



# The Glen Echo

Newsletter of Fairlington Glen

September 2023

## Details About Your Condo Fee



A unit owner's annual contribution to the expenses of the condominium (assessment) is in proportion to his/her undivided interest in the common elements. The condominium declaration establishes your unit's value, which is generally proportional to its size. Your annual fee is the total condominium assessment multiplied by your proportionate interest. Your monthly fee is the annual fee divided by 12 and rounded to the nearest dollar.

In addition to an annual assessment, special assessments may be levied by the Board if necessary. However, it's always worth noting that in the history of Fairlington Glen a special assessment has never been charged.

Regular monthly assessments are due on or before the first day of each month. You may pay your monthly fee by automatic debit from your bank account, by bill pay, or by mailing your payment and coupon to the designated address. We encourage you to arrange for direct debit since this saves the association the expense of printing and mailing coupon books. It also saves you the need to remember to send in your assessment.

A late charge is assessed if the assessment is received after the 10th of the month. If your fee is not paid by the 10th of the month you will receive a letter noting your lateness and stating that a late fee is also due. If your account is more than a month in arrears you will receive a notice requesting payment within 10 days. Beyond that, your account will be referred to our attorney. The Board may authorize that you immediately pay all monthly installments for the remainder of the fiscal year.

Condominium amenities include tennis courts, a swimming pool, a tot lot, a basketball court, and a pickleball court that was converted from a paddleball court in 2018. To maintain these amenities and the buildings and grounds, the Council contracts with service providers and employs its own staff. Volunteer committees of co-owners and residents recommend policies to the Board on the use of amenities and services. Volunteers also plan special events.

Think of it this way, if you like. We levy taxes upon ourselves in the form of monthly dues to pay for community upkeep and amenities.

*Jay Yianilos / Editor*

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. Please email him at [jasonyianilos@yahoo.com](mailto:jasonyianilos@yahoo.com).

The *Glen Echo* is published online each month on the Glen website, at <https://www.fairlingtonglen.com>. To be notified by email when the latest edition is published, with a link to the newsletter, sign up for Glen Alerts via the Glen's website. Your email address will only be used for official Glen business.

# Latest News From the Board

The Fairlington Glen Board of Directors held their monthly meeting on Tuesday, August 8, 2023. Here are some of the highlights.

## APPROVED

Moved to approve the revised Common Property Maintenance Manual. The Treasurer asked that it be posted to the confidential (members only) portion of our website, as was the prior version.

Moved to approve a contract with Professional Grounds, Inc. in the amount of \$9,175 for removal of various dead trees and trimming of various other trees in Courts 1-16 of the Glen.

## NOTES

The President reminds all residents and the Glen's onsite staff to watch our drains ahead of predicted storms. Please keep the drains clear of debris to help prevent flooding. Also, after a storm please report hanging tree branches or any potential hazard to Onsite Manager Amy Steliga.

Kudos to the Pool Committee and the pool's contractor, Atlantic Pool Service, Inc., for successfully navigating several environmental challenges this summer, such as storms and air quality.

The Tennis Committee reminds all co-owners and residents to please lock the gates to the tennis courts when you're finished playing. Thank you.

The Landscape Committee continues to accept applications for its next chair.

The newly-formed Safety & Security Committee will meet on Wednesday, August 16 to discuss, among several topics, whether to recommend to the Board to grant Arlington County Police limited power of attorney for the common areas of the Glen. ***A report on this committee's meeting is found on page 7 of this newsletter.***

## NEXT MEETING

***The next monthly Board meeting is scheduled on Tuesday, September 12, 2023, at 6:30pm. The meeting will be held virtually via Zoom. Details to access the meeting will be announced as we get closer to the date.***

## IMPORTANT UPCOMING GLEN DATES



**Sept. 5, 2023 - Board candidate profiles are due to the Board Secretary.**

**Sept. 5, 2023 - Proposed 2024 budget amendments are due to the Board Secretary.**

**Sept. 7, 2023 - Glen's Community Forum at 7:30pm online via Zoom.**

**November 2, 2023 - Glen's Annual Meeting at 7:00pm online via Zoom.**

# Glen's Community Forum to be Online

Please join us online via Zoom on Thursday, September 7, 2023, at 7:30pm for the Glen's annual Community Forum. The log-in link for this Zoom meeting will be circulated closer to the forum's date by an email blast to co-owners and residents.



At the forum, the Board will discuss its proposed 2024 budget, which was included in a special edition of the August 2023 *Glen Echo* newsletter, and answer questions regarding the budget. Treasurer Maynard Dixon and members of the Board will take part, so this is a prime opportunity to get your budget questions answered.

There may also be an opportunity to hear from and talk with co-owners who are running for the Board in the fall election. There are two openings on the Board - one for the position currently held by Glen Treasurer Maynard Dixon, who will be running again, and one for the position currently held by Glen Secretary Susan Hunchar, who will not be running.

As announced in the August 2023 newsletter, Board candidate profiles are due by Tuesday, September 5, 2023. If you are interested in contributing to your community as a Board member, please complete a one-page description of yourself, your views on the Glen, and the contributions you plan to make. Send it by September 5, 2023, to Board Secretary Susan Hunchar at [susanhunchar.fairlingtonglen@gmail.com](mailto:susanhunchar.fairlingtonglen@gmail.com) or drop it off to her at 4327 36th Street S. (Court 10). The candidate profiles will be included with the formal budget package mailed to co-owners in early October for approval with the Annual Meeting information.

Board members must be "eligible co-owners" under Article II, Section 1 of the By-Laws, but otherwise there are no specific prerequisites for the office. It does, however, help to have some familiarity with Glen fiscal and policy matters. It also helps to have an open mind, a penchant for conflict resolution, and a willingness to take responsibility for decisions. Talk to a current Board member if you'd like to know more about what is involved. They can be reached at:

President Charlie Robbins	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
VP Jeremy Wiedemann	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
Secretary Susan Hunchar	703-402-3228	<a href="mailto:susanhunchar.fairlingtonglen@gmail.com">susanhunchar.fairlingtonglen@gmail.com</a>
Treasurer Maynard Dixon	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>
At-Large Member TJ Doyle	202-306-5291	<a href="mailto:tj.doyle.fairlington.glen@gmail.com">tj.doyle.fairlington.glen@gmail.com</a>

***Join us on Thursday, September 7, 2023, at 7:30pm for the annual Community Forum!***

# Log-in to the Glen's Annual Meeting



The Glen's 2023 Annual Meeting will be held on Thursday, November 2, 2023, at 7:00pm. We will be holding our Annual Meeting online, using Zoom. Log-in begins that evening at 6:30pm. Instructions on how to log-in to this meeting will be provided in a meeting package that will be mailed to all co-owners in October.

