

Woods at Grassy Creek Homeowners Association: 2023 Budget

| Description | 2022 Budget | 2022 YTD* (as of 9/30) | 2023 Budget |
|---------------------------------------|--------------------|------------------------|--------------------|
| Income | | | |
| Assessments | \$86,400.00 | \$86,400.00 | \$90,600.00 |
| | | | |
| Less bad debt allowance | -\$1,000.00 | -\$1,000.00 | -\$1,000.00 |
| Total Income | \$85,400.00 | \$85,400.00 | \$89,600.00 |
| | | | |
| Expenses | | | |
| General & Admin | | | |
| 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 |
| | | | |
| Total Gen & Admin | \$9,334.00 | \$9,450.00 | \$11,450.00 |
| Utilities | | | |
| Electricity/Street Lights Fountain #2 | \$13,800.00 | \$9,941.00 | \$15,500.00 |
| | | | |
| Total Utilities | \$13,800.00 | \$9,941.00 | \$15,500.00 |

Dues increase 5%
to \$453/homeowne

| Description | 2022 | 2022 YTD* | 2023 | 2023 |
|---|--------------------|--------------------|---------------------|--------------------|
| | Budget | (as of 9/30) | Budget | Budget (Rev) |
| Common Area Expenses | | | | |
| 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 |
| Total Common Area Expenses | \$42,920.00 | \$45,871.00 | \$50,440.00 | \$47,840.00 |
| Swimming Pool Expenses | | | | |
| 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 |
| Total Swimming Pool Expenses | \$22,140.00 | \$21,926.00 | \$22,130.00 | \$9,210.00 |
| Total Operating Expenses | | | | |
| <hr/> | | | | |
| Reserve Expense | | | | |
| \$25.00/homeowner | \$0.00 | \$0.00 | \$5,000.00 | \$5,000.00 |
| Surplus or (-Deficit) | -\$2,794.00 | -\$1,788.00 | -\$14,920.00 | \$600.00 |
| 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 | | | | |