

Springfield Station Homeowners' Association

2022 Annual Meeting



<http://www.springfieldstationhoa.org>

September 17, 2022
at Sport Court

Springfield Station

Homeowners' Association, Inc.
182 Members

2021-22 BOARD OF DIRECTORS

Geoffery Ballou

Jim Klein

Chuck Brackett

Vicky Johnson

Dan Germain

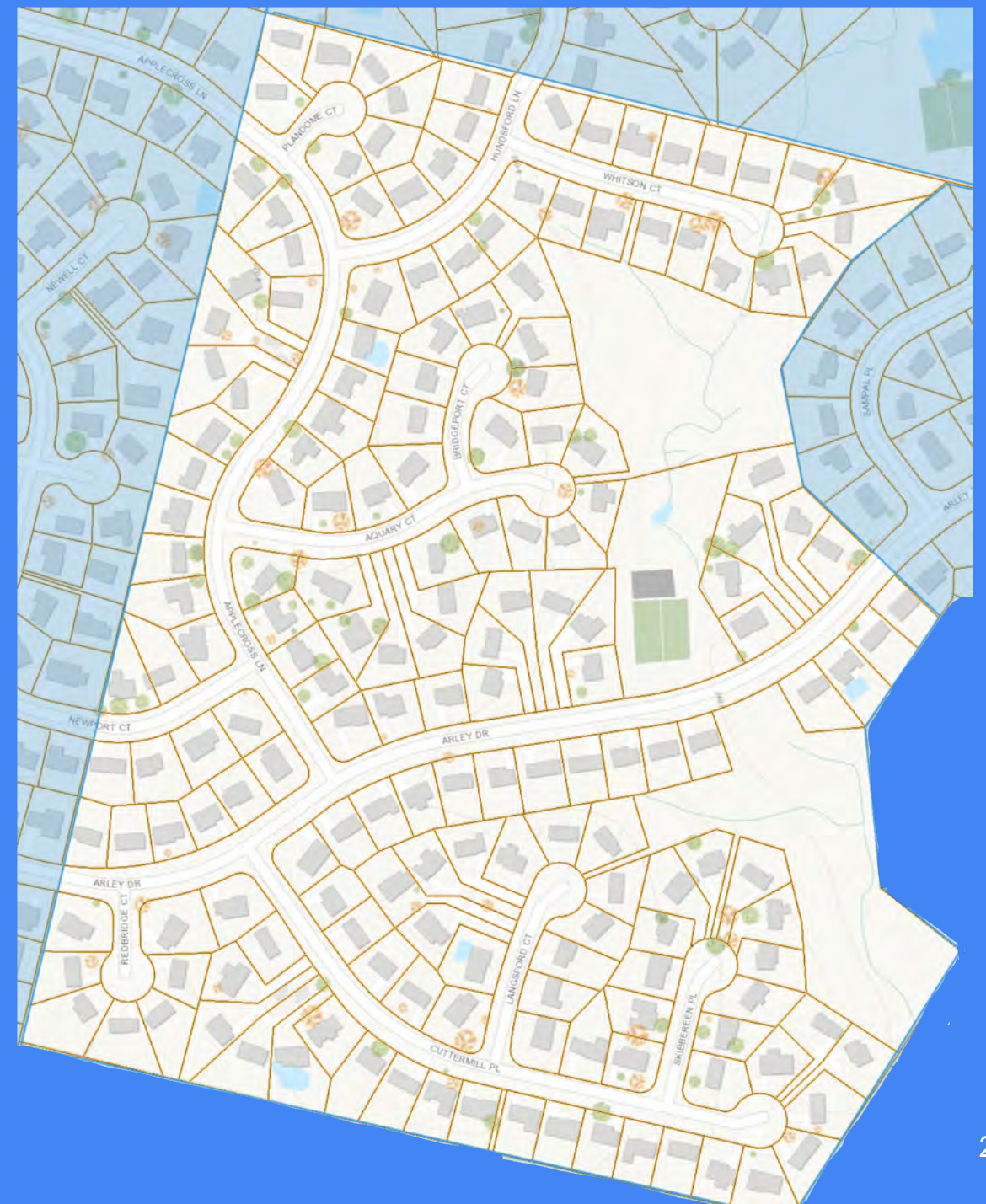
Manny Pablo

John Giuliani

Trudy Stellar

Rick Kenney

Chasteen Taylor



Agenda

- Review and Approval of 2021 General Membership Meeting Minutes
- Financial Report & Budget Approval
- Review of 2021-22 Community Activities
- 2022 Dues Increase, Long Term Budget, & Capital Improvement Plans
- Housing Market Update
- Election of 2022-23 Springfield Station Board of Directors
- Open Discussion

Review and Approval of Minutes from the 2021 General Meeting

(Minutes in a separate handout)

2020-21

Financial Report

Transparency, Accountability, Accuracy

(Presented by treasurer Geoffrey Ballou)

Financial Activities Overview

- SSHOA accounts are both with BB&T (transitioning to Truist).
- We have two accounts:
 - Checking: normal operations such as deposits for HOA dues and expenses such as lawn service.
 - Savings: Mini-court funds.
- Capital Improvement fund is an administrative reservation of funds, held within the SSHOA checking account.
- BB&T publishes their statements with “as of” date for end of month.
- Treasurer balances the checkbook monthly upon receipt and prepares financial report for the board, which is distributed via email.
- Each expense and income item is coded for annual report.
- All checks must be double-signed.
- For online checks, treasurer scans the bill, gets email approval (i.e. countersign), then sends payment.
- Two sources of income: annual dues and HOA disclosure documents.

