



Financial Report Package

September 2026

Prepared for

**CHEVY CHASE I CONDOMINIUM ASSOCIATION,
INC.**

ProActive Property Management

	Operating	Reserve	Total
Assets			
Cash - Operating			
SSB - Oper - 1925	\$73,166.92	\$0.00	\$73,166.92
Prev Mgmt - Operating	\$94,798.40	\$0.00	\$94,798.40
Petty Cash	\$200.00	\$0.00	\$200.00
Total: Cash - Operating	\$168,165.32	\$0.00	\$168,165.32
Cash - Reserves			
SSB - Res - 1931	\$0.00	\$54,029.33	\$54,029.33
Prev Mgmt - Reserves	\$0.00	\$110,150.52	\$110,150.52
Truist - CDARS 10	\$0.00	\$272,461.48	\$272,461.48
Truist - CDARS 4	\$0.00	\$107,929.60	\$107,929.60
Total: Cash - Reserves	\$0.00	\$544,570.93	\$544,570.93
Assets - Receivable			
Accounts Receivable - Homeowner	\$12,362.30	\$0.00	\$12,362.30
Allowance for Doubtful Accounts	\$754.00	\$0.00	\$754.00
Deposits	\$440.00	\$0.00	\$440.00
Prepaid Taxes	\$4,046.00	\$0.00	\$4,046.00
Total: Assets - Receivable	\$17,602.30	\$0.00	\$17,602.30
Total: Assets	\$185,767.62	\$544,570.93	\$730,338.55
Liabilities & Equity			
Current Liabilities			
Accounts Payable-Accrued	\$1,365.00	\$0.00	\$1,365.00
Prepaid Assessments	\$26,259.53	\$0.00	\$26,259.53
Total: Current Liabilities	\$27,624.53	\$0.00	\$27,624.53
Contract Liabilities - Reserves			
Reserve - General Building - Infrastructure	\$0.00	\$38,435.43	\$38,435.43
Reserve - Deferred Maintenance	\$0.00	\$258,567.24	\$258,567.24
Reserve - Landscaping (Ditch/Preserve/Trees)	\$0.00	\$22,208.13	\$22,208.13
Reserve - Painting	\$0.00	(\$13,588.16)	(\$13,588.16)
Reserve - Paving	\$0.00	(\$75,626.32)	(\$75,626.32)
Reserve - Pool	\$0.00	\$28,186.45	\$28,186.45
Reserve - Roofs	\$0.00	\$173,199.49	\$173,199.49
Reserve - Walkway Sealing (Sidewalk/Driveway/CU)	\$0.00	\$112,283.63	\$112,283.63
Reserves - Interest	\$0.00	\$867.37	\$867.37
Total: Contract Liabilities - Reserves	\$0.00	\$544,533.26	\$544,533.26
Equity			
Fund Balance- Operating	\$199,657.59	\$0.00	\$199,657.59
Total: Equity	\$199,657.59	\$0.00	\$199,657.59
Net Income Gain/Loss	(\$41,476.83)	\$0.00	(\$41,476.83)
Total: Liabilities & Equity	\$185,805.29	\$544,533.26	\$730,338.55

