



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: November 15, 2024
SUBJECT: FY 2025 Assessment Notice and Operating Budget

Enclosed is the adopted FY 2025 Operating Budget for Meadows at Morris Farm Community Association.

HOMEOWNER ACTION REQUIRED: Assessment coupons and envelopes will be mailed soon. 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 works to mitigate the increase through a variety of ways. Our 660-home community is complex and comprises a variety of home types. The assessment structure is designed to reflect the requirements of individual homes and services. However, the reality of high inflation affects the cost of maintaining our community property and preserving the level of services to which we are accustomed.

If you have any questions, please contact Holly at (703) 392-6006, x281 or hgibson@sfmcinc.com. Everyone in the community is also welcome to attend the monthly board meetings that take place via Zoom.

Sincerely,

Board of Directors
Meadows at Morris Farm Community Association

Meadows at Morris Farm Community Association, Inc.
Operating Budget
January 1, 2025 - December 31, 2025

		Approved 2024	Reforecast 2024	Adopted 2025
General Assessment		\$82.50		\$85.91
Single Family - including Carriage Style		\$104.38	297	\$108.55
Single Family w/Pipestem or Alley		\$110.49	182	\$114.95
Townhomes		\$110.67	56	\$118.04
Courtyard Homes		\$114.74	125	\$122.25
Total Units			660	
Code	INCOME			\$ -
6310	Assessment Income	653,417	653,400	680,444
6312	TH/Courtyard Snow Service Fee	6,518	6,516	12,496
6315	TH/Crtyd Reserves Assessment Income	15,996	15,986	17,256
6317	Pipestem/Alley - Snow Serv. Fee	13,338	12,318	5,340
6318	Pipestem/Alley - Reserves	0	0	8,628
6320	SF Trash Removal Service Fee	158,559	158,586	164,090
6321	TH Trash Removal Service Fee	11,966	11,968	12,383
6340	Late Fee Income	9,000	8,000	7,000
6350	Legal Fee Reimbursement	8,000	5,022	6,000
6820	Pool Passes	2,840	3,015	2,840
6910	Interest Income	150	71	39
6911	Interest Reserves Income	32,508	49,386	47,116
6920	Miscellaneous Income	0	1,624	0
	TOTAL INCOME	912,291	925,892	963,632
EXPENSES				
GENERAL & ADMINISTRATIVE				
7010	Management Fees	34,791	34,791	35,834
7015	On-Site Administrator	122,496	110,909	119,783
7020	Coupons	2,540	2,540	2,540
7140	Audit/Tax Prep Fees	6,400	6,475	7,050
7150	Architect & Engineering Services	4,500	4,500	0
7160	Legal - General	10,000	7,120	9,000
7165	Legal - Collections	13,000	9,936	10,000
7260	Postage & Mail	4,853	4,084	4,500
7280	Insurance	15,996	18,258	21,524
7320	Office Supplies	540	318	540
7400	Printing & Reproduction	6,000	5,197	5,500
7415	Website Expense	1,704	1,457	1,704
7416	Activity Charges	5,000	3,378	5,000
7420	Pool Pass Expense	1,200	1,920	840
7430	Income Taxes	9,000	8,500	9,000
7440	Licenses, Permits & Fees	170	423	438
7880	Prior Year Deficit (Surplus)	(39,600)	0	(39,600)
7890	Miscellaneous Expenses	2,000	3,170	2,900
7915	Depreciation Expense	0	213	213
7990	Bad Debt Expense	1,000	2,016	1,000
	Total General & Administrative	201,588	225,204	197,767

CONTRACT SERVICES				
9610	Grounds Maintenance	143,976	139,778	150,299
9630	Pond Maintenance	6,976	6,976	7,813
9665	Pet Waste Stations	11,496	12,928	11,652
9701	SF Trash Removal	158,559	158,550	164,090
9702	TH Trash Removal	11,966	11,965	12,383
Total Contract Services		332,973	330,197	346,237
GEN MAINT & REPAIR				
9020	Landscape Enhancements	20,000	20,000	15,000
9025	Tree Maintenance	10,000	12,178	10,000
9030	Watering	0	0	5,000
9110	General Maintenance and Repair	15,000	10,702	15,000
9145	Playground Maintenance	6,000	6,359	7,000
9165	Irrigation Repairs	6,000	8,323	9,000
Total Maintenance		57,000	57,562	61,000
POOL EXPENSES				
9300	Pool Supplies	4,000	3,800	4,000
9302	Pool Repair	4,500	2,325	4,500
9710	Pool Management	100,400	100,400	104,000
Total Pool Expenses		108,900	106,526	112,500
UTILITIES				
8910	Electricity	12,360	10,358	12,360
8930	Water & Sewer Expense	20,004	21,886	22,980
8990	Telephone Service	1,800	2,033	2,037
Total Utilities		34,164	34,276	37,377
TOTAL OPERATING EXPENSES		734,625	753,765	754,880
RESERVES				
9910	General Reserve Contributions	109,306	109,306	117,916
9912	TH/Courtyard MO Reserve	15,996	15,966	17,256
9915	Pipestem and Alley Reserve	7,998	7,998	8,628
9917	SF w/Alley & Pipestem Fund Contribution	5,340	5,340	5,340
9918	TH/Courtyard Snow Fund Contribution	6,518	6,518	12,496
9930	Reserve Interest Allocation	32,508	49,386	47,116
9940	Operating Reserve	0	0	0
9986	SF w/Alley & Pipestem Transfer	0	(3,620)	0
9987	SF w/Alley & Pipestem Snow Removal Expense	0	3,620	0
9988	TH/Courtyard Fund	0	(12,787)	0
9989	TH/Courtyard Snow Removal - TH/Courtyard	0	12,787	0
9990	Pipestem and Alley Transfer	0	0	0
9991	Pipestem and Alley Expense	0	0	0
9992	Operating Reserve Transfer	0	0	0
9993	Operating Reserve Expense	0	0	0
9994	TH/Courtyard Transfer	0	(19,550)	0
9995	TH/Courtyard Expense	0	19,550	0
9998	General Reserve Transfer	(365,550)	(98,909)	(165,887)
9999	General Reserve Expenses	365,550	98,909	165,887
Total Reserves		177,666	194,514	208,752
TOTAL EXPENSES		912,291	948,279	963,632
SURPLUS / (DEFICIT)		0	(22,387)	0