Transparency, Accountability, Accuracy

Community Activities, Dues Increase & Budget, and Capital Improvement Plan

The HOA's Board Primary Activities

- Maintain and upgrade all common areas and grounds.
- Collect dues and ensure all members are in good-standing.
- Carry liability insurance on all Common Property.
- Enforce the Bylaws and Covenants.
- Resolve HOA issues brought to the attention of the Board.
- The Board does not settle disputes between neighbors or enforce Fairfax County's Regulations.
- Comply with State and Federal laws:
 - IRS (taxes);
 - Homeowners' Disclosure Packets;
 - Chesapeake Bay Watershed Act & Fairfax County restrictions.

2021-22 Board and Community Actions

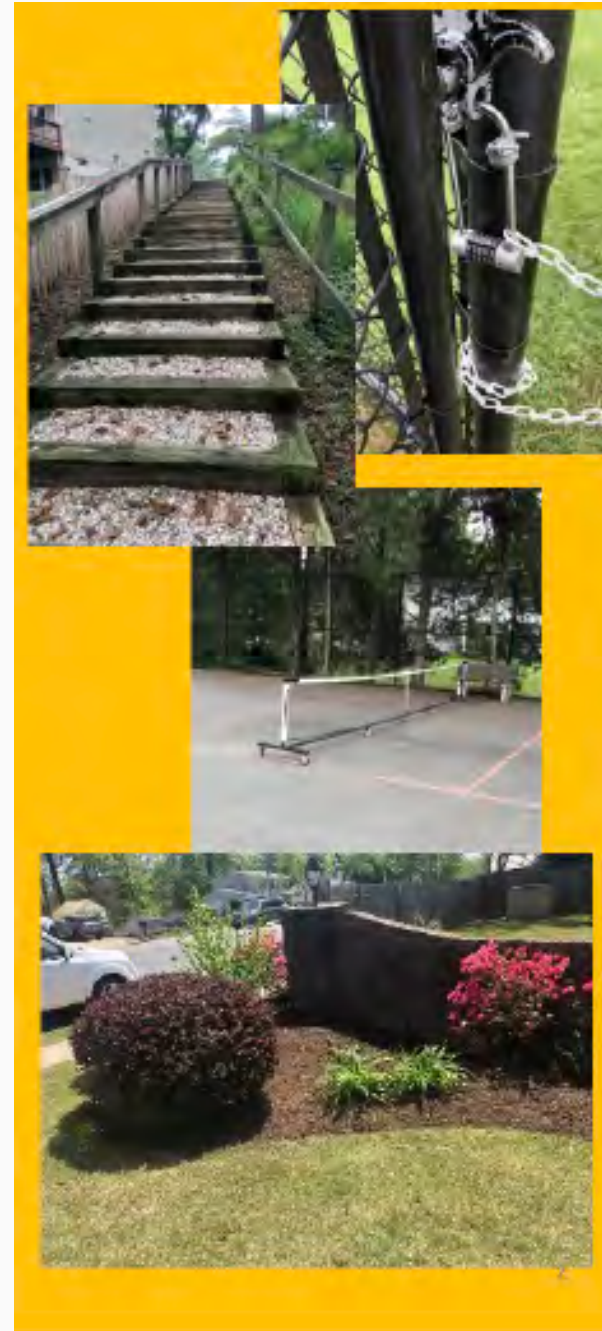


Recurring Board Actions:

- Annual Membership Dues from 182 units.
 - Period: June 1st - May 31st
 - Online payment available
- Mowing & leaf removal from common areas.
- Maintenance on path, stairs/rails.
- Mulch tot lot.
- Removed dead/downed trees in common areas.
- Annual Clean-up Day in the Spring.

Other Actions:

- Weeding & plantings at gazebo (Joyce G).
- New sturdy Pickle Ball net (John G).
- Repair stairs to Langsford Court (Jim & Patty K.)
- SSHOA web site and database (Dan. G).
- Court access (Dan G & Jim K).
- Chained digital lock for court gate (John G).
- Court area water drainage (Jim K.)
- Treat poison ivy along paths (Jim K.)
- Replace toddler swing at tot lot (John G).
- SSHOA Message Board (Vicky J).



2022 Dues Increase

At the Sept. 2021 General Meeting discussed raising HOA dues to cover inflation costs in our Capital Improvement Plan (CIP)

Restrictive Covenants, Article VI, Covenants for Maintenance Assessments
Section 3. Maximum Annual Assessment

“the maximum annual assessment applicable to each Lot or Living Unit may be increased each year not more than the “Maximum Percentage” (as defined below) above the maximum and annual assessment applicable to each such Lot or Living Unit for the previous year without a vote of the membership. The “Maximum Percentage” for any shall be the greater of (i) three percent (3%) or (ii) the percentage of increase in the Consumer Price Index”

With no increase, the CIP would be insolvent by 2032. The SSHOA Board voted a 3% increase for 2022 based on a projected long term budget made in October 2021.

