

## Fairlington Glen 2024 Approved Budget

ACCOUNT	ACCOUNT	2022 After Audit	2023 Budget	2024 Budget
<b>NUMBER [Different Number Before 2023]</b>	<b>NAME</b>			
	<b>INCOME</b>			
40100 [30100]]	Assessment Income	1,779,864.00	1,860,321	1,913,247
40270 [30270]	Interest	45,692.14	43,252	77,819
40398	Recovery Income			3,258
40290 [[30290]	Bad Debt Recovery	0.00	1,833	100
40172 [30171]	Late Fees	1,450.00	1,200	1,322
40190 [30190]	Pool Income	185.00	368	326
40430 [30260]	Misc. Income		1,760	5,280
40010	Additional Charges			17
	<b>Total Income</b>	<b>1,844,827.14</b>	<b>1,908,734</b>	<b>2,001,369</b>
	<b>ADMINISTRATIVE and MISCELLANEOUS</b>			
51020	Postage	201.21	100	100
51030	Office Expense	4,662.50	3,284	3,750
51031	Copying/Printing	1,064.32	1,160	1,410
51050	Training & Education	315.00	300	300
51250	Entertainment & Social	0.00	300	300
51500	Misc. Expense	678.45	1,996	1,413
51550	Misc. Administrative	5,155.81	5,038	5,112
51110	Auditing, Taxes, and Accounting	7,814.00	8,500	9,300
51090	Legal Fees	9,408.18	17,500	17,500
51092	Legal Fee Reimbursement	(1,112.00)	(2,800)	(2,550)
51120	Management Fee	69,708.00	67,584	70,963
51125	Management Schedule B	10,973.56	7,838	9,876
51160 [51000]	Telephone & Related	3,615.58	4,391	4,022
	<b>Total</b>	<b>112,484.61</b>	<b>115,191</b>	<b>121,496</b>
51750 [71050]	<b>INSURANCE</b>	<b>113,896.67</b>	<b>118,587</b>	<b>127,108</b>
	<b>PERSONNEL</b>			
51137	Management On-Site	90,987.50	98,280	103,391
52420 [61420]	Maintenance Payroll	102,663.89	100,490	112,279

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52301 [61301]	Fed. FICA Tax	6,209.10	6,230	6,961
52308 [61308]	Fed. Medicare Tax	1,448.77	1,457	1,628
52302 [61302]	VA Unemployment Tax	52.80	41	53
52303 [61303]	Fed. Unemployment Tax	83.99	105	105
51770 [71070]	Group Insurance [Health]	23,387.88	24,278	29,145
52044 [61300]	Payroll Administration	8,300.43	9,050	10,133
65360 [61360]	Uniforms	553.05	620	200
52431 [61431]	Temporary Help	0.00	5,200	5,200
	<b>Total Payroll</b>	<b>233,687.41</b>	<b>245,751</b>	<b>269,095</b>
	<b>UTILITIES</b>			
62000 [71030]	Electricity	10,749.40	11,699	10,429
62120 [71010]	Water/Sewer	193,522.94	204,738	206,925
	<b>Total Utilities</b>	<b>204,272.34</b>	<b>216,437</b>	<b>217,354</b>
	<b>POOL COMPLEX</b>			
6000 [61150]	Pool Contract	47,850.00	50,700	53,742
60115 [61145]	Pool Repair and Maintenance	9,237.82	9,232	9,676
60176 [61156]	Pool Furniture	2,775.56	2,000	3,000
51268 [51258]	Pool Committee	227.86	2,500	2,600
	<b>Total Pool Complex</b>	<b>60,091.24</b>	<b>64,432</b>	<b>69,018</b>
	<b>LANDSCAPING</b>			
58000 [61180]	Landscaping Maintenance Contract	93,108.00	93,828	107,588
58172 [61188]	Tree Service [after 2018 -- work related to maintenance and reserve projects]	0.00	3,000	3,000
61572	Special Projects/Improvements		4,000	4,000
58050 [61557]	Landscaping Non-Contract	15,674.68	22,000	22,000
58079 [61570]	Landscape Replacement [Damage from Contractor Negligence or Weather]	5,061.20	3,752	4,458
	<b>Total Landscaping</b>	<b>113,843.88</b>	<b>126,580</b>	<b>141,046</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			

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65310 [61310]	Exterior Painting	77,275.00	102,011	48,928
65284 [61284]	Carpentry	25,585.43	29,147	23,766
65200 [61200]	Property Repairs	25,909.40	16,563	17,206
65090 [61090]	Maintenance Supplies		5,868	6,231
65469 [61460]	Roof Repairs	73,231.00	44,081	61,982
65010 [61010]	Vehicle Expenses	545.57	689	668
65247 [61247]	Playground Equipment	5,400.00	1,850	1,850
51106	Professional Fees	21,788.00	14,016	30,233
	<b>Total Repairs &amp; Maintenance</b>			<b>190,864</b>
65370 [61370]	<b>DAMAGE CLAIMS</b>	<b>12,766.43</b>	<b>12,359</b>	<b>8,295</b>
	<b>SERVICES PROVIDED MAINLY BY CONTRACT</b>			
65240 [61240]	Exterminator			3,761
58582 [61581]	Snow Removal			13,324
65250 [61250]	Trash Removal			79,098
	<b>Total Contracts</b>			<b>96,083</b>
51400 [50400]	<b>BAD DEBTS EXPENSE</b>	<b>0.00</b>	<b>2,065</b>	<b>200</b>
51401 [50401]	<b>UNPAID ASSESSMENTS</b>			<b>1,711</b>
	<b>INCOME TAX ACCOUNTS</b>			
51140 [71140]	Income Taxes	<b>22,676.00</b>	<b>9,083</b>	<b>17,451</b>
95000	Provision for Income Taxes			
	<b>TOTAL EXPENSES</b>	<b>1,184,753.11</b>	<b>1,212,805</b>	<b>1,259,721</b>
	<b>RESERVE CONTRIBUTIONS</b>			
90000	Replacement Reserve [Contributions from Dues Income]	660,548.00	660,000	662,000
90005	Replacement Reserve	36,096.79	34,169	61,477

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	Interest			
90062	Cable Marketing Reserves [Funds amortization payments that are to be posted yearly to replacement reserves]	5,280.00	1,760	4,171
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	0.00	0	14,000
	<b>Total Reserve Contributions</b>	<b>696,644.79</b>	<b>695,929</b>	<b>741,648</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,886,677.90</b>	<b>1,908,734</b>	<b>2,001,369</b>
	<b>BALANCE OF INCOME AND USES OF INCOME ( - DEFICIT)</b>	<b>(41,850.76)</b>	<b>0</b>	<b>0</b>

## 2024 Assessment Fee Schedule

Unit Type	% Ownership	2022	2023	2024
Arlington	.00379	\$562	\$588	\$604
Barcroft (I)	.00243	\$361	\$377	\$387
Barcroft (E)	.00250	\$371	\$388	\$399
Braddock (I)	.00195	\$289	\$302	\$311
Braddock (E)	.00202	\$300	\$313	\$322
Clarendon (I)	.00297	\$441	\$460	\$474
Clarendon (E)	.00304	\$451	\$471	\$485
Dominion	.00351	\$521	\$544	\$560
Edgewood (I)	.00263	\$390	\$408	\$419
Edgewood (E)	.00270	\$401	\$419	\$430