

Marshall Heights

HOMEOWNERS ASSOCIATION

MARSHALL HEIGHTS						
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2006 APPROVED BUDGET						
	2003	2004	2004	2005	2006	% DIFF.
	YEAR END	APPROVED	ACTUAL	APPROVED	APPROVED	06 VS. 05
	ACTUAL	BUDGET	YEAR END	BUDGET	BUDGET	APPR.
* INCOME *						
06310-000 General Assessments	\$121,362	\$135,683	\$135,682	\$139,346	\$144,362	3.6%
06350-000 Late Fees	\$1,908	\$2,000	\$1,979	\$2,000	\$2,000	0.0%
06360-000 Collection Cost Reimburse	\$0	\$1,000	\$4,131	\$1,100	\$500	-54.5%
06430-000 Interest	\$3,954	\$4,000	\$5,145	\$4,100	\$5,000	22.0%
06900-000 Miscellaneous Income	\$0	\$500	\$175	\$0	\$0	0.0%
Total Income	\$127,224	\$143,183	\$147,112	\$146,546	\$151,862	3.6%
* EXPENSES *						
GENERAL & ADMINISTRATIVE						
07140-000 Accounting and Audit	\$2,475	\$1,600	\$2,000	\$2,200	\$2,200	0.0%
07160-000 Bad Debt	\$0	\$500	\$0	\$0	\$0	0.0%
07165-000 Bank Charges	\$1,140	\$0	\$0	\$50	\$500	900.0%
07285-000 Taxes - Federal	\$1,960	\$800	\$647	\$900	\$900	0.0%
07286-000 Taxes - State	\$0	\$400	\$610	\$600	\$600	0.0%
07295-000 Non-Insurable Losses	\$0	\$220	\$0	\$100	\$100	0.0%
07300-000 Insurance	\$1,824	\$2,500	\$1,838	\$2,200	\$2,500	13.6%
07305-000 Legal - General	\$7,621	\$2,400	\$4,957	\$3,000	\$3,000	0.0%
07310-000 Legal-Collections	\$1,536	\$3,000	\$7,498	\$3,500	\$3,500	0.0%
07320-000 Management Fee	\$20,992	\$27,589	\$27,556	\$28,458	\$29,596	4.0%
07330-000 Miscellaneous	\$807	\$500	\$841	\$500	\$800	60.0%
07410-000 Office Supplies	\$1,061	\$1,000	\$1,330	\$1,000	\$1,000	0.0%
07420-000 Printing/Copying	\$2,335	\$1,000	\$1,536	\$1,000	\$1,000	0.0%
07425-000 Postage/Delivery	\$1,259	\$1,000	\$2,283	\$1,000	\$1,000	0.0%
07455-000 Secretarial	\$2,246	\$1,000	\$4,173	\$1,500	\$2,000	33.3%
07460-000 Social Programs	\$114	\$300	\$0	\$100	\$100	0.0%
Total Gen. & Administrative	\$45,370	\$43,809	\$55,269	\$46,108	\$48,796	5.8%