Reserve 2023 HOA dues for the Open Discussion section.

Oct. 2021 projected yearly budget with a 3%/yr dues increase

– solvent through replacing sport court in 2061

#	year	start of yr General Fund	SSHOA dues per unit	actual % increase	SSHOA dues income	yearly operating costs	addition to Cap Imp Fund	end of yr General Fund balance	start of yr Cap Imp Fund	Cap Imp expenditures	end of yr Cap Imp Fund balance	with addition to Cap Imp Fund	Capital Improvement project/~frequency (last completed, cost)
1	2022	\$ 30,790	\$ 123.00	2.50%	\$ 22,386	\$ (13,662)	\$ 8,724	\$ 30,790	\$ 24,256	\$ (4,600)	\$ 19,656	\$ 28,380	sealing paths/7 yrs (2013,\$4,000)
2	2023	\$ 30,790	\$ 126.00	2.44%	\$ 22,932	\$ (13,935)	\$ 8,997	\$ 30,790	\$ 28,380	\$ (3,200)	\$ 25,180	\$ 34,177	repair stairs on paths/10 yrs (2009, \$3,000)
3	2024	\$ 30,790	\$ 129.00	2.38%	\$ 23,478	\$ (14,214)	\$ 9,264	\$ 30,790	\$ 34,177		\$ 34,177	\$ 43,441	
4	2025	\$ 30,790	\$ 132.00	2.33%	\$ 24,024	\$ (14,498)	\$ 9,526	\$ 30,790	\$ 43,441	\$ (5,000)	\$ 38,441	\$ 47,967	sealing sport court/5 yrs (2021, \$4,620)
5	2026	\$ 30,790	\$ 135.00	2.27%	\$ 24,570	\$ (14,788)	\$ 9,782	\$ 30,790	\$ 47,967		\$ 47,967	\$ 57,748	
6	2027	\$ 30,790	\$ 139.00	2.96%	\$ 25,298	\$ (15,084)	\$ 10,214	\$ 30,790	\$ 57,748		\$ 57,748	\$ 67,962	
7	2028	\$ 30,790	\$ 143.00	2.88%	\$ 26,026	\$ (15,386)	\$ 10,640	\$ 30,790	\$ 67,962		\$ 67,962	\$ 78,603	
8	2029	\$ 30,790	\$ 147.00	2.80%	\$ 26,754	\$ (15,693)	\$ 11,061	\$ 30,790	\$ 78,603	\$ (56,466)	\$ 22,137	\$ 33,197	replace paths/20 yrs (2009, \$38,000)
9	2030	\$ 30,790	\$ 151.00	2.72%	\$ 27,482	\$ (16,007)	\$ 11,475	\$ 30,790	\$ 33,197	\$ (5,520)	\$ 27,677	\$ 39,152	sealing sport court/5 yrs (2025, \$5,000)
10	2031	\$ 30,790	\$ 155.00	2.65%	\$ 28,210	\$ (16,327)	\$ 11,883	\$ 30,790	\$ 39,152	\$ (48,000)	\$ (8,848)	\$ 3,035	replace playground equip/25 yrs (2006, \$32,400)
11	2032	\$ 30,790	\$ 159.00	2.58%	\$ 28,938	\$ (16,654)	\$ 12,284	\$ 30,790	\$ 3,035		\$ 3,035	\$ 15,319	
12	2033	\$ 30,790	\$ 163.00	2.52%	\$ 29,666	\$ (16,987)	\$ 12,679	\$ 30,790	\$ 15,319	\$ (3,908)	\$ 11,411	\$ 24,090	repair stairs on paths/10 yrs (2023, \$3,200)
13	2034	\$ 30,790	\$ 167.00	2.45%	\$ 30,394	\$ (17,327)	\$ 13,067	\$ 30,790	\$ 24,090		\$ 24,090	\$ 37,157	
14	2035	\$ 30,790	\$ 172.00	2.99%	\$ 31,304	\$ (17,673)	\$ 13,631	\$ 30,790	\$ 37,157	\$ (6,095)	\$ 31,062	\$ 44,693	sealing sport court/5 yrs (2025, \$5,000)
15	2036	\$ 30,790	\$ 177.00	2.91%	\$ 32,214	\$ (18,027)	\$ 14,187	\$ 30,790	\$ 44,693	\$ (6,070)	\$ 38,623	\$ 52,810	sealing paths/7 yrs (2022, \$4,600)
16	2037	\$ 30,790	\$ 182.00	2.82%	\$ 33,124	\$ (18,387)	\$ 14,737	\$ 30,790	\$ 52,810		\$ 52,810	\$ 67,547	
17	2038	\$ 30,790	\$ 187.00	2.75%	\$ 34,034	\$ (18,755)	\$ 15,279	\$ 30,790	\$ 67,547		\$ 67,547	\$ 82,826	
18	2039	\$ 30,790	\$ 192.00	2.67%	\$ 34,944	\$ (19,130)	\$ 15,814	\$ 30,790	\$ 82,826		\$ 82,826	\$ 98,640	
