

**2020 BUDGET**

<b>MANAGEMENT</b>	<b>ACCOUNT</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>ACCOUNT</b>	<b>NAME</b>	<b>Balance After Audit</b>	<b>Budget</b>	<b>Budget</b>
	<b>INCOME</b>			
30100	Assessment Income	1,606,115.00	1,652,140	1,698,527
30270	Interest	42,766.59	42,400	44,594
30290	Bad Debt Recovery	0.00	2,000	1,482
30171	Late Fees	1,825.00	1,300	1,666
30190	Pool Income	275.00	375	325
30260	Misc. Income	40.00	80	80
	<b>Total Income</b>	<b>1,651,021.59</b>	<b>1,698,295</b>	<b>1,746,674</b>
	<b>ADMINISTRATIVE and MISCELLANEOUS</b>			
51020	Postage	331.82	196	311
51030	Office Expense	2,650.67	1,180	1,780
51031	Copying/Printing	2,563.02	1,712	2,072
51050	Training & Education	60.00	100	31
51250	Entertainment & Social	0.00	256	60
51500	Misc. Expense	1,225.12	2,647	1,945
51550	Misc. Administrative	12,082.93	3,958	4,814
51110	Auditing, Taxes, and Accounting	6,950.00	7,050	7,150
51090	Legal Fees	18,360.04	17,000	17,500
51092	Legal Fee Reimbursement	(1,081.00)	(4,760)	(2,625)
51120	Management Fee	76,559.28	78,090	79,106
51125	Management Schedule B		11,299	9,435
51106	Professional Fees	34,554.75	28,800	34,881
51000	Telephone & Related	3,545.02	3,726	3,692
	<b>Total</b>	<b>157,801.65</b>	<b>151,254</b>	<b>160,152</b>
71050	<b>INSURANCE</b>	<b>74,789.30</b>	<b>74,830</b>	<b>79,279</b>

	<b>EMPLOYEES</b>			
61420	Maintenance Payroll	93,273.75	95,930	97,614
61301	Fed. FICA Tax	5,790.32	5,948	6,052
61308	Fed. Medicare Tax	1,185.46	1,391	1,415
61302	VA Unemployment Tax	18.35	41	22
61303	Fed. Unemployment Tax	84.00	84	84
71070	Group Insurance [Health]	26,982.12	29,150	27,617
61300	Payroll Administration	6,774.71	7,049	7,181
61360	Uniforms	0.00	200	450
61431	Temporary Help	1,080.00	5,500	5,500
	<b>Total Payroll</b>	<b>135,188.71</b>	<b>145,293</b>	<b>145,935</b>
	<b>UTILITIES</b>			
71030	Electricity	9,699.75	10,000	10,000
71010	Water/Sewer	184,769.57	186,322	189,679
	<b>Total Utilities</b>	<b>194,469.32</b>	<b>196,322</b>	<b>199,679</b>
	<b>POOL COMPLEX</b>			
61150	Pool Contract	38,350.00	39,117	39,899
61145	Pool Repair and Maintenance	5,947.02	11,620	10,080
61156	Pool Furniture	2,112.92	1,100	1,600
61142	Pool-Equipment [Improper Account]			
51258	Pool Committee	1,107.47	2,700	2,700
	<b>Total Pool Complex</b>	<b>47,517.41</b>	<b>54,537</b>	<b>54,279</b>
	<b>LANDSCAPING</b>			
61180	Landscaping Maintenance Contract	69,638.53	69,639	69,639
61188	Tree Service [after 2018 -- work related to maintenance and reserve projects]		2,000	3,000
61557	Landscaping Non-Contract	39,072.36	41,000	37,000

61570	Landscape Replacement [Damage from Contractor Negligence or Weather]	0.00	3,500	3,500
	<b>Total Landscaping</b>	<b>108,710.89</b>	<b>116,139</b>	<b>113,139</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			
61310	Exterior Painting	78,760.00	88,580	90,270
61284	Carpentry	34,955.62	23,201	30,406
61200	Property Repairs	28,005.55	32,000	32,000
61460	Roof Repairs	4,924.50	31,073	31,514
61010	Vehicle Expenses	796.92	979	965
61247	Playground Equipment	3,955.00	9,900	10,400
61370	Damage Claims	44,211.38	7,163	28,848
	<b>Total Repairs &amp; Maintenance</b>	<b>195,608.97</b>	<b>192,896</b>	<b>224,403</b>
	<b>SERVICES PROVIDED MAINLY BY CONTRACT</b>			
61240	Exterminator	3,108.00	3,465	3,490
61581	Snow Removal	7,256.25	10,038	9,077
61250	Trash Removal	67,538.36	68,214	68,839
	<b>Total Contracts</b>	<b>77,902.61</b>	<b>81,717</b>	<b>81,406</b>
50400	<b>BAD DEBTS EXPENSE</b>	<b>6,282.35</b>	<b>2,552</b>	<b>3,453</b>
	<b>INCOME TAX ACCOUNTS</b>			
71140	Income Taxes	<b>9,683.00</b>	<b>8,904</b>	<b>9,365</b>
95000	Provision for Income Taxes			
	<b>TOTAL EXPENSES</b>	<b>1,007,954.21</b>	<b>1,024,444</b>	<b>1,071,090</b>

	<b>RESERVE CONTRIBUTIONS</b>			
90000	Replacement Reserve	618,957.00	631,955	631,955
90005	Replacement Reserve Interest	42,766.59	33,496	35,229
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	10,800.00	8,400	8,400
	<b>Total Reserve Contributions</b>	<b>672,523.59</b>	<b>673,851</b>	<b>675,584</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,680,477.80</b>	<b>1,698,295</b>	<b>1,746,674</b>
	<b>SURPLUS (- DEFICIT)</b>	<b>(29,456.21)</b>	<b>0</b>	<b>0</b>

### FEE SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone (\$1,698,527), multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar. Due to rounding, the percentage changes in assessments experienced by differing unit types may differ year-to-year from the overall average percentage change (2.8% in 2020), but the differences will not accumulate:

<b>Unit Type</b>	<b>% Ownership</b>	<b>2019</b>	<b>2020</b>
Arlington	.00379	\$522	\$536
Barcroft (I)	.00243	\$335	\$344
Barcroft (E)	.00250	\$344	\$354
Braddock (I)	.00195	\$268	\$276
Braddock (E)	.00202	\$278	\$286
Clarendon (I)	.00297	\$409	\$420
Clarendon (E)	.00304	\$419	\$430
Dominion	.00351	\$483	\$497
Edgewood (I)	.00263	\$362	\$372
Edgewood (E)	.00270	\$372	\$382