:  
 - 26 vs 21 cuts; limited area (see images)  
 - 2 vs. 5 fertilizer applications; limited area (see image)

Description	2022 Budget	2022 YTD* (as of 9/30)	2023 Budget
<b>Income</b>			
Assessments	\$86,400.00	\$86,400.00	\$90,600.00
Less bad debt allowance	-\$1,000.00	-\$1,000.00	-\$1,000.00
<b>Total Income</b>	<b>\$85,400.00</b>	<b>\$85,400.00</b>	<b>\$89,600.00</b>

Dues increase 5%  
to \$453/homeowner

<b>Expenses</b>			
<b>General &amp; Admin</b>			
Legal Fees	\$1,300.00	\$1,132.00	\$2,000.00
Accounting Fees	\$3,164.00	\$2,423.00	\$3,320.00
Collection Costs	\$400.00	\$1,657.00	\$1,500.00
Insurance	\$3,100.00	\$3,359.00	\$3,500.00
Stormwater tax fees	\$250.00	\$122.00	\$250.00
Community Programs	\$500.00	\$0.00	\$0.00
Copies/Printing/Postage	\$400.00	\$614.00	\$650.00
Website	\$120.00	\$117.00	\$130.00
Misc Admin	\$100.00	\$26.00	\$100.00
<b>Total Gen &amp; Admin</b>	<b>\$9,334.00</b>	<b>\$9,450.00</b>	<b>\$11,450.00</b>
<b>Utilities</b>			
Electricity/Street Lights Fountain #2	\$13,800.00	\$9,941.00	\$15,500.00
<b>Total Utilities</b>	<b>\$13,800.00</b>	<b>\$9,941.00</b>	<b>\$15,500.00</b>

Description	2022 Budget	2022 YTD* (as of 9/30)	2023 Budget	2023 Budget (Rev)
<b>Common Area Expenses</b>				
Lawn Care	\$34,500.00	\$38,795.00	\$38,950.00	\$36,350.00
Entrance Flowers	\$720.00	\$0.00	\$500.00	\$500.00
Common area maint/tree replacement	\$0.00	\$0.00	\$2,500.00	\$2,500.00
Pond maintenance	\$4,200.00	\$4,161.00	\$5,240.00	\$5,240.00
Snow removal	\$2,500.00	\$1,640.00	\$2,000.00	\$2,000.00
Community Signage (B)	\$0.00	\$510.00	\$250.00	\$250.00
Fountain Repairs	\$1,000.00	\$765.00	\$1,000.00	\$1,000.00
<b>Total Common Area Expenses</b>	<b>\$42,920.00</b>	<b>\$45,871.00</b>	<b>\$50,440.00</b>	<b>\$47,840.00</b>

<b>Swimming Pool Expenses</b>				
Pool Security	\$2,500.00	\$2,641.00	\$180.00	\$360.00
Pool Maintenance Contract	\$9,900.00	\$10,152.00	\$10,000.00	\$0.00
Pool Repairs	\$2,000.00	\$297.00	\$2,500.00	\$6,600.00
Pool Keys	\$100.00	\$86.00	\$100.00	\$0.00
Pool house & Fountain Electric #1	\$3,000.00	\$2,980.00	\$3,200.00	\$1,000.00
Water/Sewage	\$2,500.00	\$3,095.00	\$3,500.00	\$1,000.00
Pool license	\$600.00	\$575.00	\$600.00	\$0.00
Pest control	\$240.00	\$164.00	\$250.00	\$250.00
Trash removal	\$1,000.00	\$1,448.00	\$1,500.00	\$0.00
Pool supplies	\$300.00	\$488.00	\$300.00	\$0.00
<b>Total Swimming Pool Expenses</b>	<b>\$22,140.00</b>	<b>\$21,926.00</b>	<b>\$22,130.00</b>	<b>\$9,210.00</b>
<b>Total Operating Expenses</b>				

<b>Reserve Expense</b>				
\$25.00/homeowner	\$0.00	\$0.00	\$5,000.00	\$5,000.00
<b>Surplus or (-Deficit)</b>	<b>-\$2,794.00</b>	<b>-\$1,788.00</b>	<b>-\$14,920.00</b>	<b>\$600.00</b>

Pool will stay closed in 2023

Pool cover: Need to protect aging pool/reduce liability; still getting additional quotes

Opening the pool would result in a minimum \$15,000 deficit; outside of tolerable