



MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION

c/o SFMC, Inc.

9464 Innovation Drive

Manassas, Virginia 20110

Office (703) 392-6006 x281 ☒ Fax (703) 392-5039

TO: All Meadows at Morris Farm Homeowners
FROM: Board of Directors
DATE: December 9, 2022
SUBJECT: FY 2023 Assessment Notice, Operating Budget, and Community Manager Update

Enclosed is the adopted FY 2023 Operating Budget for Meadows at Morris Farm Community Association. Effective January 1, 2023, the Association's monthly assessments will increase by approximately 3%.

Townhomes/Dplx/Carr/Ctyd/Alley
Single Family w/out alley
Single Family w/ Pipestem/Alley

Monthly FEE= \$ 110.15

Monthly FEE= \$ 100.28

Monthly FEE= \$ 113.19

HOMEOWNER ACTION REQUIRED: Assessment coupons and envelopes will be mailed shortly. Homeowners enrolled in the direct debit program will have the new amount automatically deducted from your account, starting with the January withdrawal; **homeowners using other means of automatic payments must take action to adjust the payments.**

Please remember that assessments are **due on the 1st of each month** and are subject to a **\$25 late fee if not paid by the 10th day of each month**. Please consider utilizing the automatic payment service (ACH Direct Debit) for making regular monthly payments. For more information about this service, visit www.sfmcinc.com. **If you have not received your coupon book by December 31st, please contact SFMC at (703) 392-6006.**

The Board of Directors does not take an increase in assessments lightly and worked to mitigate the increase through a variety of ways. However, the reality of record high inflation affects the cost of maintaining our community property and preserving the level of services to which we are accustomed.

Additionally, the Board is excited to announce that **Holly Gibson is now our full-time community manager** (previously, she worked for Meadows at Morris Farm 30 hours per week). Holly has proven to be an invaluable part of our community over the past year, managing a high volume of work with dedication, persistence, and professionalism. Additionally, Holly will primarily work on site at the pool house once the renovation is complete in late winter. This new arrangement will provide greater value to homeowners, increasing oversight of services and property maintenance and availability to interact with homeowners.

If you have any questions, please do not hesitate to contact Holly at (703) 392-6006, x281 or hgibson@sfmcinc.com or attend the next Monthly Board of Directors Meeting on December 13, 2022 at 7 pm; you will receive the meeting link via email if you are opted in to receiving email communication from SFMC.

Sincerely,

Board of Directors
Meadows at Morris Farm Community Association

Meadows at Morris Farm Community Association, Inc.

Operating Budget

January 1, 2023 - December 31, 2023

		Approved 2022	Reforecast 2022	Approved 2023
Townhomes/Dplx/Carr/Ctyd/Alley Monthly FEE=		\$ 106.65		\$ 110.15
Single Family w/out alley Monthly FEE=		\$ 97.09		\$ 100.28
Single Family w/ Pipestem/Alley Monthly FEE=		\$ 109.59		\$ 113.19
Code	INCOME			
6313	TH/Dup/Car/Ctyd/Alley Assessment Income	421,042	421,054	434,874
6314	SF w/out Alley Assessment Income	362,347	362,340	374,232
6319	SF w/Pipestem Assessment Income	26,301	26,302	27,165
6340	Late Fee Income	8,400	7,525	8,000
6350	Legal Fee Reimbursement	10,000	6,295	8,000
6820	Pool Passes	1,400	2,320	2,320
6910	Interest Income	13,140	219	150
6911	Interest Reserves Income	0	18,966	22,633
6998	Prior Year Surplus	0	0	15,000
	TOTAL INCOME	842,630	845,020	892,374
	EXPENSES			
	GENERAL & ADMINISTRATIVE			
7010	Management Fees	32,794	32,794	33,777
7015	On-Site Administrator	80,402	90,819	97,959
7140	Audit/Tax Prep Fees	6,300	6,332	6,300
7150	Architect & Engineering Services	0	0	0
7160	Legal - General	15,000	16,203	15,000
7165	Legal - Collections	20,000	10,684	15,000
7260	Postage & Mail	4,000	4,704	4,000
7280	Insurance	11,868	12,653	13,468
7290	Insurance Loss/Deductible	1,000	0	1,000
7320	Office Supplies	250	113	250
7400	Printing & Reproduction	6,000	5,622	6,000
7415	Website Expense	1,115	2,367	1,625
7416	Activity Charges	5,000	5,000	5,000
7420	Pool Pass Expense	0	2,013	840
7430	Income Taxes	7,100	4,999	5,000
7440	Licenses, Permits & Fees	1,550	274	405
7500	Annual Meeting Expenses	250	250	250
7890	Miscellaneous Expenses	3,000	2,421	3,000
7915	Depreciation Expense	213	213	0
7990	Bad Debt Expense	2,500	(923)	2,500
	Total General & Administrative	198,342	196,538	211,374
	CONTRACT SERVICES			
9610	Grounds Maintenance	137,184	139,778	139,778
9630	Pond Maintenance	7,000	6,582	6,976
9665	Pet Waste Stations	12,880	10,337	11,000
9700	Trash Removal	144,093	146,446	148,416
9800	Snow Removal - SF w/alley 10%	4,000	4,874	3,141
9801	Snow Removal - SF w/Pipestem 7%	2,930	3,512	2,199

Meadows at Morris Farm Community Association, Inc.
Operating Budget
January 1, 2023 - December 31, 2023

	Approved 2022	Reforecast 2022	Approved 2023
9802 Snow Removal - TH/Ctyard 83%	24,000	29,245	26,071
Total Contract Services	332,086	340,775	337,580
 GEN MAINT & REPAIR			
9020 Landscape Enhancements	30,000	13,161	20,000
9025 Tree Maintenance	10,000	9,779	10,000
9110 General Maintenance and Repair	12,000	14,845	15,000
TBD Playground Maintenance	0	0	5,000
9165 Irrigation Repairs	7,000	5,029	5,000
Total Maintenance	59,000	42,814	55,000
 POOL EXPENSES			
9300 Pool Supplies	4,000	302	4,000
9302 Pool Repair	4,500	1,021	4,500
9710 Pool Management	80,200	80,200	97,000
Total Pool Expenses	88,700	81,523	105,500
 UTILITIES			
8910 Electricity	8,000	10,782	12,180
8930 Water & Sewer Expense	16,000	14,240	16,000
8990 Telephone Service	1,462	2,276	2,507
Total Utilities	25,462	27,298	30,687
 TOTAL OPERATING EXPENSES	703,590	688,948	740,141
 RESERVES			
9910 Monthly Reserve Contributions	125,900	125,900	129,600
9930 Reserve Interest Allocation	13,140	18,966	22,633
9992 Transfer for Pool House Renovation Expense	0.00	(43,375)	0
9993 Pool House Renovation Expense	0.00	43,375	0
9996 Transfer from Capital Improvement Reserves	0	0	(111,225)
9997 Capital Imp. Reserve Expenses	0	0	111,225
9998 Transfer from Reserves	(252,535)	(260,000)	0
9999 Reserve Expenses	252,535	260,000	0
Total Reserves	139,040	144,866	152,233
 TOTAL EXPENSES	842,630	833,814	892,374
SURPLUS / (DEFICIT)	0	11,206	0