19	2040	\$ 30,790	\$ 197.00	2.60%	\$ 35,854	\$ (19,513)	\$ 16,341	\$ 30,790	\$ 98,640	\$ (6,729)	\$ 91,911	\$ 108,252	sealing sport court/5 yrs (2035, \$6,095)
20	2041	\$ 30,790	\$ 202.00	2.54%	\$ 36,764	\$ (19,903)	\$ 16,861	\$ 30,790	\$ 108,252	\$ (5,002)	\$ 103,250	\$ 120,111	repair gazebo/20 yrs (2020, \$3,300)
21	2042	\$ 30,790	\$ 208.00	2.97%	\$ 37,856	\$ (20,301)	\$ 17,555	\$ 30,790	\$ 120,111	\$ (4,670)	\$ 115,441	\$ 132,996	repair stairs on paths/10 yrs (2033, \$3,908)
22	2043	\$ 30,790	\$ 214.00	2.88%	\$ 38,948	\$ (20,707)	\$ 18,241	\$ 30,790	\$ 132,996	\$ (6,973)	\$ 126,023	\$ 144,264	sealing paths/7 yrs (2036, \$6,070)
23	2044	\$ 30,790	\$ 220.00	2.80%	\$ 40,040	\$ (21,121)	\$ 18,919	\$ 30,790	\$ 144,264		\$ 144,264	\$ 163,183	
24	2045	\$ 30,790	\$ 226.00	2.73%	\$ 41,132	\$ (21,544)	\$ 19,588	\$ 30,790	\$ 163,183	\$ (7,430)	\$ 155,753	\$ 175,342	sealing sport court/5 yrs (2040, \$6,729)
25	2046	\$ 30,790	\$ 232.00	2.65%	\$ 42,224	\$ (21,974)	\$ 20,000	\$ 31,040	\$ 175,342	\$ (71,325)	\$ 104,017	\$ 124,017	replace playground equip/20 yrs (2031,\$48,000)
26	2047	\$ 31,040	\$ 238.00	2.59%	\$ 43,316	\$ (22,414)	\$ 20,000	\$ 31,942	\$ 124,017		\$ 124,017	\$ 144,017	
27	2048	\$ 31,942	\$ 245.00	2.94%	\$ 44,590	\$ (22,862)	\$ 20,000	\$ 33,669	\$ 144,017		\$ 144,017	\$ 164,017	
28	2049	\$ 33,669	\$ 252.00	2.86%	\$ 45,864	\$ (23,319)	\$ 20,000	\$ 36,214	\$ 164,017	\$ (56,000)	\$ 108,017	\$ 128,017	replace paths/20 yrs (2029, \$56,466)
29	2050	\$ 36,214	\$ 259.00	2.78%	\$ 47,138	\$ (23,786)	\$ 20,000	\$ 39,566	\$ 128,017	\$ (8,203)	\$ 119,814	\$ 139,814	sealing sport court/5 yrs (2045, \$7,430)
30	2051	\$ 39,566	\$ 266.00	2.70%	\$ 48,412	\$ (24,262)	\$ 20,000	\$ 43,716	\$ 139,814		\$ 139,814	\$ 159,814	
31	2052	\$ 43,716	\$ 273.00	2.63%	\$ 49,686	\$ (24,747)	\$ 20,000	\$ 48,656	\$ 159,814	\$ (5,693)	\$ 154,121	\$ 174,121	repair stairs on paths/10 yrs (2042, \$4,670)
32	2053	\$ 48,656	\$ 281.00	2.93%	\$ 51,142	\$ (25,242)	\$ 20,000	\$ 54,556	\$ 174,121		\$ 174,121	\$ 194,121	
33	2054	\$ 54,556	\$ 289.00	2.85%	\$ 52,598	\$ (25,747)	\$ 20,000	\$ 61,407	\$ 194,121		\$ 194,121	\$ 214,121	
34	2055	\$ 61,407	\$ 297.00	2.77%	\$ 54,054	\$ (26,262)	\$ 20,000	\$ 69,200	\$ 214,121	\$ (9,057)	\$ 205,064	\$ 225,064	sealing sport court/5 yrs (2050, \$8,203)
35	2056	\$ 69,200	\$ 305.00	2.69%	\$ 55,510	\$ (26,787)	\$ 20,000	\$ 77,923	\$ 225,064	\$ (8,010)	\$ 217,054	\$ 237,054	sealing paths/7 yrs (2043, \$6,973)
36	2057	\$ 77,923	\$ 314.00	2.95%	\$ 57,148	\$ (27,322)	\$ 20,000	\$ 87,748	\$ 237,054		\$ 237,054	\$ 257,054	
37	2058	\$ 87,748	\$ 323.00	2.87%	\$ 58,786	\$ (27,869)	\$ 20,000	\$ 98,665	\$ 257,054		\$ 257,054	\$ 277,054	
38	2059	\$ 98,665	\$ 332.00	2.79%	\$ 60,424	\$ (28,426)	\$ 20,000	\$ 110,663	\$ 277,054		\$ 277,054	\$ 297,054	
39	2060	\$ 110,663	\$ 341.00	2.71%	\$ 62,062	\$ (28,995)	\$ 20,000	\$ 123,730	\$ 297,054		\$ 297,054	\$ 317,054	
40	2061	\$ 123,730	\$ 351.00	2.93%	\$ 63,882	\$ (29,575)	\$ 20,000	\$ 138,038	\$ 317,054	\$ (265,000)	\$ 52,054	\$ 72,054	replace courts/40 yrs (2021,\$178,241)