Because the meeting will be held online, voting will be different than it was in the past, when we voted in-person, or turned-in proxies, at our meetings in the

Fairlington Community Center. As we did in the last three years when we voted online, we will have to vote *before* the day of the online Annual Meeting. Here is how it will work:

1. We will first vote online, or by mailed proxy, by the required deadlines (to be announced in the mailed meeting package); and
2. Then, on November 2, 2023, we may log-in to the Annual Meeting on Zoom at 7:00pm to hear the results of the voting, to have questions answered, and to dialog with each other.

More detailed instructions on how to vote and voting deadlines will be included in the October Annual Meeting package, which once again will be mailed to all co-owners.

The Board of Directors will be holding a drawing sponsored by Cardinal Management Group, Inc., to award a \$25 Visa gift card to two homeowners who vote by e-voting or proxy and two co-owners in attendance (virtually).

## Labor Day Hours/Reminders

On Monday, September 4, please make note of the following:

- Cardinal Management's office will be closed. They will reopen on Tuesday, September 5.
- Our Onsite Manager Amy Steliga and our onsite staff, Nelson Ordoñez and María Castro, will be off. They will return to work on Tuesday, September 5.
- **Yes, there will be regular trash pick up on Labor Day.**





# Pool Season is Winding Down

The summer of 2023 has been another great one at the Glen Pool, but sadly here's all that remains of the pool season:

***September 1-4 / 10:00am-8:00pm***

***September 5-7 / CLOSED***

***September 8 / 3:00-7:00pm***

***September 9-10 / 10:00am-7:00pm***

***September 11-14 / CLOSED***

***September 15 / 3:00-7:00pm***

***September 16-17 / 10:00am-7:00pm***



## Drying Clothes Grandma's Way

Sun drying our clothes significantly benefits the environment. And it also benefits our pocketbooks. Power cost savings result from: (1) reduced use of the dryer's machinery; and (2) reduced use of air conditioning because hot, moist air from the outside is no longer being sucked into the house to replace the air running through the dryer and out through its vent. Wear and tear on the dryer are also reduced. And reduced lint from a tumbling dryer delays their becoming threadbare. Time is also money, and sun drying usually takes less time than machine drying – sometimes considerably less when the weather is sunny and breezy.

Our Glen Treasurer, Maynard Dixon, and his wife have been doing this for about 10 years during the warm months of the year. It all started with the purchase of drying racks of varying sizes from Costco. The photo below shows their patio set-up.



They begin by getting the first load in and out of the washing machine early, hanging it out to dry, and immediately starting the second load. When the second load is washed, the first load is well on its way to being dry; and the second load is then put out on the racks beside the first load. Because we get occasional gusts of wind, they recommend securing the bottoms of the racks with some weights to keep them from blowing over. To pick the right days, get a good weather app -- a convenience Grandma never had -- and pick days where the chance of rain is less than 20%. Sunlight and breeze seems to be

more important to the drying process than low humidity. Clothes can be folded and stacked outside as they dry. If you have a lot of whites, they can be dried by hanging them over laundry baskets and clean patio furniture.

## B Building Front Door Locks are Possible

Over time, some B Building co-owners have expressed an interest in putting a lock on the shared front door. To simplify this process, the Board recently created a variance form which all co-owners in the building requesting a lock must agree to by signing.

The form is available in the Appendix section of the Glen's Handbook (May 2023), which is found on our website at <https://www.fairlingtonglen.com>. It documents that the collective group of co-owners in one B Building agree:

- They approve adding the lock to the front door.
- They understand and agree they are responsible for purchasing the lock.
- They understand that they are responsible for planning and paying to have the lock installed.
- They understand that they are responsible for future maintenance of the lock.
- They understand that the code or a spare key must be shared with the onsite manager to ensure the onsite staff has access to the building.
- They understand that any disruption to mail or package delivery is their responsibility to mitigate and manage and they are responsible for contacting Arlington County Non-Emergency services at 703-558-2222 to work through the process of adding a lock to a multi-family door.



In the case of absent co-owners, the Glen's management agent will be able to assist the building co-owners with contacting the absent co-owners, but is not responsible for coordinating their approval. If a co-owner is not able to sign the paper form, an email from the absent co-owner that explicitly communicates their agreement/approval of each bulleted item can be substituted.

The form shall be submitted to the Glen's onsite manager or management agent prior to the installation of the lock. The lock may be removed upon the written request of three of the co-owners in the building.

# New Committee Met to Discuss Concerns



The newly-formed Safety & Security Committee met on Wednesday, August 16 at the Glen Pool, and the gathering, made up of 10 residents and Board members, discussed a number of concerns for Glen Residents.

One item of discussion was front door locks for the Glen's 23 B Buildings. So far, only three of our B Buildings have resident-installed locks. The Board has created a blanket variance for communicating co-owners' desire to install locks. This was covered on the previous page of this newsletter, but can also be found in the Glen's Handbook (May 2023), which is posted on our website.

Board Vice President Jeremy Wiedemann talked about the possibility of giving the Arlington County Police Department (ACPD) limited power of attorney (POA) for common areas of the Glen. This is something that several other South Fairlington associations have already introduced. The POA would give ACPD officers the ability to target trespassers on the Glen's common property and allows the ACPD to represent the Glen in a hearing against a trespasser. The POA is a three-year agreement which can be revoked at any time or renewed at the end of its term. The Board is planning to ratify a vote on the POA matter at the September 12 monthly meeting.

Much discussion was given to the recent violent incidents at the Bradlee Shopping Center. While the City of Alexandria has been working with business owners to address the issues, many Glen residents remain cautiously concerned about these "disturbances" happening in our "backyard."

