



## 2022 Assessments & Budget Summary

The BCA Board of Directors approved the following assessments and budget for 2022 at their October 19, 2021 meeting. The new assessments will begin on January 1, 2022. Please email the BCA staff with any questions pertaining to the budget or assessments. [HOA@Brambleton.org](mailto:HOA@Brambleton.org)

<b><u>House Type</u></b>	<b><u>2022</u></b>
Detached (General) + (Tech/Comm) + (SFD) + (Recreation)	\$197.41
Detached w/ Common Driveway (General) + (Tech/Comm) + (SFD) + (Recreation) + (Common Drive)	\$210.69
Townhouse (General) + (Tech/Comm) + (SFA) + (Recreation)	\$205.05
Townhouse w/ Grounds Maintenance (General) + (Tech/Comm) + (SFA) + (Recreation) + (SFA Grounds Maint)	\$224.05
The Woods at BTC (General) + (SFA) + (Recreation) + (SFA Grounds Maint)	\$130.77
Summerfield Condominium (General: Condo) + (Tech/Comm)	\$149.06
The Residences Condominiums (General: Condo) + (Tech/Comm) + (Recreation)	\$157.87
<b><u>Assessments Type</u></b>	<b><u>2022</u></b>
General	\$74.37
General: Condo	\$55.78
Tech/Community Services	\$93.28
Single-Family Detached (SFD)	\$20.95
SFD Common Drive	\$13.28
Single-Family Attached (SFA)	\$28.59
SFA Grounds Maintenance	\$19.00
Recreation (Pools Only)	\$ 8.81



## 2022 Budget by Category

	<u>2022</u>
<b>Income</b>	
Assessment Income-Variou	\$15,697,219
Other Income	\$ 617,000
<b>Total Income</b>	<b>\$16,314,219</b>
 <b>Expenses</b>	
Administrative Expenses-General	\$ 768,461
Professional Services-General	\$2,128,199
Reserve Contributions-General	\$ 689,689
Maintenance & Services-General	\$2,686,500
Verizon Fios-Tech/Comm Services	\$7,058,218
Single-Family Attached	\$1,135,583
Grounds Maintenance-SFA	\$ 556,225
Single-Family Detached	\$ 591,293
Common Driveway-SFD	\$ 79,353
Recreation-Pools	\$ 620,699
<b>Total Expenses</b>	<b>\$16,314,219</b>
<b>Net Excess (Deficit)</b>	<b>\$ 0</b>

## BCA Replacement Reserve Statement

(As required by POAA Section 55.1-1826)

BCA is funding its reserve account at or above the levels recommended in the September 21, 2021 Replacement Reserve Study completed by Miller + Dodson Associates, Inc.

Reserve Account	2022 Study Recommendation/ 2022 Annual Contribution	2022 Recommended Balance/ Y.E. Projection (12/31/2021)
General Reserves	\$ 429,689 / \$429,689	\$ 2,828,500 / \$2,828,500
Townhome Reserves	\$ 451,117 / \$451,117	\$ 1,828,700 / \$1,828,700
Common Drive Reserves	\$ 71,353 / \$71,353	\$ 784,000 / \$ 784,000
Pool (Recreation) Reserves	\$ 174,699 / \$174,699	\$ 707,977 / \$ 707,977