(yearly operating costs + Capital Improvement assuming 2% inflation.)

10 Year Capital Improvement Plan (CIP)

10-YEAR CAPITAL IMPROVEMENT PLAN (CIP)

Major Maintenance (Capital Improvement Budget)	Frequency	Last Completed	Next Estimated Date	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Capital Reserve Fund Balance				\$24,256	\$32,980	\$34,177	\$43,441	\$47,967	\$57,749	\$67,963	\$78,603	\$33,198	\$39,153	\$3,036
Sport Court														
asphalt sealing & repaint lines	every 5 yrs	2021	2026				-\$5,000						-\$5,520	
repave & replace fence	every 40 yrs	2021 (\$120,000)	2061 (~\$265,000)											
Paths														
asphalt sealing	every 7 yrs	2013 (\$4,000)	2020		-\$4,600									
repave	every 20 yrs	2009 (\$38,000)	2029								-\$56,466			
Stairs to Paths														
repair/replace at Langsford Ct, Aquary Ct, & Sport Court	every 10 yrs	2009 (\$3,000)	2019		-\$3,200									
Playground														
replace equipment & border	every 20 yrs	2006 (\$32,400)	2030											-\$48,000
Gazebo at Arley & Sydenstriker														
repair roof & wood	every 20 yrs	2020 (\$3,300)	2040 (~\$4,900)											
Expected Capital Improvements Expenses				\$0	-\$7,800	\$0	-\$5,000	\$0	\$0	\$0	-\$56,466	-\$5,520	-\$48,000	\$0
Expected additions to Capital Reserve Fund				\$8,724	\$8,997	\$9,264	\$9,526	\$9,782	\$10,214	\$10,640	\$11,061	\$11,475	\$11,883	\$12,284
Ending Capital Reserve Fund Balance				\$32,980	\$34,177	\$43,441	\$47,967	\$57,749	\$67,963	\$78,603	\$33,198	\$39,153	\$3,036	\$15,320

(Estimated costs assume 2% inflation/yr from last completed amount.)

Housing Market Update

Housing Sales

SPRINGFIELD STATION

Single Carport, Fireplace, Air Conditioning,
Choice of Monarch Wall-to-Wall
Nylon Carpet or Hardwood Floors
Included in Price of Every Home

JAMES I & II - Split Foyer	\$47,950
BRETTON III - Colonial	48,950
CHELSEA I - Colonial (With Hip Roof)	50,950
CHELSEA II - Colonial (With Dutch Roof)	50,950
CHELSEA III - Colonial	50,450
CHELSEA IV - Colonial (With Portico Front)	50,950
WINDSOR I & II - Split Level	50,950

OPTIONAL ITEMS

Premium Lots	\$300-1,000
Walk-out Basement	1,000
Wood Deck (Approximately 10' x 12')	750
Basement (Windsor)	1,500

LOW DOWN PAYMENT CONVENTIONAL LOANS AVAILABLE

PRICES APPLY TO SECTION IV

MODEL HOME PHONE 569-0395
CLOSED FRIDAYS

SUBDIVISION MGR. - ROBERT GARINO
RESIDENCE 451-6768

BY JEFFREY SNEIDER AND COMPANY

PRICES AND TERMS SUBJECT TO CHANGE WITHOUT NOTICE

5-19-72



The Chelsea II All the elements of gracious living, artfully combined with total practicality . . . this grand 2-story Dutch colonial design features a foyer entrance fully the size of a room, a large living room, completely separate and formal dining room. The kitchen is as functional as it is beautiful, with large pantry, broom closet, and the adjoining breakfast room has a floor-to-ceiling window wall to flood the room with sunlight. Just off the kitchen, an inviting family room with fireplace . . . and still on the first level, a powder room and laundry room leading to a carport. Upstairs, 4 large bedrooms with an impressive master suite including a walk-in closet. Two additional full baths and an abundance of closet space. There's a large basement, of course, air-conditioning and wall-to-wall carpeting are included.

FLOOR PLANS ON REVERSE SIDE

Sale of Homes 2021-22

Average Selling Price: **\$784,817**

Settlement	Model	Selling Price
06/2022	Chelsea II	\$775,000
06/2022	Bretton III	\$810,000
05/2022	Chelsea II	\$780,000
04/2022	Winsor I, II	\$775,900
02/2022	Chelsea IV	\$788,000
12/2021	Winsor I, II	\$486,000
10/2021	James I	\$780,000

The two sales in red are for the same property.