One member of our community has been in contact with the Arlington Police Corporal responsible for outreach in our jurisdiction and was offered the following potential solutions:

1. Additional unmanned vehicles parked in the Glen adjacent to King Street (S. Taylor and 36th Street S.) to serve as visual deterrents.
2. Additional officer patrols in the mornings before school and in the afternoons at school dismissal times.

Reminder, if you have any safety/security concerns, please email the committee at [fairlingtonlensecure@gmail.com](mailto:fairlingtonlensecure@gmail.com). This is not a replacement for calling 911 or reporting to authorities, but rather it's a shared inbox for the committee to use to quantify incidents and understand crimes in our community for potential use when interfacing with local authorities.

# Why Reserves are So Important

Equipment and major components (like the roofs and parking lots) must be replaced from time to time, regardless of whether we plan for the expense. We, of course, prefer to plan and set aside the funds now, which is part of the Board's fiduciary responsibility to the community.

Reserve funds are not an extra expense. They provide for major repairs and replacements that we know will be necessary at some point, and these costs must be shared by every co-owner. Reserve funds minimize the need for special assessments or borrowing.



In its nearly 48-year history as a condo association, the Glen has never had a special assessment.

Maintaining adequate reserves is an absolute necessity in Fairlington Glen or in any aging condominium association. Plus, healthy reserve funds enhance resale values.

Most co-owners probably don't realize, but the Glen is a business that must run like any other business. There's an annual budget. There are annual operating expenses such as insurance, payroll, pool operations, snow removal, landscaping, trash removal, pest control, water & sewer, electricity for common area lights, and even legal bills.

In addition to the general operating expenses, the Glen Board is faced with major expenditure decisions regarding the community's aging physical plant. With the help of a reserve study, which is a comprehensive architectural and engineering review of the entire Glen, the Board has guidelines to help determine the level of reserves needed to meet replacement needs. In fact, Virginia requires condo associations to undergo an updated reserve study every five years. The Glen's last reserve study was completed in September 2019.

Money deposited in our reserve funds is collected from co-owners who pay a monthly condo association fee. That monthly assessment funds both the reserves and our general operating expenses. The Glen's ultimate goal for reserves is to be fully funded.

As operating expenses rise and the need to contribute increased amounts to reserves rises, it becomes important to generate more income for the community. As a result, that's why assessments must rise by a small percentage each year. As you can tell, it's important to have a budget that meets the community's annual needs and a reserve fund that meets our needs when those needs arise.

For a thorough discussion of the Glen's reserve funding needs, see the Treasurer's article on the Board's proposed 2024 budget in the August 2023 special edition issue of this newsletter.



# Police Say Drive Sober or Get Pulled Over



The Labor Day holiday weekend is often celebrated with friends and families gathering at end-of-season pool parties, backyard barbecues, and other festivities. As you enjoy the informal end of summer, the Arlington County Police Department (ACPD) is again partnering with the U.S. Department of Transportation's National Highway Traffic Safety Administration (NHTSA) during the high-visibility national enforcement campaign, *Drive Sober or Get Pulled Over*, to remind community members to celebrate responsibly.

Now thru September 4th, motorists nationwide can expect to see increased messages about the dangers of driving under

the influence, coupled with enforcement and increased saturation patrols to identify and apprehend impaired drivers. This campaign aims to drastically reduce drunk driving on our nation's roadways through a two-pronged approach of education and enforcement.

According to NHTSA, 13,384 people were killed nationwide in drunk-driving crashes in 2021 — that's one person every 39 minutes. On average, more than 11,000 people were killed in drunk-driving crashes each year from 2017 to 2021. This is why ACPD is working with NHTSA to remind drivers that drunk driving is not only illegal; it's a matter of life and death.

ACPD encourages community members to follow these tips to ensure all travelers reach their destinations safely:

- Remember it is never okay to drink and drive. Even if you've had only one alcoholic beverage, designate a sober driver or plan to use public transportation or a ride sharing service to get home safely.
- If you see a suspected impaired driver on the roadway, report to your local law enforcement. To report a suspected impaired driver in Arlington County, call the Emergency Communications Center at 703-558-2222 or 9-1-1 in an emergency.

Have a friend who is about to drink and drive? Take the keys away and make arrangements to get your friend home safely.

***As you head out to Labor Day festivities, remember: Drive Sober or Get Pulled Over.***

# Celebrate National Good Neighbor Day

National Good Neighbor Day, an event with origins dating back to the 1970's likely when Fairlington was transitioning from apartments to condominiums, will be observed on Thursday, September 28. This is a great time to celebrate compassion and community and our wonderful neighbors in the Glen.

Here are a few reminders of some of the qualities and actions that exemplify being a good neighbor:

- Make an effort to get to know your neighbors by name. This really helps to create a connection.
- Kindness can really make a big difference, and there are so many ways we can be kind to our neighbors. Smile, say hello, stop to ask how their day is going and how they're doing. You don't have to be best friends with all of your neighbors, but it's important to at least be aware of your neighbors.
- Help your neighbors in times of need. Offer a ride when needed or help with something around their house. Bring food over when they're sick. And always check on your neighbors, whether young or old, to make sure they're doing ok - especially during winter snowstorms and summer heat waves.
- Reach out to your neighbor and spend time together. Plan a lunch or dinner together. Invite your neighbor over for coffee and dessert.
- Look for ways to further enrich our neighborhood by believing that everyone has the potential to be a good neighbor. And remember that neighbors can be more than those that live next door to us. Neighbors can be in the same court or even across the street in another court.



Especially in a community association like Fairlington Glen where our neighbors live so close together, we all benefit from having good neighbors around us.

# Safety First as Kids Return to School



Arlington County students returned to the classroom on Monday, August 28, and as such there has been an increase in children walking, bicycling, and riding the bus to schools throughout Arlington. Transportation safety is a shared responsibility and it is up to all of us to keep our students safe by following the rules of the road. The Arlington County Police Department (ACPD) will conduct a high-visibility transportation safety campaign in and around school zones and bus stops to ensure the trip to class is as safe as possible.

Variable message boards will be placed along roadways in Arlington to raise awareness about the start of the school year and to share important safety messaging. With a little awareness and prevention, all travelers can arrive at their destinations in a timely and safe manner.

