

## Fairlington Glen 2025 Approved Budget

ACCOUNT	ACCOUNT	2023	2024	2025
NUMBER	NAME	After Audit	Budget	Budget
[Different Number Before 2023]				
	<b>INCOME</b>			
<b>40100</b> [30100]]	<b>Assessment Income</b>	1,858,044.00	1,913,247	2,066,307
<b>40270</b> [30270]	<b>Interest</b>	81,789.88	77,819	83,687
<b>40398</b>	<b>Recovery Income</b>		3,258	3,258
<b>40290</b> [30290]	<b>Bad Debt Recovery</b>	0.00	100	100
<b>40172</b> [30171]	<b>Late Fees</b>	1,900.00	1,322	1,412
<b>40190</b> [30190]	<b>Pool Income</b>	200.00	326	200
<b>40430</b> [30260]	<b>Misc. Income</b>	5,280.00	5,280	5,280
<b>40010</b>	<b>Additional Charges</b>	245.00	17	245
	<b>Total Income</b>	<b>1,947,458.88</b>	<b>2,001,369</b>	<b>2,160,489</b>
	<b>ADMINISTRATIVE and MISCELLANEOUS</b>			
<b>51020</b>	<b>Postage</b>	0.00	100	100
<b>51030</b>	<b>Office Expense</b>	3,015.03	3,750	4,071
<b>51031</b>	<b>Copying/Printing</b>	876.52	1,410	1,232
<b>51050</b>	<b>Training &amp; Education</b>	0.00	300	300
<b>51250</b>	<b>Entertainment &amp; Social</b>	384.13	300	300
<b>51500</b>	<b>Misc. Expense</b>	527.95	1,413	1,466
<b>51550</b>	<b>Misc. Administrative</b>	5,421.34	5,112	5,228
<b>51110</b>	<b>Auditing, Taxes, and Accounting</b>	8,620.00	9,300	10,200
<b>51090</b>	<b>Legal Fees</b>	12,603.21	17,500	17,500
<b>51092</b>	<b>Legal Fee Reimbursement</b>	(839.37)	(2,550)	(1,936)
<b>51120</b>	<b>Management Fee</b>	67,584.00	70,963	68,615
<b>51125</b>	<b>Management Schedule B</b>	11,046.99	9,876	10,683
<b>51160</b> [51000]	<b>Telephone &amp; Related</b>	3,305.48	4,022	3,973
	<b>Total</b>	<b>112,545.28</b>	<b>121,496</b>	<b>121,732</b>
<b>51750</b> [71050]	<b>INSURANCE</b>	<b>142,443.37</b>	<b>127,108</b>	<b>225,593</b>
	<b>PERSONNEL</b>			
<b>51137</b>	<b>Management On-Site</b>	99,548.05	103,391	108,354
<b>52420</b> [61420]	<b>Maintenance Payroll</b>	106,426.81	112,279	114,825
<b>52301</b> [61301]	<b>Fed. FICA Tax</b>	6,739.34	6,961	7,119
<b>52308</b> [61308]	<b>Fed. Medicare Tax</b>	1,575.98	1,628	1,665
<b>52302</b> [61302]	<b>VA Unemployment Tax</b>	43.88	53	50
<b>52303</b> [61303]	<b>Fed. Unemployment Tax</b>	95.21	105	103
<b>51770</b> [71070]	<b>Group Insurance [Health]</b>	27,673.44	29,145	28,619

ACCOUNT	ACCOUNT	2023 After Audit	2024 Budget	2025 Budget
<b>NUMBER</b> [Different Number Before 2023]	<b>NAME</b>			
<b>52044</b> [61300]	<b>Payroll Administration</b>	10,121.59	10,133	10,542
<b>65360</b> [61360]	<b>Uniforms</b>	512.74	200	450
<b>52431</b> [61431]	<b>Temporary Help</b>	0.00	5,200	5,200
	<b>Total Personnel</b>	<b>252,737.04</b>	<b>269,095</b>	<b>276,927</b>
	<b>UTILITIES</b>			
<b>62000</b> [71030]	<b>Electricity</b>	11,753.36	10,429	12,247
<b>62120</b> [71010]	<b>Water/Sewer</b>	192,745.38	206,925	215,189
	<b>Total Utilities</b>	<b>204,498.74</b>	<b>217,354</b>	<b>227,436</b>
	<b>POOL COMPLEX</b>			
<b>6000</b> [61150]	<b>Pool Contract</b>	50,700.00	53,742	61,285
<b>60115</b> [61145]	<b>Pool Repair and Maintenance</b>	16,826.18	9,676	12,981
<b>60176</b> [61156]	<b>Pool Furniture</b>	893.39	3,000	3,500
<b>51268</b> [51258]	<b>Pool Committee</b>	2533.30	2,600	2,500
	<b>Total Pool Complex</b>	<b>70,952.87</b>	<b>69,018</b>	
				<b>80,266</b>
	<b>LANDSCAPING</b>			
<b>58000</b> [61180]	<b>Landscaping Maintenance Contract</b>	101,808.00	107,588	109,086
<b>58172</b> [61188]	<b>Tree Service [after 2018 -- work related to maintenance and reserve projects]</b>	1,144.00	3,000	3,000
<b>61572</b>	<b>Special Projects/Improvements</b>	1,945.00	4,000	4,000
<b>58050</b> [61557]	<b>Landscaping Non-Contract</b>	18,972.53	22,000	25,000
<b>58070</b> [61570]	<b>Landscape Replacement [Damage from Contractor Negligence or Weather]</b>	1,978.00	4,458	4,380
	<b>Total Landscaping</b>	<b>125,847.53</b>	<b>141,046</b>	<b>145,466</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			
<b>65310</b> [61310]	<b>Exterior Painting</b>	47,634.00	48,928	93,160
<b>65284</b> [61284]	<b>Carpentry</b>	21,167.00	23,766	35,447
<b>65200</b> [61200]	<b>Property Repairs</b>	34,227.34	17,206	28,687
<b>65090</b> [61090]	<b>Maintenance Supplies</b>	6,207.07	6,231	6,231
<b>65469</b> [61460]	<b>Roof Repairs</b>	33,307.00	61,982	36,891
<b>65010</b> [61010]	<b>Vehicle Expenses</b>	205.35	668	610
<b>65247</b> [61247]	<b>Playground Equipment</b>	3,039.08	1,850	3,858
<b>51106</b>	<b>Professional Fees</b>	2,659.00	30,233	14,482

