

QUINCE ORCHARD PARK COMMUNITY ASSOCIATION
2026 Year-End Projections
2027 Draft Budget

Assessment Level (per month):

2026	\$123.00	
2027	\$123.00	0.00%

Acct #	2026 Year-End Projections	2026 Budget	2027 Budget
INCOME			
06310 Assessment Income	743,904	743,904	743,904
06330 Enforcement Income	13,500	9,000	10,000
06340 Late Fee Income	1,500	1,500	1,500
06345 Service Fee Income	2,622	3,096	0
06350 Legal Fees Reimbursements	4,000	1,000	2,700
06360 CL/NOI/Admin/Lien Income	(175)	1,000	0
06362 NSF Income	10	0	70
06370 Activities Income	3,323	11,000	6,960
06375 Outside Pool Memberships	4,081	5,000	4,500
06500 Keyfob Replacement Income	150	150	150
06910 Interest Income	845	650	850
06930 City of Gaithersburg Grant Income	3,000	0	2,500
06940 Median Strip Maintenance Reimbursement	6,920	6,920	6,920
TOTAL INCOME	783,680	783,220	780,054
EXPENSES			
General & Administrative			
07110 Recording Secretary	3,600	3,900	3,800
07141 Architectural Inspections	13,068	13,068	17,805
07142 Recognition Expenses	500	500	500
Bank Charges	0	0	300
07260 Postage & Mail	3,000	3,750	3,306
07265 Mailing Handling Fee	3,500	3,750	3,564
07280 Insurance	18,129	20,923	19,942
07290 Bad Debt	2,500	2,500	1,000
07390 Coupon Printing	558	840	558
07400 Printing/Copying	4,800	5,500	5,472
07415 Website Expense	1,810	1,800	1,800
07430 Federal Income Tax	0	1,500	500
07440 State & Local Income Tax	0	750	150
07460 Water Quality Protection Charges	8,135	8,542	8,713
07610 Activities	7,500	7,500	7,500
07880 Misc. Homeowner Admin. Fees	2,650	1,000	2,500
07890 Misc. General & Administrative	500	500	500
07891 File Storage	900	982	1,200
07892 Late Meeting Fees	2,625	3,600	1,375
Sub-Total	73,775	80,905	80,485
Professional Services			
07100 Management Fees	74,700	74,700	76,200
07140 Audit and Tax Returns	3,550	3,905	3,975
07160 Legal Fees - General	5,100	2,000	2,000
07165 Legal Fees - Collections	6,300	3,600	3,000
Engineering/Consulting	0	0	4,500
Sub-Total	89,650	84,205	89,675
Reserve Contributions			
06990 Reserve Contributions	143,000	143,000	130,000
Reserve Contributions - Catch Up	0	0	15,000
Sub-Total	143,000	143,000	145,000
Site Maintenance & Repairs			
08590 Site Improvements	30,000	33,828	30,000
09010 Tree Maintenance	27,500	30,828	28,000
09090 Electrical Maintenance	3,000	6,000	2,500
09110 General Maintenance & Repairs	9,000	9,000	9,000
09118 Cyclical Repairs	1,900	2,000	3,500
Sub-Total	71,400	81,656	73,000

Acct #	2026 Year-End Projections	2026 Budget	2027 Budget
Pool and Clubhouse Expenses			
08200 Pool Operations and Management Contract	81,400	81,400	81,400
08210 Pool Repair/Maintenance	5,000	6,500	5,500
08220 Pool Supplies	1,500	1,500	1,142
08221 Pool Additional Cleaning	8,580	6,575	5,000
08250 Community Center Telephone & WiFi	5,944	4,666	5,040
08270 Pool Pass Processing and Software	2,500	2,500	2,500
08310 Community Center Fitness Maintenance Contract	4,880	4,500	2,966
Community Center Fitness Equipment Repairs	0	0	2,000
08320 Community Center Repair and Maint.	6,500	6,500	6,500
Community Center Electrical Repairs	0	0	3,500
08321 Community Center Fire System Inspection & Testing	1,940	1,455	945
Community Center Fire System Repairs	0	0	750
08322 Comm. Center & Pool Improvements	0	4,000	2,500
08340 Community Center Janitorial Contract	14,025	13,800	14,820
08345 Community Center Extermination	478	502	502
08350 Community Center Electricity	16,590	16,590	18,249
08360 Community Center Gas	1,740	2,011	2,001
08370 Community Center Water/Sewer	9,000	8,925	9,900
09630 Community Center HVAC Maintenance Contract	5,916	4,500	2,716
Community Center HVAC Repairs & Maintenance	0	0	3,000
09650 Community Center Access System Monitoring	674	2,294	674
Sub-Total	166,668	168,218	171,606
Utilities			
07550 Electricity	2,508	2,415	2,759
08371 Water & Sewer-Fountain	1,000	1,000	1,100
08372 Electricity-Fountain	458	3,500	600
Sub-Total	3,966	6,915	4,459
Contract Services			
09610 Lawn Maintenance Contract	109,342	109,342	109,342
09700 Trash Removal Contract	69,911	68,391	69,911
09705 Litter & Dog Station Patrol	13,260	13,260	13,658
Extermination - Common Areas	0	0	600
09751 Irrigation System Maintenance & Contract	1,429	1,206	957
09752 MGA Fountain Maintenance Agreement	0	4,760	0
09760 Pond Maintenance Contract	5,280	5,412	5,412
09800 Snow Removal Contract	15,950	15,950	15,950
Sub-Total	215,172	218,321	215,830
TOTAL EXPENSES	763,631	783,220	780,054
NET INCOME/(LOSS)	20,049	0	(0)