## **DRIVERS ARE REMINDED TO:**

- Obey posted speed limits, which may change during school zone times.
- Avoid distracted driving and keep your attention on the road.
- Holding a hand-held communication device while driving is illegal in Virginia. Violations could result in a fine of up to \$125 for a first offense.
- Watch for students walking and riding bikes to school.
- Don't pass a stopped school bus loading or unloading passengers.
- Have all vehicle occupants wear their seat belts.
- Pick up and drop off students in designated locations.

## **PEDESTRIANS ARE REMINDED TO:**

- Cross the street at marked crosswalks and never against a red light.
- Look before you cross and follow the direction of school crossing guards and/or Arlington Public Schools staff members.
- Always walk on designated sidewalks or paths, never along the side of a road.

## **BICYCLISTS ARE REMINDED TO:**

- Wear your helmet.
- Helmets are required for riders ages 14 and younger, but are recommended for all.
- Keep right and ride with traffic.
- Secure your bicycle with a lock when not in use.

## Fairlington Glen Contact List (September 2023)

### **BOARD OF DIRECTORS**

President	Charlie Robbins	3534 S. Stafford	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
Vice President	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>
Secretary	Susan Hunchar	4327 S. 36th	703-402-3228	<a href="mailto:susanhunchar.fairlingtonglen@gmail.com">susanhunchar.fairlingtonglen@gmail.com</a>
At Large	TJ Doyle	4134 S. 36th	202-306-5291	<a href="mailto:tj.doyle.fairlington.glen@gmail.com">tj.doyle.fairlington.glen@gmail.com</a>

### **COURT REPRESENTATIVES GROUP (CRG) / Chair Michael Wells (Court 7)**

1 (27 units)	Suzanne Wible	3509A S. Stafford	301-751-2155	<a href="mailto:sfwible@hotmail.com">sfwible@hotmail.com</a>
2 (26)	Thora Stanwood	3551 S. Stafford, #A1		<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
3 (27)	Tina Collier	3581 S. Stafford, #A1	864-325-9004	<a href="mailto:tinagirl51@yahoo.com">tinagirl51@yahoo.com</a>
4 (23)	Elizabeth Dreazen	4133 S. 36th	847-208-0198	<a href="mailto:edreazen@aol.com">edreazen@aol.com</a>
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	<a href="mailto:fdferraro1@verizon.net">fdferraro1@verizon.net</a>
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
7 (16)	Michael Wells	4208 S. 36th	571-429-1018	<a href="mailto:mike_8453@yahoo.com">mike_8453@yahoo.com</a>
8 (16)	Chris Bell	3617 S. Taylor	850-723-5814	<a href="mailto:bellcrt@yahoo.com">bellcrt@yahoo.com</a>
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	<a href="mailto:roxannesykes@comcast.net">roxannesykes@comcast.net</a>
10 (25)	Carol Goodloe	4343 S. 36th	703-232-5142	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
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12 (22)	Lori Derkay	3566 S. Stafford	703-379-2895	<a href="mailto:lori.derkay@outlook.com">lori.derkay@outlook.com</a>
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
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16 (12)	Maynard Dixon	4316 S. 35th	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>

### **COORDINATORS and COMMITTEE CHAIRS**

Archivist /Finance	Maynard Dixon	4316 S. 35th	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>
Basketball	Patrick Murray	4144 S. 36th	703-945-5224	<a href="mailto:pgmurray@att.net">pgmurray@att.net</a>
Safety & Security				<a href="mailto:fairlingtonglensecure@gmail.com">fairlingtonglensecure@gmail.com</a>
Glen Echo	Jay Yianilos			<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Landscape	<b>VOLUNTEER NEEDED</b>			<a href="mailto:glenlandscaping@gmail.com">glenlandscaping@gmail.com</a>
Pool (co-chairs)	Lori Derkay - 703-379-2895 <a href="mailto:lori.derkay@outlook.com">lori.derkay@outlook.com</a> / Carol Goodloe - 703-232-5142 <a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>			
Tennis (co-chairs)	Carol Goodloe - 703-232-5142 <a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a> / Sandy Thurston - 703-244-2761 <a href="mailto:sandy2swim@gmail.com">sandy2swim@gmail.com</a>			
Variance	Greg Lukmire	4234 S 35th	703-795-5865	<a href="mailto:glukmire@verizon.net">glukmire@verizon.net</a>
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Property Manager	Candace Lewis, Cardinal Management		703-565-5244	<a href="mailto:c.lewis@cardinalmanagementgroup.com">c.lewis@cardinalmanagementgroup.com</a>
Onsite Manager	Amy Steliga <i>(Amy's office hours: Monday, Wednesday, &amp; Friday telework AND Tuesday &amp; Thursday 9:00am-1:00pm)</i>		703-820-9567	<a href="mailto:a.steliga@cardinalmanagementgroup.com">a.steliga@cardinalmanagementgroup.com</a>

### **EMERGENCY NUMBER (after business hours and on weekends and holidays) 703-569-5797**

***NOTE: The Glen does not retain contractors for, or allow staff to undertake, repairs that are a co-owner responsibility under its By-laws (such as sink backups), absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).***

# September 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Lap Swim 9-10am Pool Open 10am-8pm	2 Bulk Trash Pick Up Pool Open 10am-8pm
3 Pool Open 10am-8pm	4  Pool Open 10am-8pm	5 Pool CLOSED	6 Pool CLOSED	7 Community Forum - 7:30pm Pool CLOSED	8 Pool Open 3pm-7pm	9 Pool Open 10am-7pm
10 Pool Open 10am-7pm	11 Pool CLOSED	12 Board Meeting - 6:30pm Pool CLOSED	13 Pool CLOSED	14 Pool CLOSED	15 Pool Open 3pm-7pm	16  Pool Open 10am-7pm
17 Pool Open 10am-7pm	18	19	20	21	22	23 
24	25 	26	27	28	29	30



# October 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7 Bulk Trash Pick Up
8	9 	10 Board Meeting - 6:30pm	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31 				

## SUMMARY OF AUDIT OF CALENDAR YEAR 2022

– Maynard H. Dixon, Jr., Glen Treasurer

The final report on the audit of 2022 has been published to our website at <https://www.fairlingtonglen.com/>. This is my summary and comments on that report. If you want to discuss this, please e-mail me at [MaynardDixonJr@gmail.com](mailto:MaynardDixonJr@gmail.com).