Elections

Nominations

Springfield Station Homeowners' Association, Inc

2021 - 2022

Board of Directors

- The affairs of this Corporation shall be managed by a Board of at least three (3) directors.
- Officers are elected by the Board.
- Meet quarterly.

Open Discussion

- Use CPI for 2023 dues increase since inflation >2% assumed in long term budget.
- What should the court signage be and say? (next slide)
- Storm water pooling left & right side of sport court proposal
four items total = \$5,207 (next slide).
- Concrete block wall for court with soccer, soccer, & tennis lines?
- Request email addresses for all members.

Sport Court Signage

Entry Door

SPORT COURT RULES

Private Use for
SSHOA
RESIDENTS AND GUESTS ONLY

- Use of courts is at your own risk
- No climbing fence
- No littering
- No abusive behavior or language
- Courts open dawn to dusk



For access or additional information go to:
www.springfieldstationhoa.org

NO TRESPASSING

Back Door

SPORT COURT RULES

Private Use for
SSHOA
RESIDENTS AND GUESTS ONLY

- Use of courts is at your own risk
- No climbing fence
- No littering
- No abusive behavior or language
- Courts open dawn to dusk

**Please use the other door
for entry to the sport court.**

NO TRESPASSING

WATER ISSUES AROUND THE SPORT COURT



12329 Braddock Rd Fairfax, VA 22030

Springfield Station
Geoffrey Ballou
8724 Whitson Ct
Springfield, VA 22153

Estimate

Estimate # 72561

Date 8/25/2022

Phone # 703-239-8000

Fax # 703-239-9669

info@premiumlawn.com

Project:

Item	Description	Qty	Cost	Total
Drainage	Area #1 Installation of a 12" catch basin for the low areas by the storm drain in the tennis court common area. New basin will be installed along the east side to capture storm run-off and standing water. New basin will extend 55' towards the north side of the property to exhaust on the down hill side of the turf area. Estimate includes minor grading around the catch basin to develop a smooth capture area.		1,324.00	1,324.00
Drainage	OPTION- extend the exhaust line an additional 120' to the north side of the large Willow Oak.		1,440.00	1,440.00
Grading	Area #2 Regrade the 25'x6' wide area from the tennis court gate toward the front of the property. Area will be dug out to re-develop the swail. Includes the drainage development & water run-off program. Rough grade includes removal of debris & a smooth machined surface. Final Grade will be rolled smooth. New topsoil will be installed on top of the newly seeded area. Straw will be applied to help stabilize the area.		1,168.00	1,168.00
Drainage	Area #3 Installation of a 12" catch basin for the low areas by the path on the back west side of the tennis court. New basin will be installed along the east side of the path to capture storm run-off and standing water. New basin will go under the existing walkway, and extend 55' towards the north side of the property to exhaust on the down hill side of the turf area. Estimate includes minor grading around the catch basin to develop a smooth capture area.		1,275.00	1,275.00
Rep	JH	Premium Lawn Care Services, INC Professional Residential and Commercial Grounds Care		VA Class A Contractor #2705103810 BLD BRK ISC LSC

\$1324

\$1440

\$1168

\$1275



Financial Activities Overview

- SSHOA accounts are both with Truist (formerly BB&T)
- We have two accounts:
 - Checking: normal operations such as deposits for HOA dues and expenses such as lawn service
 - Savings: Mini-court funds
- Capital Improvement fund is an administrative reservation of funds, held within the SSHOA checking account
- Truist publishes their statements with “as of” date for end of month
- Treasurer balances the checkbook monthly upon receipt and prepares financial report for the board, which is distributed via email
- Each expense and income item is coded for annual report
- All checks must be double-signed
- For online checks, treasurer scans the bill, gets email approval (i.e. countersign), then sends payment
- Two sources of income: annual dues and HOA disclosure documents

Transparency, Accountability, Accuracy

SSHOA Checking (Mini Court)

SSHOA Checking Account (Mini Court)					
					Balance
Date	Check #	Item	Expense	Deposit	\$ 19,905.30
7/29/22	N/A	Interest		\$ 0.17	\$ 19,905.47
8/31/22	N/A	Interest		\$ 0.17	\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
					\$ 19,905.64
Total Expense / Deposit / Balance			\$ -	\$ 0.34	\$ 19,905.64
<i>Balanced Sep 15, 2022</i>					

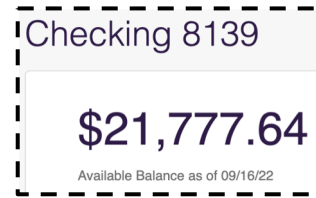
Bank Balance	
Balance Shown this Statement	\$ 19,905.64
Add: Deposits not shown	\$ -
Subtotal	\$ 19,905.64
Subtract: Total Checks Outstanding	\$ -
Adjusted Bank Balance	\$ 19,905.64
Your Balance	
Check Register Balance	\$ 19,905.64
Add Credits from Statement not in Register	\$ -
Add Interest Credited (if any)	\$ -
Subtract Other Charges (if any)	\$ -
Adjusted Check Register Balance	\$ 19,905.64
Delta From Statement to Check Register	\$ -