	2003	2004	2004	2005	2006	% DIFF.
	YEAR END	APPROVED	ACTUAL	APPROVED	APPROVED	05 VS. 04
	ACTUAL	BUDGET	YEAR END	BUDGET	BUDGET	APPR.
UTILITIES						
08910-000 Electricity	\$3,035	\$3,000	\$2,802	\$3,000	\$3,000	0.0%
Total Utility Expense	\$3,035	\$3,000	\$2,802	\$3,000	\$3,000	0.0%
MAINTENANCE						
09060-000 General Maintenance	\$1,774	\$1,500	\$1,976	\$554	\$1,000	80.5%
09061-000 Grounds Maintenance	\$17,705	\$8,000	\$14,889	\$9,000	\$9,000	0.0%
09093-000 Tree Work	\$0	\$1,000	\$450	\$1,000	\$911	-8.9%
09135-000 Gen. Maint. Supplies	\$527	\$600	\$0	\$100	\$0	-100.0%
Total Maintenance Expenses	\$20,006	\$11,100	\$17,315	\$10,654	\$10,911	2.4%
CONTRACTS						
09630-000 Grounds Contract	\$29,816	\$26,115	\$26,052	\$27,000	\$27,000	0.0%
09660-000 Snow Removal Contract	\$8,820	\$5,875	\$6,076	\$6,000	\$6,000	0.0%
09665-000 Trash Removal Contract	\$23,868	\$23,500	\$23,005	\$23,500	\$24,000	2.1%
09670-000 Doody Calls Contract	\$0	\$0	\$0	\$500	\$1,000	100.0%
Total Contracts	\$62,504	\$55,490	\$55,133	\$57,000	\$58,000	1.8%
RESERVE DEPOSITS						
09905-000 Replacement Reserve Cont	\$0	\$25,155	\$26,400	\$25,155	\$25,155	0.0%
09906-000 Int Cont Repl Res	\$0	\$4,000	\$4,085	\$4,000	\$5,000	25.0%
09910-000 Operating Reserve Contrib	\$0	\$629	\$2,681	\$629	\$1,000	59.0%
Total Reserve Contributions	\$0	\$29,784	\$33,166	\$29,784	\$31,155	4.6%
TOTAL EXPENSES	\$130,915	\$143,183	\$163,685	\$146,546	\$151,862	3.6%
NET	(\$3,691)	\$0	(\$16,573)	\$0	\$0	
Association Fee Increase:	2003	2004		2005	2006	
Quarterly Fee	\$169.50	\$189.50		\$195.00	\$202.00	



December 1, 2005

Dear Marshall Heights Homeowners Association (MHHA) member,

The Board of Directors is pleased to enclose the 2006 MHHA annual budget for your information. As your neighbors and volunteer representatives, we strive to improve the appearance and safety of our community while keeping a keen eye on finances. We are happy to report that the community made a great deal of progress in 2005, including rebuilding 2 retaining walls, enhancing our landscaping, and controlling erosion. A newly energized Architectural Review C committee (ARC) completed hundreds of inspections (resale, change-to-exterior and annual inspections), that led to many homeowners making significant updates to their exteriors. In 2006, the board will focus on issues that maintain or increase the beauty, safety, and value of properties in Marshall Heights.

One aspect of the 2006 budget that directly affects you is the quarterly assessment or "HOA dues." Using the Consumer Price Index to adjust for inflation, dues have been increased by 3.6% (an additional \$7 per quarter.) **New payments of \$202.00 are due on January 1, April 1, July 1, and October 1, 2006.** Payment coupons will be sent out later this month under separate cover; please call ProCAM if you do not receive them. If you are currently enrolled in the convenient "direct debit" program, you will NOT receive coupons. If you are not enrolled in direct debit, please consider signing up for it as it ultimately saves the association money. Forms are available from ProCAM or on our website, www.mhha.net. When mailing check payments, please use the following bank lockbox address:
MHHA c/o ProCAM, P.O. Box 10818, Chantilly, VA 20153-0818

We want to take this opportunity to thank the ARC committee members for their volunteer efforts in keeping our community up to high standards. Thank you also to those owners who have made sincere efforts to comply with ARC rules and regulations. We are working on making the violation letters easier to read (Note: if you received an ARC violation notice recently, only the items in **bold** pertained to your property.) If everyone complies with the guidelines, there won't be as much time and association money spent on inspecting units 2-3 times, and sending multiple notices.

The board functions best when we hear from the neighbors we represent. Your suggestions are encouraged; please send them to the board via ProCAM. If you would like to receive quarterly updates from the Board via email, send your name and street address to events@mhha.net. We will continue to use the postal service to mail urgent notices.

Please visit our wonderful website at www.mhha.net to find street-by-street ARC guidelines, recommended contractors, board meeting minutes, and other helpful community information. We would like to extend our appreciation to JD Powell for making this website user-friendly and for updating the information regularly. If you wish to volunteer in any capacity (Board, ARC, or other), please contact us via ProCAM.

We extend our wishes to you for a happy holiday season!

Dori, JD, Jennifer, John, and Luke, Board of Directors for MHHA
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Marshall Heights Homeowners Association website: www.mhha.net