ACCOUNT	ACCOUNT	2023 After Audit	2024 Budget	2025 Budget
<b>NUMBER</b> [Different Number Before 2023]	<b>NAME</b>			
	<b>Total Repairs &amp; Maintenance</b>	<b>148,445.84</b>	<b>194,414</b>	<b>219,366</b>
<b>65370</b> [61370]	<b>DAMAGE CLAIMS</b>	<b>5,224.92</b>	<b>8,295</b>	<b>7,783</b>
	<b>SERVICES PROVIDED MAINLY BY CONTRACT</b>			
<b>65240</b> [61240]	<b>Exterminator</b>	4,645.00	3,761	4,066
<b>58582</b> [61581]	<b>Snow Removal</b>	0.00	13,224	10,258
<b>65250</b> [61250]	<b>Trash Removal</b>	77,043.26	79,098	85,993
	<b>Total Contracts</b>	<b>81,688.26</b>	<b>96,083</b>	<b>100,317</b>
<b>51400</b> [50400]	<b>BAD DEBTS EXPENSE</b>	<b>0.00</b>	<b>200</b>	<b>200</b>
<b>51401</b> [50401]	<b>UNPAID ASSESSMENTS</b>		<b>1,711</b>	<b>1,969</b>
	<b>INCOME TAX ACCOUNTS</b>			
<b>51140</b> [71140]	<b>Income Taxes</b>	<b>19,985.00</b>	<b>17,451</b>	<b>17,574</b>
<b>95000</b>	<b>Provision for Income Taxes</b>			
	<b>TOTAL EXPENSES</b>	<b>1,164,368.85</b>	<b>1,263,271</b>	<b>1,424,629</b>
	<b>RESERVE CONTRIBUTIONS</b>			
	<b>Replacement</b>			
<b>90000</b>	<b>Replacement Reserve [Contributions from Dues Income]</b>	660,000.00	662,000	655,576
<b>90005</b>	<b>Replacement Reserve Interest</b>	64,614.01	61,477	66,113
<b>90062</b>	<b>Cable Marketing Reserves [Funds amortization payments that are to be posted yearly to replacement reserves]</b>	5,280.00	4,171	4,171
	<b>Contingency</b>			
<b>90032</b>	<b>--Transfer to Reserves Phase II</b>			
<b>90061</b>	<b>--Contingency Reserve</b>	0.00	14,000	10,000
	<b>Total Reserve Contributions</b>	<b>729,894.01</b>	<b>741,648</b>	<b>735,860</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,894,262.86</b>	<b>2,001,369</b>	<b>2,160,489</b>
	<b>BALANCE OF INCOME AND USES OF INCOME ( - DEFICIT)</b>	<b>53,196.02</b>	<b>0</b>	<b>0</b>

**2025 ASSESSMENT FEE SCHEDULE**

<b>Unit Type</b>	<b>% Ownership</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Arlington</b>	<b>.00379</b>	<b>\$588</b>	<b>\$604</b>	<b>653</b>
<b>Barcroft (I)</b>	<b>.00243</b>	<b>\$377</b>	<b>\$387</b>	<b>418</b>
<b>Barcroft (E)</b>	<b>.00250</b>	<b>\$388</b>	<b>\$399</b>	<b>430</b>
<b>Braddock (I)</b>	<b>.00195</b>	<b>\$302</b>	<b>\$311</b>	<b>336</b>
<b>Braddock (E)</b>	<b>.00202</b>	<b>\$313</b>	<b>\$322</b>	<b>348</b>
<b>Clarendon (I)</b>	<b>.00297</b>	<b>\$460</b>	<b>\$474</b>	<b>511</b>
<b>Clarendon (E)</b>	<b>.00304</b>	<b>\$471</b>	<b>\$485</b>	<b>523</b>
<b>Dominion</b>	<b>.00351</b>	<b>\$544</b>	<b>\$560</b>	<b>604</b>
<b>Edgewood (I)</b>	<b>.00263</b>	<b>\$408</b>	<b>\$419</b>	<b>453</b>
<b>Edgewood (E)</b>	<b>.00270</b>	<b>\$419</b>	<b>\$430</b>	<b>465</b>