As shown on the bottom line of the Audit/Budget Accounts Table below, we ended 2022 with a **\$41,880** deficit of income less than all uses of income (including reserve contributions). The results are shown in this Table (2015-2022 data from audits):

Year	Income Minus All Uses of Income	Income	Operating Expenses
2015	(22,345)	1,502,305	916,575
2016	(18,577)	1,536,719	926,014
2017	(52,917)	1,590,262	1,009,859
2018	(29,575)	1,651,022	1,088,273
2019	(32,227)	1,706,091	1,055,941
2020	107,820	1,749,855	967,908
2021	12,736	1,786,587	1,089,996
2022	(41,880)	1,832,471	1,172,426

This table shows that since 2015, our cumulative operating surpluses have not been large enough to cover our cumulative *budgeted* additions to reserves. A cumulative difference of **\$76,965** spread over 8 years shows that we have been underestimating expenses in relation to income by an average of about \$9,621/year.

A key measure of the Glen's financial health is its operating results, comparing income with operating expenses. The Glen has always incurred operating surplus. An operating surplus allows us to contribute to reserves. Whether we contribute as much to our reserves as we budget in any given year depends on how accurately we estimate revenues and expenses.

We ended 2022, as we always have, with an operating surplus. Our revenue of \$1,832,471 exceeded our total operating expense of \$1,172,426 by \$660,045. This enabled us to

increase our net worth by \$488,986 despite our \$41,880 deficit of income minus all uses (including reserve funding) of income .

Here are the highlights of the audit, with the numbers in the discussion rounded to the nearest dollar:

### Revenues

- Interest. An important part of our finances is the interest earned on Glen reserves, which appears in Account 30270 Interest. In 2022, the Glen earned \$45,692, in comparison to the \$31,917 earned in 2021, the \$42,749 earned in 2020, and the 53,192 earned in 2019. The increase in 2022 was due to (a) an increase in interest rates caused by the Federal Reserve Board's efforts to fight inflation and (b) an increase in our investable reserves.

- In 2022, we accrued \$5,280 as a yearly amortization over 10 years of a Comcast payment of \$52,800 received in 2021, which we posted to Account 30260 Misc. Income. This accrual did not make it into the 2022 budget because I was not aware that we would be receiving it when I was drafting this budget in 2021. Because I was not aware that we would be receiving it, I also did not ask Cardinal to adjust the corresponding budgeted contribution to replacement reserves in 2022 to reflect estimated taxes due on this amount.

- Bad Debt Recovery. In 2022, the Glen recovered \$0, in contrast to the \$0 recovered in 2021, the \$9,504 recovered in 2020, and the \$0 recovered in 2019. Our 2020 result was due to a successful dues enforcement effort against a long delinquent owner.

In future years, sums posted to Bad Debt Recovery will be small because, as explained below, the accounting source of the recoveries -- sums posted to Bad Debts Expense -- will be small due to a re-purposing of the latter account. Beginning in 2024, dues recovered by legal collection will be posted to a new Account 40398 Recovery Income.

### Operating Expenses

In 2022, our total operating expenses of \$1,172,426 exceeded our budgeted operating expenses of \$1,121,710. A major cause was increased personnel expenses due to our hiring of a fulltime onsite manager (replacing a part time one) at a salary that would keep her working for us.

- Administrative. In 2022, our total administrative accounts expense of \$112,485 was less than our budgeted \$116,864. We benefitted from a decrease in legal fees and an increase in legal fee reimbursement.

- Personnel. In 2022, our total Personnel accounts expense of \$233,717 exceeded our budgeted \$221,556. A major reason was our hiring of a fulltime onsite manager at an increased competitive salary to replace our prior part time ones who had no benefits,

Another reason for being under budget in Personnel was our not spending the \$6,500 budgeted to Account 61431 Temporary Help. We have been funding this account each year to encourage the use of temporary help when it would be more cost effective than our regular outside contractors. Making optimal use of temporary help, however, requires an experienced onsite manager, rather than a succession of volunteers and inexperienced part time managers. Now that we are funding a full-time onsite manager at a competitive salary and benefits, we are confident that temporary help will get the use that it deserves. This will take time, and we will learn by trial and error. Note: the cost of temps hired for snow removal is no longer posted to, or budgeted under, this account.

- Landscape. Our 2022 total landscaping spending of \$113,844 was close to our budgeted \$114,960, an improvement over 2021 when our discretionary landscape spending was about \$15,000 under budget. In mid-2022, we re-constituted our Landscape Committee, which had been in turmoil for most of 2021; and the new committee quickly managed to get things done close to budget.

- Professional Fees. Account 51106 Professional Fees are paid to our engineering consultant, Restoration Engineering, Inc. (REI), for administration of projects that are not administered by our management company, such as roof replacement and maintenance, major sewer projects, brick repair, and parking pavement repair. We also use REI to investigate what is causing damage and to provide second opinions on contractor recommendations.

In 2022, the Glen spent \$21,788, exceeding its downward-revised budget of \$8,000. This is not surprising. A steady upward trend in this expense has been overcoming downward pressure from (a) delayed batch-contracted spot roof & gutter work and (b) our recent policy of classifying professional fees for large reserve projects as reserve expenditures. The most likely causes are (1) an increase in the fees for this service and (2) an increasing number of the smaller projects that characterize an aging community. These sources of increased cost are likely to continue in the near future.

- Water/Sewer. The Glen's 2022 Account 71010 water/sewer expenditure of \$193,523 was reasonably close to our budgeted \$200,245 and below the \$198,745 spent in 2021.

In recent years, the Glen has benefited from usage-related declines in this expense, even as County rates continued their slow upward movement. The decline in usage was most likely due to conservation (water control devices, investigating leaks, less lawn watering, etc.). Our usage-related declines, however, have bottomed out and cannot be expected to continue.

