

Potomac Glen Proposed 2027 Budget 2026 Assessments: Single Family \$92.01 Townhome Assessments: \$133.04 2027 Assessments: Single Family \$102.13 Townhomes \$147.67						
Code	Category	2026 Approved	Actuals as of 8/31/2026	2026 Projected	Variance	2027 Proposed
06310	Assessment Income	\$454,897.40		\$ 454,897.40	\$ -	\$ 504,936.16
06310	Townhome Assessment Income	\$ 410,295.36		\$ 410,295.36	\$ -	\$ 455,427.85
	Total Assesment	\$ 865,192.76	\$ 576,795.20	\$ 865,192.76	\$ -	\$ 960,364.01
	Other Income				\$ -	
6340	Late Fee Income	\$ 1,200	\$ 1,080.00	\$ 1,200	\$ -	\$ 1,500
6350	Legal Fee Reimbursement	\$ 10,000	\$ -	\$ 550	\$ (9,450)	\$ 10,000
6360	CL/NOI/Admin/Lien Income	\$ 1,000	\$ (215.00)	\$ (215)	\$ (1,215)	\$ -
6361	Lien Income	\$ 500	\$ (40.00)	\$ (40)	\$ (540)	\$ -
6362	NSF Income	\$ -	\$ 85.00	\$ 120	\$ -	\$ 140
6363	Posting Income	\$ 500	\$ -	\$ -	\$ -	\$ -
6364	Enforcement Fines	\$ 10,000	\$ 3,825.00	\$ 5,500	\$ (4,500)	\$ 7,500
6450	Community Center Rental Income	\$ 10,000	\$ 6,399.76	\$ 9,500	\$ (500)	\$ 10,000
6480	Pool Pass Income	\$ -	\$ 543.80		\$ -	\$ 650
6910	Interest Income-Operating	\$ 1,500	\$ 907.17	\$ 1,500	\$ -	\$ 1,500
	TOTAL OTHER INCOME	\$ 34,700	\$ 12,585.73	\$ 16,615	\$ (16,205)	\$ 31,290
	TOTAL INCOME	\$ 899,893	\$ 589,380.93	\$ 881,808	\$ (16,205)	\$ 991,654
	General and Administrative				\$ -	
7140	Audit Fees	\$ 3,100	\$ -	\$ 3,100	\$ -	\$ 3,100
7160	Legal Fees- General	\$ 3,000	\$ 5,664.00	\$ 7,500	\$ (4,500)	\$ 5,000
7165	Legal Fees - Collection	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
7166	Legal - Lobbyist	\$ -	\$ 6,250.00	\$ 12,500	\$ (12,500)	\$ 12,500
7167	Legal - Bus Depot	\$ -	\$ 2,500.00	\$ 2,500	\$ -	\$ 2,500
7250	Bank Charges	\$ -	\$ 5.00	\$ -	\$ -	\$ -
7260	Postage and Mail	\$ 5,000	\$ 2,653.39	\$ 5,000	\$ -	\$ 5,000
7280	Insurance - General	\$ 21,000	\$ 18,458.84	\$ 25,400	\$ (4,400)	\$ 27,500
7290	Bad Debt	\$ 500	\$ -	\$ -	\$ -	\$ 5,000
7440	Taxes	\$ 1,500	\$ 1,500.00	\$ 1,500	\$ -	\$ 1,500
7450	Water Quality Protection Charges	\$ 12,500	\$ 13,919.20	\$ 17,000	\$ (4,500)	\$ 17,500
7500	Meeting Minutes	\$ 2,000	\$ 1,100.00	\$ 2,300	\$ (300)	\$ 3,300
7610	Website Fees	\$ 1,800	\$ 794.56	\$ 1,800	\$ -	\$ 1,800
7880	Misc. Homeowner Admin Fees	\$ 3,000	\$ 1,448.00	\$ 2,200	\$ 800	\$ 1,500
7890	Mis. General and Administrative	\$ 4,000	\$ 2,908.73	\$ 3,750	\$ 250	\$ 4,000
7892	Social Committee	\$ 6,000	\$ 1,403.12	\$ 6,000	\$ -	\$ 6,000
7910	Common Ownership Communities	\$ 4,349	\$ 4,348.50	\$ 4,349	\$ -	\$ 4,349
7930	Covenants Enforcement	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
	TOTAL ADMINISTRATIVE	\$ 97,749	\$ 62,953.34	\$ 114,899	\$ (17,150)	\$ 120,549
	Management Expenses					
7010	Management Fees	\$ 57,484.00	\$ 38,248.64	\$ 57,484.00	\$ -	\$ 58,634
7390	Coupon Printing	\$ 2,500	\$ 18.00	\$ 18	\$ 2,482	\$ 50
7400	Printing and Reproduction	\$ 2,500	\$ 3,307.76	\$ 5,000.00	\$ (2,500)	\$ 5,000
7900	Mailing Handling Fees	\$ 500	\$ 2,056.71	\$ 2,750	\$ (2,250)	\$ 3,000
	TOTAL MANAGEMENT FEES	\$ 62,984.00	\$ 43,631.11	\$ 65,252	\$ (2,268)	\$ 66,684
	Utilities					