Data as of EOM Aug 2022

Mini Court Details

2022 SSHA Bank Account--BB&T Business Investor Deposit Account						
	Beginning balance	Income	Debits	Subtotal	Mini Court Transfer	Ending balance
12/31/21				\$19,902.34		\$19,904.32
1/31/22	\$19,904.32	\$0.17	\$0.00	\$19,904.49		\$19,904.49
2/28/22	\$19,904.49	\$0.15	\$0.00	\$19,904.64		\$19,904.64
3/31/22	\$19,904.64	\$0.17	\$0.00	\$19,904.81		\$19,904.81
4/29/22	\$19,904.81	\$0.16	\$0.00	\$19,904.97		\$19,904.97
5/31/22	\$19,904.97	\$0.17	\$0.00	\$19,905.14		\$19,905.14
6/30/22	\$19,905.14	\$0.16	\$0.00	\$19,905.30		\$19,905.30
7/29/22	\$19,905.30	\$0.17	\$0.00	\$19,905.47		\$19,905.47
8/31/22	\$19,905.47	\$0.17	\$0.00	\$19,905.64		\$19,905.64
9/30/22	\$19,905.64		\$0.00	\$19,905.64	\$1,872.00	\$21,777.64
10/31/22	\$21,777.64		\$0.00	\$21,777.64		\$21,777.64
11/30/22	\$21,777.64		\$0.00	\$21,777.64		\$21,777.64
12/31/22	\$21,777.64		\$0.00	\$21,777.64		\$21,777.64

Each minicourt has its own spreadsheet tab, in addition to the rollup tab showing the share of the account for each minicourt (below), and the account balance tab (left) where any monthly debits and credits are shown.



The \$1,872 transfer on 9/16/22 is for the minicourt assessments for 2021 and 2022 (\$936 each year)

The \$0.73 difference from bank statement to fund summary is due to a rounding error in the distribution formula.

Data as of 16 Sep 2022

2022 Minicourt Fund Summary, 39 houses total									
Date	2A	2B	3A	3B	3C	4A	5A	5B	Total
31 Dec 21	\$5,001.62	\$360.46	\$0.06	\$2,063.10	\$1,960.45	\$4,340.51	\$2,744.24	\$3,433.15	\$19,903.59
31 Jan 22	\$5,001.66	\$360.46	\$0.06	\$2,063.12	\$1,960.47	\$4,340.55	\$2,744.26	\$3,433.18	\$19,903.76
28 Feb 22	\$5,001.70	\$360.47	\$0.06	\$2,063.13	\$1,960.48	\$4,340.58	\$2,744.28	\$3,433.21	\$19,903.91
31 Mar 22	\$5,001.74	\$360.47	\$0.06	\$2,063.15	\$1,960.50	\$4,340.62	\$2,744.31	\$3,433.23	\$19,904.08
30 Apr 22	\$5,001.78	\$360.47	\$0.06	\$2,063.17	\$1,960.51	\$4,340.65	\$2,744.33	\$3,433.26	\$19,904.24
31 May 22	\$5,001.83	\$360.47	\$0.06	\$2,063.18	\$1,960.53	\$4,340.69	\$2,744.35	\$3,433.29	\$19,904.41
30 Jun 22	\$5,001.87	\$360.48	\$0.06	\$2,063.20	\$1,960.55	\$4,340.72	\$2,744.38	\$3,433.32	\$19,904.57
31 Jul 22	\$5,001.91	\$360.48	\$0.06	\$2,063.22	\$1,960.56	\$4,340.76	\$2,744.40	\$3,433.35	\$19,904.74
31 Aug 22	\$5,001.95	\$360.48	\$0.06	\$2,063.24	\$1,960.58	\$4,340.80	\$2,744.42	\$3,433.38	\$19,904.91
30 Sep 22	\$5,289.95	\$600.48	\$240.06	\$2,255.24	\$2,200.58	\$4,580.80	\$2,984.42	\$3,625.38	\$21,776.91
31 Oct 22	\$5,289.95	\$600.48	\$240.06	\$2,255.24	\$2,200.58	\$4,580.80	\$2,984.42	\$3,625.38	\$21,776.91
30 Nov 22	\$5,289.95	\$600.48	\$240.06	\$2,255.24	\$2,200.58	\$4,580.80	\$2,984.42	\$3,625.38	\$21,776.91
31 Dec 22	\$5,289.95	\$600.48	\$240.06	\$2,255.24	\$2,200.58	\$4,580.80	\$2,984.42	\$3,625.38	\$21,776.91