- Painting. In 2022, we spent \$77,275 on Account 61370 Exterior painting, in comparison to the budgeted \$87,965 and the \$119,892 spent in 2021. The most likely reasons for the decrease are (1) the lower number of units in the 2022 cycle and (2) our increased ability to attract better bids due to our pre-painting mold removal program and the steady removal of harder-to-paint wood surfaces.

- Carpentry. In 2022, we spent \$25,585 on Account 61284 Carpentry, in comparison to the budgeted \$30,788 and the \$14,660 spent in 2021. We are optimistic that this expense will

trend downward due to the completion of difficult catch-up work and the steady replacement of wood with PVC.

- Roof Repairs. In 2022, we did not undertake our usual proactive, 4-court roof batch repair cycle, after having completed cycled work in 2021 with work in Courts 13-16. Despite this reduction in contracted work, Account 61460 Roof Repairs balanced at \$73,231, in comparison to the budgeted \$26,966. The \$46,265 deficit, however, is less significant than it seems because \$36,320 of the \$73,231 was a late payment for the 2021 work in Courts 13-16 and \$10,975 was for chemical soft washing to prevent future damage and to make the roofs look better. The remaining \$25,936 consisted of spot work done throughout the Glen during 2022.

- Damage Claims. Account 61370 Damage Claims is used to record: (1) Glen claims against insurance companies or other outside businesses; (2) Glen claims against residents; and (3) amounts paid to reimburse residents for damage for which the Glen is responsible under its Bylaws, most of which is damage resulting from defects in the common elements. This account can be volatile. When large claims by the Glen are reimbursed, sometimes for prior-year events, the balance can turn negative.

In 2022, the Account 61370 Damage Claims balance was a negative \$4,574, in comparison to the positive balance of \$12,766 in 2021. The negative balance was due to a credit of \$7,237.00 recording a contractor's reimbursement for damage to a drain pipe in 2020. Fortunately, we pursued this claim relentlessly because the contractor was not eager to pay and it could have been forgotten as managers and Board members rotated.

- Bad Debts Expense. Account 50400 Bad Debts Expense balanced at \$0 in 2022. In prior years, this account often included large debts of unpaid dues that were sent to counsel for collection. In mid-2022, however, the Board resolved to reserve this account for sums that have been written-off by Board resolution without being sent to legal counsel for collection. Because these sums are typically small, expect small future balances in this account. Beginning in 2024, unpaid dues debt that is sent referred to legal counsel for collection will be posted to a new Account 51401 Unpaid Assessments.

- Taxes. Our filed tax returns show a total tax paid in 2022 of \$22,676 (\$17,390 federal + \$5,286 state). This tax was assessed on our actual investment income of \$45,692 plus an additional \$51,040 of the \$52,800 received from Comcast in 2021 for renewal of our access agreement with that company.<sup>1</sup> We were taxed on the \$51,040 despite the fact that, for accounting purposes, we are amortizing the \$52,800 lump sum payment received from Comcast as income over 10 years.

Apparently attempting to reconcile the different approaches of IRS (taxation of \$51,040 of the entire payment in 2022) and the Glen (amortization of the \$52,800 payment as income over 10 years), the audit report found that we are entitled to a "deferred tax asset" \$12,356. In an earlier draft, the auditor sought to classify the \$12,356 as income and to create a special income account to record it. I disputed this, arguing that it is not actual spendable income and that, if it is in fact related to taxes, it should be accounted-for under Account 71140

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<sup>1</sup> The remaining \$1,760 of the \$52,800 was taxed in 2021.



Income Taxes. Apparently accepting this approach, the final audit document shows our Account 71140 Income taxes as  $\$10,320 = \$22,676 - \$12,356$ .

The audit does not explain how the \$12,356 was derived. Nor am I sure that I understand the theory behind it. Perhaps it is based on the fact that we will not have to pay tax on the yearly amortizations as income of the Comcast payment because we paid what we owe to IRS up front in 2022. In any event, I did not pursue the matter because our actual tax is recorded accurately in our ledger along with the \$12,356 “deferred tax asset”. If any Glen accounting expert wants to investigate this further, I will do what I can to help.

### **Reserve Contributions**

• **Replacement.** In 2022, the Glen contributed \$701,925 to replacement reserves in comparison to the \$675,455 contributed in 2021 and the \$665,726 contributed in 2020, as shown in the following table:

<b>Source of Reserve Contributions</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Assessments	660,548	648,480	631,955
Interest	36,097	25,215	33,771
Yearly Amortization of Comcast Renewal Payment	5,280	1,760	
<b>Total Contributions</b>	<b>701,925</b>	<b>675,455</b>	<b>665,726</b>

In the above table, note the row for a yearly amortization of a \$52,800 Comcast payment received in 2021 in return for the Glen’s renewal of its access agreement. The auditor has determined that the \$52,800 must be recorded in our accounts as a liability that will be amortized as a yearly addition to Account 30260 Miscellaneous Income over the life of the Glen’s contract with Comcast, rather than classified immediately as an addition to reserves. According to the auditor, the Glen may invest the entire payment in reserve-type instruments even though the payment cannot be immediately classified as an addition to reserves.

Despite a recent slower pace of reserve contributions, we are confident that the Glen’s progress toward full funding of reserves is continuing.<sup>2</sup> We will not have an up-to-date report on the percentage of our accrued depreciation that is fully funded until we update our 2018 reserve study, but the table below suggests that we have been moving gradually toward fully funded reserves:

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<sup>2</sup> Full funding of replacement reserves (reserves = accrued depreciation) is desirable for the Glen. For an explanation why, see the budget article in the special August 14, 2023, edition of the newsletter.

(1) Year	(2) Audited Replacement Reserves End of Year.	(3) Accrued Depreciation 2013 Study	(4) Column (2)/Column (5)	(5) Accrued Depreciation 2018 Study	(6) Column (2)/Column (3)
2015	1,888,332	6,661,857	28.35%		
2017	2,286,644	6,890,342	33.19%		
2017	2,486,732	7,036,347	35.34%		
2018	2,717,615	7,241,900	37.53%	8,242,927	32.97%
2019	2,889,066			8,718,333	33.14%
2020	3,406,217			9,167,198	37.16%
2021	3,721,187			9,737,842	38.21%
2022	4,252,054			10,031,477	42.39%

Columns (4) and (6) show that audited replacement reserves, shown in Column (2), have been increasing relative to the accrued depreciation predicted in our 2013 and 2018 reserve studies, shown, respectively, in Columns (3) and (5).