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Assessment Income	\$ 27,633.48	\$27,633.17	\$ 0.31	\$248,701.32	\$248,698.53	\$ 2.79	\$ 331,598.00
4005-00 Special Assessment Income	-	-	-	14,539.00	-	14,539.00	-
4015-00 Late Fee Income	-	-	-	250.00	-	250.00	-
4030-00 Interest Income - Operating	-	-	-	10.96	-	10.96	-
4035-00 Interest Income - Reserve	37.67	-	37.67	3,430.90	-	3,430.90	-
4055-00 Application Fee Income	-	-	-	700.00	-	700.00	-
4130-00 Miscellaneous Income	-	-	-	320.00	-	320.00	-
Total Income	\$ 27,671.15	\$27,633.17	\$ 37.98	\$267,952.18	\$248,698.53	\$19,253.65	\$ 331,598.00
Total OPERATING INCOME	\$ 27,671.15	\$27,633.17	\$ 37.98	\$267,952.18	\$248,698.53	\$ 19,253.65	\$ 331,598.00
OPERATING EXPENSE							
Professional & Administration							
5000-00 Management Contract	1,365.00	1,099.42	(265.58)	10,075.80	9,894.78	(181.02)	13,193.00
5010-00 Accounting & Tax Services	-	66.67	66.67	-	600.03	600.03	800.00
5015-00 Legal & Professional Services	1,602.52	41.67	(1,560.85)	4,148.42	375.03	(3,773.39)	500.00
5030-00 Government Fees	-	27.50	27.50	295.25	247.50	(47.75)	330.00
5065-00 Insurance - General	-	11,050.00	11,050.00	126,655.27	99,450.00	(27,205.27)	132,600.00
5120-00 Reserve Study Analysis	300.00	-	(300.00)	300.00	-	(300.00)	-
5145-00 General Administrative Expense	-	333.33	333.33	4,194.30	2,999.97	(1,194.33)	4,000.00
Total Professional & Administration	\$ 3,267.52	\$12,618.59	\$ 9,351.07	\$145,669.04	\$113,567.31	(\$32,101.73)	\$ 151,423.00
Grounds Maintenance							
5300-00 Landscape Contract	4,300.00	3,521.67	(778.33)	37,902.40	31,695.03	(6,207.37)	42,260.00
5305-00 Landscape Extras	-	1,250.00	1,250.00	4,901.94	11,250.00	6,348.06	15,000.00
5310-00 Tree Maintenance	500.00	-	(500.00)	7,692.80	-	(7,692.80)	-
5325-00 Irrigation Contract	466.76	-	(466.76)	4,259.69	-	(4,259.69)	-
5330-00 Irrigation Repairs	744.46	-	(744.46)	744.46	-	(744.46)	-
5335-00 Pond Maint. Contract	273.00	266.67	(6.33)	2,574.00	2,400.03	(173.97)	3,200.00
Total Grounds Maintenance	\$ 6,284.22	\$ 5,038.34	(\$ 1,245.88)	\$ 58,075.29	\$ 45,345.06	(\$12,730.23)	\$ 60,460.00
Utilities							
5500-00 Electricity	292.26	400.00	107.74	2,920.54	3,600.00	679.46	4,800.00
5505-00 Electricity - Street Lighting	298.27	-	(298.27)	298.27	-	(298.27)	-
5520-00 Cable & Internet	5,275.34	3,958.33	(1,317.01)	40,268.55	35,624.97	(4,643.58)	47,500.00
5560-00 Water & Sewer	57.98	65.00	7.02	510.24	585.00	74.76	780.00
Total Utilities	\$ 5,923.85	\$ 4,423.33	(\$ 1,500.52)	\$ 43,997.60	\$ 39,809.97	(\$4,187.63)	\$ 53,080.00
Infrastructure							
6700-00 General Repairs & Maintenance	-	416.67	416.67	4,353.26	3,750.03	(603.23)	5,000.00
6714-00 Roof Repairs & Maintenance	-	83.33	83.33	2,850.00	749.97	(2,100.03)	1,000.00
6752-00 Termite Contract	-	208.33	208.33	7,940.00	1,874.97	(6,065.03)	2,500.00
6754-00 Pest Control	-	33.33	33.33	125.00	299.97	174.97	400.00
6756-00 Janitorial Contract	600.00	300.00	(300.00)	2,677.65	2,700.00	22.35	3,600.00
6778-00 Pool Contract	-	519.58	519.58	4,423.00	4,676.22	253.22	6,235.00
Total Infrastructure	\$ 600.00	\$ 1,561.24	\$ 961.24	\$ 22,368.91	\$ 14,051.16	(\$8,317.75)	\$ 18,735.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Contributions							
7025-00 Reserve - Landscaping (Ditch/Preserve/Trees)	\$283.33	\$283.33	\$-	\$2,549.97	\$2,549.97	\$-	\$3,400.00
7030-00 Reserve - Painting	416.67	416.67	-	3,750.03	3,750.03	-	5,000.00
7035-00 Reserve - Paving	333.33	333.33	-	2,999.97	2,999.97	-	4,000.00
7040-00 Reserve - Pool	333.33	333.33	-	2,999.97	2,999.97	-	4,000.00
7060-00 Reserve - Roofs	2,500.00	2,500.00	-	22,500.00	22,500.00	-	30,000.00
7082-00 Reserve - Walkway Sealing (Sidewalk/Driveway/CU)	125.00	125.00	-	1,125.00	1,125.00	-	1,500.00
7099-00 Reserves - Interest	-	-	-	3,393.23	-	(3,393.23)	-
Total Reserve Contributions	\$3,991.66	\$3,991.66	\$-	\$39,318.17	\$35,924.94	(\$3,393.23)	\$47,900.00
Total OPERATING EXPENSE	\$20,067.25	\$27,633.16	\$7,565.91	\$309,429.01	\$248,698.44	(\$60,730.57)	\$331,598.00
Net Income:	\$7,603.90	\$0.01	\$7,603.89	(\$41,476.83)	\$0.09	(\$41,476.92)	\$0.00