Capital Expense Fund

Capital Expense Tracker			
Capital Expense Tracker (Tennis Courts Project)			
Date	Check #	Beginning Balance (now includes 2019 transfer of \$13,304.08)	\$ 120,304.08
8/11/19	358	DeMarr meeting at court (\$125/hour)	\$ (250.00)
3/25/20	360	DeMarr Invoice #1194 RGP, Land Disturbance, RPA exemption, Land Disturbance Stakeout	\$ (2,672.50)
5/14/20	N/A	Fairfax County Review Fee	\$ (903.00)
5/14/20	362	DeMarr Invoice #4625 Progress for RGP, RPA, and VCAP	\$ (4,625.00)
6/28/20	370	DeMarr Tree Preservation Study	\$ (2,100.00)
8/19/20	376	DeMarr Invoice #1243 (Balance for RGP, Land Disturbance, RPA, VCAP	\$ (3,055.00)
8/29/20	937	E-check to Fairfax County (RGP 2.1)	\$ (516.52)
10/1/20	46651331	E-check to Fairfax County (Storm Water Fee)	\$ (308.00)
10/1/20	46650135	E-check to Fairfax County (Bond)	\$ (5,000.00)
12/14/20	N/A	DeMarr Limits of Disturbance Stakeout (Remaining Balance)	\$ (337.50)
12/30/20	Online	VDOT Fee	\$ (110.00)
4/7/21	Online	Tai Nguyen tree work surrounding construction site	\$ (5,194.00)
4/7/21	Online	Tree Preservation LLC tree study for court construction	\$ (665.00)
5/20/21	Online	Final Payment EE Lyons Demo and Repaving	\$ (59,695.00)
5/23/21	Online	Hoops, Inc. (basketball hoops)	\$ (4,954.44)
6/22/21	382	Long Fence 10 ft Chain Link Fence	\$ (23,600.00)
6/22/21	383	Backyard Creations: Court painting for basketball court	\$ (4,255.00)
11/25/20	N/A	CY2020 transfer from General Fund to Capital Fund	\$ 12,193.08
12/30/20	Online	VDOT Bond	\$ (10,000.00)
8/5/21	NA	VDOT Bond Return	\$ 10,000.00
10/1/21	N/A	VA Soil & Water Economic Incentive Program (EIP)	\$ 10,000.00
9/16/22	N/A	CY2021 transfer from General Fund to Capital Fund	\$ 10,908.08
9/16/22	N/A	CY2022 transfer from General Fund to Capital Fund	\$ 10,908.08
Total		Capital Expense Fund Balance	\$ 46,072.36

Checking 7684
\$71,207.44
Available Balance as of 09/16/22

Bank statement balance above less \$500 outstanding payment to Premium equals \$70,707.44 shown below...

General Fund Balance	\$24,635.08
Capital Reserve Fund Balance	\$46,072.36
Total	\$70,707.44

Data as of 16 Sep 2022

Spending and Budget: 2021, 2022, 2023 Proposed

Code	Budget Item	2021 Proposed	2021 Actuals YTD	2022 Proposed	2022 YTD	2023 Proposed
1	Insurance	\$ 1,500.00	\$ 1,959.00	\$ 1,959.00	\$ -	\$ 1,959.00
2	Office and Bookkeeping Supplies	\$ 230.00	\$ -	\$ 230.00	\$ 1,897.84	\$ 1,900.00
3	Legal and Collecting Fees and Audit	\$ -	\$ -	\$ -	\$ -	\$ -
4	VA Real Estate Board Fee	\$ 20.92	\$ -	\$ 20.92	\$ -	\$ 20.92
5	VA State Corporation Commission Fee	\$ 25.00	\$ -	\$ 25.00	\$ -	\$ 25.00
6	Taxes and Tax Preparation	\$ -	\$ -	\$ -	\$ -	\$ -
7	Grass Cutting and Leaf Clean-up	\$ 3,200.00	\$ 2,744.00	\$ 3,200.00	\$ 4,380.00	\$ 4,400.00
8	Common Grounds Maintenance 1	\$ 3,500.00	\$ -	\$ 3,041.00	\$ 73.57	\$ 2,000.00
9	Spring Cleanup	\$ 2,100.00	\$ 2,583.00	\$ 2,100.00	\$ 2,000.00	\$ 2,000.00
10	Capital Improvements	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 733.94	\$ 1,000.00
11	Website	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00
12	Annual Meeting	\$ 50.00	\$ 350.63	\$ 50.00	\$ -	\$ 50.00
13	Bank Service Charge	\$ -	\$ -	\$ -	\$ -	\$ -
14	Donation	\$ -	\$ -	\$ -	\$ -	\$ -
15	Add to Capital Reserve Fund	\$ 10,908.08	\$ 10,908.08	\$ 10,908.08	\$ 10,908.08	\$ 10,179.08
16	Transfer to SSHOA Minicourt	\$ 936.00	\$ 936.00	\$ 936.00	\$ 936.00	\$ 936.00
17	Misc. (teller error and seller refund)					
	Total	\$ 24,570.00	\$ 19,480.71	\$ 24,570.00	\$ 20,929.43	\$ 24,570.00

Notes:

- Items to be paid in 2022 include insurance, tree work, fees, website, and annual meeting expenses (i.e. copies)
- Office and bookkeeping supplies includes cost of assessment mailings and sale packets
- Proposed 2023 budget includes increased grass cutting and leaf clean-up costs, and decreased contribution to capital reserve fund to balance