While our reserves studies show that we have been moving in the right direction, we still have a long way to go – likely longer than indicated in our studies. While our 2018 Reserve Study is likely the best in the area, it excluded certain items that will be included in the next reserve study, in particular: (a) the buried power lines in Courts 1-4; (b) the engineering costs of expensive replacement projects; and (c) to deal with flooding after 2018, drains that were added after the 2018 reserve study.

Moreover, estimating remaining asset lives and future asset prices is an art, not a science. A few areas of concern:

(1) We take good care of our roofs, with regular inspections and softwashing, and we have replaced all our low-quality Bangor slate roofs under exacting standards; but we cannot be sure that our remaining pre-conversion, 1940's Vermont slate roofs will last a full 100 years, rather than the 75 years estimated by the Arbor and the 60-80 years estimated by the Mews.

(2) The 2018 study could have overestimated the remaining useful lives of sewer pipes under buildings, the replacement of which will cost digging up, replacing, and leveling basement slabs and repairing their covering to the extent required by our governing documents. Our early experience with such replacements shows that they are costly.

(3) Future asset price inflation will probably trend upward, as our economy dedicates increasingly scarce resources to repairing capital assets that have accumulated during its growth years.

- Contingency Reserve and Unappropriated Members Equity. Our contingency reserve is a major part of what our accountant calls our "excess operating funds" (EOF), defined as

[contingency + unappropriated members equity after profit/loss]. EOF funds are available for budgeted operations. On the asset side of our balance sheet, we try to keep our contingency balance in a separate contingency bank account and our unappropriated members equity balance in our operating bank account. An adequate EOF protects us against temporary overdrafts, dues revenue drops, and unbudgeted expenses that cannot easily be avoided.

The auditor recommends that we maintain EOF of from 10-20% of our annual assessments. The upper range of 20% would provide a sound buffer against uninsurable disasters, adverse governmental employment developments, and hidden property defects.

For our budgeted 2024 assessment income = \$1,911,360, this larger buffer would require an EOF of \$382,272 = .20(\$1,911,360). At the end of 2022, we were \$81,305 short of this goal, with an EOF = \$300,967.24 = \$231,009.05 (contingency) + \$111,838.30 (unappropriated members equity) - 41,880.11 (loss). See the table below, based on the unrounded account balances:

	2022	2021	2020	2019
Account 25620 Reserve/Contingency	231,009.05	218,273.44	102,053.00	125,880.00
Account 20410 Unappropriated Members Equity	111,838.30	111,838.30	111,838.30	111,830.30
Profit (Loss)	(41,880.11)	12,735.61	107,820.44	(32,227.00)
EOF	300,967.24	342,847.35	321,711.74	205,483.30

### **Reserve Disbursements**

Yearly reserve “disbursements” consist of (1) the actual cash paid during the given year for reserve projects, even if they were contracted in the prior year, and (2) sums that were set aside during the given year to pay for work that was contracted during the prior year but not paid during the given year. The auditor has a handy summary of these disbursements, which I show in the table below, adding a comparison with reserve contributions from the table above. The first line presents the actual cash paid for reserve projects during 2022 (\$171,058).

For payables, the auditor proceeds in two steps, which can be confusing. In the second line, the auditor shows what was set aside (but not actually paid) for prior year reserve expenditures during 2022, as shown in the payables account (\$15,182). In the third line, the auditor gives the Glen a credit for setting aside \$11,043 for reserve expenditures that were contracted during 2022 (most likely at the end of the year) but will be charged to a later year.

From the table, we can see that, in 2022, there was a significant decline in payment for reserve projects that were contracted in a prior year but delayed to the current year. The improvement was most likely due to the end of COVID-related delays in 2020 and 2021.

<b>Disbursement</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Current year Cash Paid for Reserve Expenditures	(171,058)	(360,485)	(148,574)	(502,526)
Less: Prior Year Reserve Expenditures Payable	(15,182)	(286,580)	(267,127)	(75,581)
Add: Current Year Reserve Expenditures Payable	11,043	15,182	286,580	267,127
Total Disbursed	(175,197)	(631,883)	(129,121)	(310,980)
Total Replacement Reserved Contributions	701,924	675,455	665,726	673,977

We can see that replacement reserve contributions exceed disbursements for each of the above years. In fact, from 2014 to 2022, this has been true for each year except 2015. This is evidence that the Glen can replace its assets without borrowing.

### **Balance Sheet Equity**

The Glen ended 2022 with an increase in its Total Members Equity [Replacement Reserve + Contingency Reserve + Unappropriated Members' Equity (other cash funds)] = \$488,986 = \$4,553,018 (2022) - \$4,064,032 (2021). Here is a summary table for 2014-2022, which reflects adjustments to equity made by the auditor in 2020 for years 2018 and 2017:

<b>Year</b>	<b>Equity Growth</b>	<b>Income Minus Uses of Income</b>
2022	\$488,986	(41,880)
2021	\$336,104	12,736
2020	\$633,371	107,820
2019	\$117,624	(32,227)
2018	\$212,109	(29,575)
2017	\$223,772	(52,917)
2016	\$383,467	(18,577)
2015	\$183,204	(22,345)

Even when the balance of income and uses of income (the bottom line of the Audit/Budget Table below) is in deficit, our total members equity can grow if the increase in our reserve funds exceeds the decrease in EOF (the funds available for operations). This has happened in the last 8 audited years 2015-2022. During those years, the revenue set aside for reserves was sufficient to increase our equity in each of those years.



