Grassy Creek at Mt. Harris Owners Assoc., Inc.
Income & Expense Budget

2025 Grassy Creek Budget	2023 Actual	2024 Actual	2025 Forecast	2025 Budget	2025 YTD	2026 Budget	
OPERATING				**per lot**	*as of 9.18.25*	**per lot**	
Income				1,050.00		1,230.00	40 lots
Association Operating Fees	42,000.00	42,000.00	42,000.00	42,000.00	42,000.00	49,200.00	inc
Grazing Lease Income	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
DRB Fee Income	0.00	0.00	3,000.00	0.00	3,000.00	0.00	
Total Income	43,000.00	43,000.00	46,000.00	43,000.00	46,000.00	50,200.00	
Expense							
Assoc Administration/Mgmt	7,525.00	8,000.00	8,500.00	8,500.00	4,250.00	8,925.00	
License / Reg Fees	40.00	68.00	69.00	69.00	44.00	69.00	
HOA Insurance	2,569.00	2,871.00	2,991.00	3,080.73	2,991.00	3,250.00	
Misc Admin: Supplies, Software, Postage	397.00	412.25	409.70	428.25	409.70	409.70	
Consulting Fees	0.00	0.00	450.00	0.00	0.00	0.00	
Accounting-Tax Prep	450.00	350.00	400.00	350.00	400.00	400.00	
Legal	464.00	578.00	0.00	1,000.00	0.00	1,000.00	
Total Admin Exp	11,445.00	12,279.25	12,819.70	13,427.98	8,094.70	14,053.70	
Repairs and Maintenance							
Gate / Fence Repair	3,672.09	0.00	2,112.50	2,000.00	390.00	2,000.00	
Gate Electricity	1,064.56	1,091.12	1,091.04	1,150.00	728.26	1,150.00	
Grazing Lease Exp	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
Road Maint & Erosion Control	18,557.50	17,025.00	16,000.00	17,000.00	0.00	15,000.00	
Snow Removal	1,076.25	1,657.71	1,500.00	2,000.00	0.00	7,000.00	
Weed Spraying / Mowing	7,000.00	7,000.00	9,100.00	7,000.00	9,850.00	9,000.00	
Total Repairs and Maintenance	32,370.40	27,773.83	30,803.54	30,150.00	11,968.26	35,150.00	
Total Expense	43,815.40	40,053.08	43,623.24	43,577.98	20,062.96	49,203.70	
Net Operating Income/(Loss)	-815.40	2,946.92	2,376.76	-577.98	25,937.04	996.30	
CAPITAL				per lot		per lot	
Other Income				450.00		770.00	% inc
Interest Income	2,362.87	3,075.08	2,914.44	1,000.00	1,378.57	3,000.00	
Reserve Dues	10,000.00	10,000.00	18,000.00	18,000.00	18,000.00	30,800.00	
Reserves Used for Cap Project	0.00	23,147.80	0.00	1,000.00	0.00	0.00	
Total Other Income	**12,362.87**	**36,222.88**	**20,914.44**	**20,000.00**	**19,378.57**	**33,800.00**	
Other Expense							
CapEx: Road Improvement	0.00	23,147.80	0.00	1,000.00	0.00	0.00	
Add'l Cap Res Contribution	20,000.00	10,000.00	5,000.00	0.00	0.00	0.00	
Capital Reserve Contribution	10,000.00	10,000.00	18,000.00	18,000.00	18,000.00	30,800.00	
Total Other Expense	**30,000.00**	**43,147.80**	**23,000.00**	**19,000.00**	**18,000.00**	**30,800.00**	
Net Other Income	**-17,637.13**	**-6,924.92**	**-2,085.56**	**1,000.00**	**1,378.57**	**3,000.00**	
Net Income	**-18,452.53**	**-3,978.00**	**291.20**	**422.02**	**27,315.61**	**3,996.30**	

Grassy Creek at Mt. Harris Owners Assoc., Inc.
Income & Expense
Budget

2025 Grassy Creek Budget

OPERATING	
Income	
Association Operating Fees	
Grazing Lease Income	
DRB Fee Income	
Total Income	
Expense	
Assoc Administration/Mgmt	
License / Reg Fees	
HOA Insurance	
Misc Admin: Supplies, Software, Postage	
Consulting Fees	
Accounting-Tax Prep	
Legal	
Total Admin Exp	
Repairs and Maintenance	
Gate / Fence Repair	
Gate Electricity	
Grazing Lease Exp	
Road Maint & Erosion Control	
Snow Removal	
Weed Spraying / Mowing	
Total Repairs and Maintenance	
Total Expense	
Net Operating Income/(Loss)	
CAPITAL	
Other Income	
Interest Income	
Reserve Dues	
Reserves Used for Cap Project	
Total Other Income	
Other Expense	
CapEx: Road Improvement	
Add'l Cap Res Contribution	
Capital Reserve Contribution	
Total Other Expense	
Net Other Income	
Net Income	