

Financial Impact of Pasture Treatment Proposal

2023 Pasture Treatments	Material		Labor		Expenses		Comments
	Min	Max	Min	Max	Min	Max	
Gate Installation	\$150	\$200	\$200	\$400	\$350	\$600	Gate in south pasture would allow application of lime and fertilizer by SS; 1-2 days Valente labor
Clean up manure throughout <ul style="list-style-type: none"> • “Rake” small piles • Remove large pile in South 	NA		\$100 \$250	\$200 \$500	\$350	\$700	Some expense to “rake”; 4-8 hours Valente Hire labor to remove the large pile
First application of lime <ul style="list-style-type: none"> • ASAP • One ton per acre 	Southern States		Southern States		\$900	\$1000	Unsure if SS can get truck into South pastures; Needs to be done before SS converts truck to apply fertilizer
First application of herbicide <ul style="list-style-type: none"> • Mid-March • Need to have sprayer or hire someone 	\$250	\$300	\$400 ¹	\$800 ¹	\$650	\$1100	\$85 per 2.5 gallon. One 2.5-gallon jug will do 6.5 acres. The Surfactant cost \$51/2.5gal
Application of fertilizer <ul style="list-style-type: none"> • At least once a year in spring • 1 or 2 weeks after herbicide 	Southern States		Southern States		\$3,000		Unsure if SS can get truck into a portion of pastures
Application of grass seed <ul style="list-style-type: none"> • Over seed with fescue 	\$700	\$800	\$100	\$200	\$800	\$1000	SS: 6-7 bags @ \$110/bag; need to over seed the first year ; GH to apply; 4-8 hours Valente
Second application of herbicide <ul style="list-style-type: none"> • Mid-summer • Need to have sprayer or hire someone 	\$250	\$300	\$400 ¹	\$800 ¹	\$650	\$1100	Herbicide: \$85/2.5 gallon, covering 6.5 acres. Surfactant: \$51/2.5 gallon; need 1-2 containers
Second application of lime <ul style="list-style-type: none"> • 3-6 mos. after 1st application; one ton/acre 	Southern States		Southern States		\$900	\$1000	Unsure if SS can get truck into a portion of pastures
2023 Cost of Pasture Revitalization					\$7600	\$9500	
Remove horses from pastures	NA		NA		\$10125		Foregone pasture rental @\$125/month; Apr-Dec
2023 Economic Cost of Pasture Revitalization					\$17725	\$19625	
Reintroduce horses to pastures—Oct 2023 <ul style="list-style-type: none"> • Entrance Fee--\$2000/\$3000 per horse² • Pasture fee--\$400 / \$700 per horse² 					(\$8000) (\$4800)	(\$7000) (\$4500)	Max 4 horses Not included in 2023 Budget Oct-Dec; not included in 2023 Budget
2023 Income Net Impact—Additional Expense					\$4925	\$7875	Absorbed by HOA contingency

2024 Pasture Expense					(\$4000)	(\$3900)	One application each—lime and fertilizer
2024 Pasture Fee--\$400 per horse per month					\$5700	\$5700	Incremental income vs. 2023 Budget
2024 Income Impact³					\$1700	\$1800	Incremental to HOA Operating Budget

¹Estimate based on Southern States fertilizer spread fee of \$400; it may be possible to mitigate labor costs by renting/purchasing a sprayer

²Additional income in 2024 and beyond will enable the HOA to recoup (in 3-5 years) the 2023 economic cost of approximately \$5000-\$8000