

Woods at Grassy Creek - 2024 Budget

			2023 Budget	2023 Actual YTD	2024 Budget				2023 Budget	2023 Actual YTD	2024 Budget
INCOME						LAWN CARE					
	Annual Assessments		90,600.00	90,600.00	124,000.00 *		Lawn mowing		36,350.00	25,575.00	25,350.00
	Transfer Fees			400.00			Entrance Flowers		500.00		
	Legal Fee Reimbursement			105.00			Pre-Emergent			950.00	7,950.00
	Collection Fee Reimbursement			5,091.18			Mulching			2,250.00	6,000.00
	Interest Income			1.65			Tree and shrub pruning/Replace	2,500.00	1,966.89		1,800.00
	Late Fees			2,850.00			Fertilizer/weed control		2,700.00		
	Bad Debt allowancee		(1,000.00)		(2,000.00)		Community Signage	250.00	663.35		300.00
	Misc Income				-		Fountain Repairs	1,000.00	1,431.03		1,000.00
	TOTAL INCOME		89,600.00	99,047.83	122,000.00		Lake/Pond Maintenance	5,240.00	4,161.00		5,050.00
EXPENSES							Trash Removal			352.35	1,300.00
	GENERAL & ADMIN						Snow removal	2,000.00			2,500.00
	Legal Fees		2,000.00	280.00	2,500.00		TOTAL MAINTENANCE/ REPAIRS	47,840.00	40,049.62		51,250.00
	Accounting Fees		3,320.00	2,540.00	3,960.00		AMENITIES				
	Insurance		3,500.00	3,400.00	3,400.00		Pool license				625.00
	Taxes/Stormwater Fees		250.00	126.00	250.00		Pool supplies				650.00
	Costs of Collection		1,500.00	5,160.04	6,000.00		Pool Repairs	6,600.00			3,500.00
	Copies/Printing/Postage		650.00	218.92	450.00		Pool Keys				100.00
	Website Fees		130.00	118.00	125.00		Pool Maintenance Contract				14,872.00
	Misc Admin		100.00	25.59	-		Pool Maintenance Contract				
	TOTAL GEN & ADMIN EXP		11,450.00	11,868.55	16,685.00		Electric	1,000.00	807.43		4,500.00
UTILITIES							Water and Sewage	1,000.00	723.97		3,500.00
	Electricity		15,500.00	10,205.51	15,500.00		Pool Security	360.00	604.26		1,200.00
	TOTAL UTILITIES		15,500.00	10,205.51	15,500.00		Pest Control	250.00	168.00		250.00
							Poolside Furniture				1,000.00
							TOTAL AMENITIES	9,210.00	2,303.66		30,197.00
							Reserve Deposit	5,000.00			
							TOTAL EXPENSES	89,000.00	64,427.34		113,632.00
							NET SURPLUSS (DEFICIT)	600.00	34,620.49 **		8,368.00

* This is \$620 per home with 200 homes

** While the 2023 Year-to date shows a surplus- this is due to us only have received expenses through Sept

Reserve/Savings Balance as of Sept 20	\$21,984.20
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