

MARSHALL HEIGHTS		2007	2008	2009	2009	2010	% DIFF.
HOMEOWNERS ASSOCIATION		ACTUAL	ACTUAL	APPROVED	PROJECTED	APPROVED	10 VS. 09 (1)
2010 APPROVED BUDGET		YEAR END	YEAR END	BUDGET	YEAR END	BUDGET	APPR. BUDGET
<b>* INCOME *</b>							
06310-000	General Assessments	\$179,153	\$186,375	\$196,429	\$196,440	\$200,371	2.0%
06350-000	Late Fees	\$2,000	\$1,750	\$2,200	\$1,500	\$2,200	0.0%
06360-000	Collection Cost Reimbursement	\$500	\$2,240	\$1,500	\$2,000	\$1,500	0.0%
06430-000	Interest	\$5,000	\$5,473	\$6,500	\$3,500	\$4,200	-35.4%
06900-000	Miscellaneous Income	\$0	\$4,665	\$500	\$1,500	\$500	0.0%
<b>Total Income</b>		<b>\$186,653</b>	<b>\$200,503</b>	<b>\$207,129</b>	<b>\$204,940</b>	<b>\$208,771</b>	<b>0.8%</b>
<b>* EXPENSES *</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
07140-000	Accounting and Audit	\$2,200	\$1,975	\$2,200	\$2,200	\$2,200	0.0%
07142-000	Architectrural Inspections	\$0	\$0	\$0	\$0	\$0	
07160-000	Bad Debt	\$0	\$0	\$0	\$0	\$0	
07165-000	Bank Charges	\$650	\$566	\$600	\$800	\$100	-83.3%
07170-000	CICB Fees (5)	\$0	\$0	\$1,000	\$142	\$500	-50.0%
07285-000	Taxes - Federal	\$900	\$696	\$1,200	\$1,000	\$1,200	0.0%
07286-000	Taxes - State	\$500	(\$19)	\$600	\$400	\$600	0.0%
07295-000	Non-Insurable Losses	\$100	\$0	\$100	\$0	\$100	0.0%
07300-000	Insurance	\$2,500	\$1,873	\$2,500	\$2,500	\$2,500	0.0%
07305-000	Legal - General	\$3,500	\$5,017	\$5,000	\$3,580	\$4,500	-10.0%
07310-000	Legal-Collections	\$4,500	\$5,553	\$5,500	\$6,200	\$6,000	9.1%
07320-000	Management Fee	\$30,765	\$32,075	\$33,679	\$33,684	\$35,046	4.1%
07330-000	Miscellaneous	\$500	\$171	\$300	\$1,305	\$800	166.7%
07410-000	Office Supplies	\$1,500	\$1,774	\$1,900	\$1,950	\$2,000	5.3%
07420-000	Permits/Licenses	\$0	\$105	\$150	\$0	\$100	-33.3%
07425-000	Postage/Delivery	\$1,500	\$2,520	\$3,000	\$2,200	\$2,800	-6.7%
07430-000	Printing/Copying	\$2,500	\$3,579	\$4,000	\$3,500	\$4,000	0.0%
07431-000	Resale Preparation	\$0	\$0	\$750	\$0	\$250	-66.7%
07455-000	Secretarial	\$3,500	\$4,499	\$4,000	\$4,800	\$4,500	12.5%
07460-000	Social Programs	\$100	\$0	\$100	\$0	\$100	0.0%
<b>Total Gen. &amp; Administrative</b>		<b>\$55,215</b>	<b>\$60,384</b>	<b>\$66,579</b>	<b>\$64,261</b>	<b>\$67,296</b>	<b>1.1%</b>
<b>UTILITIES</b>							
08910-000	Electricity	\$3,000	\$568	\$1,000	\$588	\$650	-35.0%
<b>Total Utility Expense</b>		<b>\$3,000</b>	<b>\$568</b>	<b>\$1,000</b>	<b>\$588</b>	<b>\$650</b>	<b>-35.0%</b>
<b>MAINTENANCE</b>							
09060-000	General Maintenance (1)	\$1,000	\$1,921	\$1,500	\$1,600	\$2,000	33.3%
09061-000	Grounds Maintenance (2)	\$15,000	\$8,398	\$10,462	\$12,000	\$11,287	7.9%
09093-000	Tree Work	\$3,000	\$5,288	\$5,000	\$6,500	\$10,900	118.0%
09135-000	Gen. Maint. Supplies	\$0	\$0	\$0	\$0	\$0	
<b>Total Maintenance Expenses</b>		<b>\$19,000</b>	<b>\$15,607</b>	<b>\$16,962</b>	<b>\$20,100</b>	<b>\$24,187</b>	<b>42.6%</b>
<b>CONTRACTS</b>							
09630-000	Grounds Contract (3)	\$28,000	\$28,050	\$30,906	\$30,600	\$30,600	-1.0%
09660-000	Snow Removal Contract	\$6,000	\$1,361	\$5,000	\$3,000	\$5,000	0.0%
09665-000	Trash Removal Contract	\$34,905	\$38,571	\$40,000	\$38,397	\$40,124	0.3%
09670-000	Doody Calls Contract	\$1,000	\$1,452	\$1,500	\$2,400	\$2,200	46.7%
<b>Total Contracts</b>		<b>\$69,905</b>	<b>\$69,434</b>	<b>\$77,406</b>	<b>\$74,397</b>	<b>\$77,924</b>	<b>0.7%</b>
<b>RESERVE DEPOSITS</b>							
00000-000	Total Reserve Year End Balance (4)	\$231,000	\$86,922	\$126,836	\$76,362	\$108,062	
09905-000	Replacement Reserve Contrib	\$31,444	\$33,073	\$34,000	\$34,000	\$31,700	-6.8%
09906-000	Int Cont Repl Res	\$5,000	\$5,252	\$6,500	\$3,500	\$4,000	-38.5%
09910-000	Operating Reserve Contribution	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	0.0%
<b>Total Reserve Contributions</b>		<b>\$39,444</b>	<b>\$41,325</b>	<b>\$43,500</b>	<b>\$40,500</b>	<b>\$38,700</b>	<b>-11.0%</b>

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2010 APPROVED BUDGET	YEAR END	YEAR END	BUDGET	YEAR END	BUDGET	APPR. BUDGET
TOTAL EXPENSES	\$186,564	\$187,318	\$205,447	\$199,846	\$208,757	1.6%
NET	\$89	\$13,185	\$1,682	\$5,094	\$14	
Association Fee Increase:	2007	2008	2009 Approvd.	2009 Projctd.	2010	
C.P.I. % Increase from Previous Year	24%	3.7%	5%	5%	2%	
Quarterly Fee	\$251.00	\$260.30	\$274.36	\$274.36	\$279.85	
(1) General Maintenance Includes: expenses for maintenance of common elements (retaining walls, railing, etc) due to wear, age and abuse.						
(2) Grounds Maintenance Includes: expenses for improvements, enhancements of landscape not covered by Landscape contract.						
(3) Grounds Contract Includes: expenses associated with the contract to maintain common area, turf, front yards, shrubs & trees (Valleycrt).						
(4) Total Reserve End Balance: includes \$30,000 estimated cost for retaining wall design & replacement (Dominion Way & Marshall Hts. Ct.) end of 2009.						
(5) Annual Report Filing Fees for (CICB) Common Interest Community Board, new legislation adopted by VA General Assembly during 2008 session.						