7550	Street Light Electricity	\$ 15,141	\$ 10,894.37	\$ 15,700	\$ (559)	\$ 16,500
8340	Telephone	\$ 4,000	\$ 3,285.90	\$ 4,100	\$ (100)	\$ 4,100
8350	Pool Electricity	\$ 14,500	\$ 10,414.49	\$ 13,750	\$ 750	\$ 14,500
8360	Gas	\$ 2,000	\$ 2,759.80	\$ 3,250	\$ (1,250)	\$ 3,750
	TOTAL UTILITIES	\$ 35,641	\$ 27,354.56	\$ 36,800	\$ (1,159)	\$ 38,850
	Pool Management					
8200	Pool Operations and MGMT Cont	\$ 109,200	\$ 100,325.00	\$ 111,440	\$ (2,240)	\$ 111,440
8210	Pool Repairs	\$ 5,000	\$ 7,713.55	\$ 8,500	\$ (3,500)	\$ 11,376
8220	Pool Supplies	\$ 6,000	\$ 22.35	\$ 500	\$ 5,500	\$ 1,000
8240	Pool Janitorial	\$ 1,200	\$ 3,514.53	\$ 3,514	\$ (2,314)	\$ 3,750
8250	Pool Water	\$ 9,000	\$ 4,753.24	\$ 5,500	\$ 3,500	\$ 7,500
8270	Pool Passes	\$ 2,600	\$ 2,800.00	\$ 2,800	\$ (200)	\$ 2,800
8275	Contribution to Swim Team	\$ 10,000	\$ 10,000.00	\$ 10,000	\$ -	\$ 10,000
	TOTAL POOL MANAGEMEN	\$ 143,000	\$ 129,128.67	\$ 142,254	\$ 746	\$ 147,866
	Community Center					
8320	Clubhouse Cleaning	\$ 4,000	\$ 3,115.65	\$ 4,000	\$ -	\$ 4,000
8325	Clubhouse Security	\$ 950	\$ 89.08	\$ 471	\$ 479	\$ 2,500
8330	Clubhouse Supplies	\$ 500	\$ -		\$ 500	\$ 500
8335	Club/Pool House Maintenance	\$ 6,000	\$ 527.71	\$ 1,500	\$ 4,500	\$ 2,500
	TOTAL COMMUNITY CENTI	\$ 11,450	\$ 3,732.44	\$ 5,971.08	\$ 5,478.92	\$ 9,500.00
	Site Maintenance and Repairs					
9010	Tree Maintenance	\$ 34,000	\$ 38,570.74	\$ 42,000	\$ (8,000)	\$ 60,000
9020	Site Repairs/Maintenance	\$ 5,000	\$ 7,160.84	\$ 8,500	\$ (3,500)	\$ 4,500
9030	Non-Contract Landscaping	\$ 20,205	\$ 9,681.93	\$ 20,205	\$ -	\$ 20,000
9050	Storm Water Maintenance	\$ 20,000	\$ 10,096.67	\$ 15,000	\$ 5,000	\$ 15,000
9090	Electrical Repairs	\$ 2,500	\$ 5,422.15	\$ 6,100	\$ (3,600)	\$ 5,500
9115	Improvements - Other	\$ 2,500	\$ 1,017.44	\$ 1,500	\$ 1,000	\$ 2,000
9170	Safety Systems Repair	\$ 750	\$ -	\$ -	\$ -	\$ 750
9190	Tot Lot Maintenance	\$ 2,500.00	\$ -	\$ 2,500	\$ -	\$ 2,500
9200	Fence Maintenance	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 4,000
9201	Tennis Court Maintenance	\$ 3,000	\$ 4,014.70	\$ 4,014	\$ (1,014)	\$ 3,000
	Safety and Security Upgrades	\$ 5,000.00	\$ -	\$ 5,000	\$ -	\$ 5,000
	TOTAL MAINTENANCE	\$ 101,455.00	\$ 75,964.47	\$ 105,819	\$ (10,114)	\$ 122,250
	Contract Services					
9610	Lawn Maintenance Contract	\$ 151,386.00	\$ 100,924.00	\$ 153,400	\$ (2,014)	\$ 159,546
9650	Site Recreation Cleaning Cont.	\$ 23,500	\$ 9,205.00	\$ 18,000	\$ 5,500	\$ 15,000
9700	Trash Removal Contract	\$ 78,750	\$ 55,391.05	\$ 78,750	\$ -	\$ 82,687
9800	Snow Removal Contract	\$ 49,000	\$ 24,973.45	\$ 35,000	\$ 14,000	\$ 49,512
9821	Sprinkler/Alarm Monitoring	\$ 525	\$ 894.76	\$ 1,200	\$ (675)	\$ 1,350
9860	HVAC Contract	\$ 1,200	\$ -	\$ 1,022	\$ 178	\$ 3,460
	TOTAL CONTRACTS	\$ 304,361.00	\$ 191,388.26	\$ 287,372	\$ 16,989	\$ 311,555
	Reserve					
67500	Reserve Contribution	\$ 143,253	\$ 95,502.00	\$ 143,253	\$ -	\$ 174,400
	TOTAL RESERVE	\$ 143,253	\$ 95,502.00	\$ 143,253	\$ -	\$ 174,400
	TOTAL EXPENSES	\$ 899,893.00	\$ 629,654.85	\$ 901,620	\$ (7,477)	\$ 991,654
	Net Income	\$ (0)	\$ (40,273.92)	\$ (19,812)	\$ 8,728	\$ 0