

DOMINION SQUARE TOWNHOUSES 2017 APPROVED BUDGET

Account Number	Description	Budget 2016	Budget 2017	Percentage of Income	
Income					
4000	Assessment Fees	118,080	119,232	100.00%	
4010	Delinquencies	0	0	0.00%	
4020	Pre-paid Fees	0	0	0.00%	
Total Assessment Income		118,080	119,232	100.00%	
Other Income					
4030	Interest Income	0	0	0.00%	
4040	Late Fees	0	0	0.00%	
4050	Misc Income	0	0	0.00%	
Total Other Income		0	0	0.00%	
TOTAL INCOME		118,080	119,232	100.00%	
OPERATING EXPENSES					
Administrative					
	Bad Debts	0	0	0.00%	
5010	Va. Annual Assoc Assessmnt	120	120	0.10%	
5020	Consulting/Rep. Res. Study	2,100	0	0.00%	
5030	Bank Charges	0	0	0.00%	
5040	Misc Administration	120	1,360	1.14%	
5050	Office Expenses	180	180	0.15%	
5060	Printing	240	240	0.20%	
5070	Postage	400	400	0.34%	
Total Administrative:		3,160	2,300	1.93%	
Maintenance					
5100	Electrical Repairs	300	300	0.25%	
5110	General Repairs	840	840	0.70%	
5120	Plumbing Repairs	0	0	0.00%	
5130	Concrete Repairs	0	0	0.00%	
5140	Brick/Masonry Repairs	0	0	0.00%	
5150	Parking Lot Repairs	0	0	0.00%	
5160	Painting/Common Areas	552	552	0.46%	
Total Maintenance:		1,692	1,692	1.42%	
Contracted Maintenance					
5200	Grounds Maintenance	13,236	13,500	11.32%	
5210	Landscaping/Other	2,400	2,400	2.01%	
5220	Stormwater Management	550	550	0.46%	
5230	Extermination	1,740	1,740	1.46%	
5240	Custodial Contract	1,416	1,356	1.14%	
5250	Snow Removal Contract	12,000	12,000	10.06%	
5260	Trash Contract	11,040	11,556	9.69%	
5270	Trash- Other (specials)	1,040	1,040	0.87%	
Total Contracts:		43,422	44,142	37.02%	
Utilities					
5300	Electricity	2,880	1,950	1.64%	
5310	Water/Sewer	29,977	33,017	27.69%	
Total Utilities		32,857	34,967	29.33%	
Professional Fees					
5400	Audit/Acct/Tax Prep	2,550	2,600	2.18%	
5410	Insurance	2,126	2,300	1.93%	
5420	Legal/Attorney	1,500	1,500	1.26%	
5430	Management Contract	14,880	12,672	10.63%	
Total Professional Fees		21,056	19,072	16.00%	
Other Taxes					
5500	Federal Taxes	300	300	0.25%	
5510	State Taxes	100	100	0.08%	
Total Taxes/Kicenses		400	400	0.34%	
Reserve Allocations					
9000	Replacement Reserves	14,940	16,440	13.79%	
Total Reserve Allocations		14,940	16,440	13.79%	
Total Operating Expenses		Total Operating Expenses	117,527	119,013	99.82%
Total Income		Total Income	118,080	119,232	100.00%
Total Net Income		Total Net Income	553	219	0.18%

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Rep. Reserve Projects				
	Replace Shed / <i>RRQ</i>	6,500	6,500	5.45%
	Landscaping/Tree pruning	0	8,000	6.71%
	Sidewalk Replacemnt/ <i>RRQ</i>	7,000		0.00%
	Masonry Repairs/ <i>RRQ</i>	1,200		0.00%
	Misc Site Items	0	0	0.00%
Total Rep. Res. Projects		14,700	14,500	12.16%
Total Net After RR Project		-14,147	-14,281	-11.98%
Transfer from RR to Oper		14,700	14,500	12.16%
Total Net After Transfers		553	219	0.18%