### Audit/Budget Accounts Table

MANAGEMENT	ACCOUNT	2021	2022	2022
ACCOUNT	NAME	Balance After Audit	Budget	Balance After Audit
	<b>INCOME</b>			
30100	Assessment Income	1,752,084.00	1,780,290	1,779,864.00
30270	Interest	31,917.50	32,808	45,692.14
30290	Bad Debt Recovery	0.00	2,095	0.00
30171	Late Fees	825.00	1,566	1,450.00
30190	Pool Income	0.00	368	185.00
30260	Misc. Income	1,760.00	50	5,280.00
	<b>Total Income</b>	<b>1,786,586.50</b>	<b>1,817,177</b>	<b>1,832,471.14</b>
	<b>ADMINISTRATIVE and MISCELLANEOUS</b>			
51020	Postage	55.00	115	201.21
51030	Office Expense	3,298.98	4,502	4,662.50
51031	Copying/Printing	1,611.44	1,069	1,064.32
51050	Training & Education	0.00	100	315.00
51250	Entertainment & Social	100.00	100	0.00
51500	Misc. Expense	3,020.16	1,156	678.45
51550	Misc. Administrative	4,497.58	5,087	5,155.81
51110	Auditing, Taxes, and Accounting	7,250.00	7,750	7,814.00
51090	Legal Fees	17,476.94	17,000	9,408.18
51092	Legal Fee Reimbursement	(8,929.70)	(547)	(1,112.00)
51120	Management Fee	66,388.56	67,716	69,708.00
51125	Management Schedule B	6,443.69	8,796	10,973.56
51000	Telephone & Related	4,390.97	4,020	3,615.58
	<b>Total</b>	<b>105,603.62</b>	<b>116,864</b>	<b>112,484.61</b>
71050	<b>INSURANCE</b>	<b>103,418.50</b>	<b>112,301</b>	<b>113,896.67</b>
	<b>PERSONNEL</b>			

MANAGEMENT	ACCOUNT	2021	2022	2022
ACCOUNT	NAME	Balance After Audit	Budget	Balance After Audit
51137	Management Onsite	26,754.55	34,323	91,016.85
61420	Maintenance Payroll	94,062.17	103,100	102,663.89
61301	Fed. FICA Tax	6,887.62	8,324	6,209.10
61308	Fed. Medicare Tax	1,398.61	1,946	1,448.77
61302	VA Unemployment Tax	80.63	22	52.80
61303	Fed. Unemployment Tax	105.42	102	83.99
71070	Group Insurance [Health]	30,685.50	21,104	23,387.88
61300	Payroll Administration	11,650.92	8,926	8,300.43
61360	Uniforms	0.00	550	553.05
61431	Temporary Help	500.00	6,000	0.00
	<b>Total Payroll</b>	<b>172,125.42</b>	<b>184,397</b>	<b>233,716.76</b>
	<b>UTILITIES</b>			
71030	Electricity	11,027.47	11,282	10,749.40
71010	Water/Sewer	198,745.12	200,245	193,522.94
	<b>Total Utilities</b>	<b>209,772.59</b>	<b>211,527</b>	<b>204,272.34</b>
	<b>POOL COMPLEX</b>			
61150	Pool Contract	43,500.00	47,850	47,850.00
61145	Pool Repair and Maintenance	9,285.16	8,564	9,237.82
61156	Pool Furniture	3,479.54	400	2,775.56
51258	Pool Committee	0.00	2,141	227.86
	<b>Total Pool Complex</b>	<b>56,240.70</b>	<b>58,955</b>	<b>60,091.24</b>
	<b>LANDSCAPING</b>			
61180	Landscaping Maintenance Contract	86,478.84	88,208	93,108.00
61188	Tree Service [after 2018 -- work related to maintenance and reserve projects]	0.00	3,000	0.00

MANAGEMENT	ACCOUNT	2021	2022	2022
ACCOUNT	NAME	Balance After Audit	Budget	Balance After Audit
61557	Landscaping Non-Contract	14,574.67	20,000	15,674.68
61570	Landscape Replacement [Damage from Contractor Negligence or Weather]	3,284.00	3,752	5,061.20
	<b>Total Landscaping</b>	<b>104,337.51</b>	<b>114,960</b>	<b>115,411.17</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			
61310	Exterior Painting	119,892.00	87,965	77,275.00
61284	Carpentry	14,660.30	30,788	25,585.43
61200	Property Repairs	19,310.85	35,127	25,909.40
61460	Roof Repairs	60,642.71	43,740	73,231.00
61010	Vehicle Expenses	556.16	876	545.57
61247	Playground Equipment	239.76	5,455	5,400.00
51106	Professional Fees	23,150.00	14,385	21,788.00
	<b>Total Repairs &amp; Maintenance</b>	<b>238,451.78</b>	<b>218,336</b>	<b>229,734.40</b>
61370	<b>DAMAGE CLAIMS</b>	<b>12,766.43</b>	<b>12,359</b>	<b>(4,573.81)</b>
	<b>SERVICES PROVIDED MAINLY BY CONTRACT</b>			
61240	Exterminator	3,280.00	3,607	3,904.00
61581	Snow Removal	8,068.26	9,047	23,059.27
61250	Trash Removal	69,418.25	69,643	71,677.10
	<b>Total Contracts</b>	<b>80,766.51</b>	<b>82,297</b>	<b>98,640.37</b>
50400	<b>BAD DEBTS EXPENSE</b>	<b>52.00</b>	<b>2,825</b>	<b>0.00</b>

MANAGEMENT	ACCOUNT	2021	2022	2022
ACCOUNT	NAME	Balance After Audit	Budget	Balance After Audit
	<b>INCOME TAX ACCOUNTS</b>			
71140	Income Taxes	<b>6,437.00</b>	<b>6,889</b>	<b>10,320.00</b>
95000	Provision for Income Taxes			
	<b>TOTAL EXPENSES</b>	<b>1,089,996.06</b>	<b>1,121,710</b>	<b>1,172,426.46</b>
	<b>RESERVE CONTRIBUTIONS</b>			
90000	Replacement Reserve	648,480.00	669,548	660,548.00
90005	Replacement Reserve Interest	25,214.83	25,919	36,096.79
90062	Cable Marketing Reserves [Funds amortization payments that are to be coded yearly to replacement reserves]	1,760.00		5,280.00
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	8,400.00	0	0.00
	<b>Total Reserve Contributions</b>	<b>683,854.83</b>	<b>695,467</b>	<b>701,924.79</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,773,850.89</b>	<b>1,817,177</b>	<b>1,874,351.25</b>
	<b>BALANCE OF INCOME AND USES OF INCOME (- DEFICIT)</b>	<b>12,735.61</b>	<b>0</b>	<b>(41,880.11)</b>

