

Dear Neighbors,

We're happy to inform you that the 2024 Manors of Deerwood HOA Budget is now prepared. This was an interesting project as prior year budgets have never been formally prepared and provided to the community. All previous years' budget communications have been after the fact and not a projection of the coming expenses.

The previous board was instrumental in preparing most of this budget and I wish to thank them and InRhodes Management for their efforts. This budget was simply prepared using prior years expenses, adjusting some for inflation and planning for the road work we are planning under the special assessment charged to all residents and lot owners. Line by line reporting is not included in this plan but more a general category expense planning. More details will be presented at the 2024 annual meeting for tracking of the actual expenses to the budget plan

As reminder, the Manors of Deerwood HOA dues for 2024 are \$850/resident and \$637/lot owner. This is broken down by the following:

\$387 per resident or lot owner for maintaining our wonderful neighborhood and administration  
\$213 per resident for trash and recycle weekly removal  
\$250 per resident or lot owner for special assessment for road repairs/maintenance

The road repair and maintenance is a long term project and additional special assessments will be necessary to continue this. All work will be actively bid for best cost (not necessarily cheapest) contracting and the scope of the work will be determined on an annual basis. Our proposal is to review the scope of this project yearly in our annual meeting.

In addition, while it was previously posted on the Facebook site, we would like to introduce the new Manors of Deerwood Board (per the special elections meeting)

Mike Metz	President	(864) 616-9594
Christina Schneider	Secretary	(586) 243-7011
Ralf Woods	Treasurer & VP	(574) 312-4720

We look forward to working with the community to continue the Manors as one of the preeminent communities in Clarkston.

**The Manors of Deerwood HOA**  
**Budget year 2024 Ending 31 December 2024**

**Income**

HOA Dues including empty lots	\$ 60,303.00
HOA Trash/Recycle Assessment	\$ 31,737.00
Road Repair Special Assessment	\$ 39,750.00

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**\$ 131,790.00**

**Expense**

**Grounds Maintenance**

Lawn Cutting
Lawn Care (Spring & Fall Clean Ups)
Bed Maintenance
Fertilization
Irrigation
Flowers
Tree/Shrub Care/Trimming
Snow Removal
Salt & Calcium Chloride
Mailbox Repairs
Pond & Park Maintenance & Repairs
Holiday Lighting

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**\$ 28,855.00**

**Utility and Trash/Recycle Removal**

Electricity
Water
Trash/Recycle Removal
Entry Way Water
Entry Way Gas and Electric
Entry Way Decoration/Maintenance

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**\$ 44,710.00**

**Administrative and HOA Insurance**

Management Fees
Postage/PO Box
Copies
Office Supplies
Fees & Permits
Computer/Email/Website
Accounting
Legal Fees
Pond & Park Maintenance
HOA Insurance

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**\$ 18,475.00**

**Additional Assessment**

Road Repair and Maintenance	<b>\$ 39,750.00</b>
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