

2010 NCA Budget

12/2/2009

Account	Description	Column1	2009 Budget	% Change 09 to 10	\$ Change 09 to 10	2008 actuals	2010 Budget
<i>OPERATING EXPENSES:</i>							
Swimming Pool Expenditure							
	07110 Contract - Pool		\$52,300.00	9.9	\$5,200.00	\$48,900.00	\$57,500.00
	07130 Supplies & Exp. - Pool/Rec		\$2,000.00	0.0	\$0.00	\$2,081.55	\$2,000.00
	07170 Utilities-Electricity-Pool/Re		\$5,500.00	-5.5	-\$300.00	\$5,401.20	\$5,200.00
	07180 Utilities-Telephone-Pool/Rec		\$450.00	46.7	\$210.00	\$523.00	\$660.00
	07190 Utilities-Water-Pool/Rec		\$3,000.00	0.0	\$0.00	\$4,344.12	\$3,000.00
	Swimming Pool Expenditures		\$63,250.00			\$61,249.87	\$68,360.00
Common Area Maintenance							
	07260 Grounds Maintenance Contract		\$101,515.00	0.0	\$0.50	\$101,515.56	\$101,515.50
	07220 Common Grounds Improvement		\$7,500.00	0.0	\$0.00	\$7,877.47	\$7,500.00
	07290 Materials/Supplies		\$200.00	0.0	\$0.00	\$195.90	\$200.00
	07310 New/Replacement Trees & Shrub		\$2,500.00	0.0	\$0.00	\$2,135.93	\$2,500.00
	07360 Storage Lot Lighting		\$550.00	0.0	\$0.00	\$440.51	\$550.00
	07370 Tree Maintenance/Labor		\$19,500.00	0.0	\$0.00	\$17,372.50	\$19,500.00
	Common Area Maintenance		\$131,765.00			\$129,537.87	\$131,765.50
Street Lts/Snow Rem/Trash							
	07410 Private Trash Hauling service		\$2,000.00	-25.0	-\$500.00	\$1,572.00	\$1,500.00
	07420 Snow Removal		\$6,250.00	0.0	\$0.00	\$0.00	\$6,250.00
	07430 Street Lighting		\$15,000.00	1.7	\$250.00	\$13,251.19	\$15,250.00
	07435 Curb Painting		\$7,500.00	0.0	\$0.00	\$0.00	\$7,500.00
	07440 Trash Clean up Day		\$250.00	20.0	\$50.00	\$274.35	\$250.00
	07450 Trash Collection		\$125,000.00	0.0	\$0.00	\$143,465.71	\$125,000.00
	07460 Trash-Kids Pick Up		\$100.00	0.0	\$0.00	\$0.00	\$100.00
	Street Lts/Snow Rem/Trash		\$156,100.00			\$158,563.25	\$155,850.00
Committee Expenses							
	07510 Architectural Control: Expenses		\$50.00	0.0	\$0.00	\$0.00	\$50.00
	07515 Architectural Control: Inspections		\$1,000.00	0.0	\$0.00	\$60.00	\$1,000.00
	07520 Publicity: Newsletter Printing		\$4,000.00	-5.0	-\$200.00	\$4,932.83	\$3,800.00
	07525 Publicity: Newsletter Typing/ web maintain		\$2,500.00	0.0	\$0.00	\$2,400.00	\$2,500.00
	07530 Welcoming		\$50.00	0.0	\$0.00	\$0.00	\$50.00
	07550 Recreation: Activities		\$1,500.00	0.0	\$0.00	\$990.15	\$1,500.00
	07570 Recreation: Youth Activities		\$500.00	0.0	\$0.00	\$1,366.58	\$500.00
	Committee Expenses		\$9,600.00			\$9,749.56	\$9,400.00

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<u>Administration Expenses</u>							
07603	Accounting & Bookkeeping		\$15,420.00	24.6	\$3,799.50	\$14,310.00	\$19,219.50
07605	ADP Service		\$2,030.00	-26.1	-\$530.00	\$1,395.27	\$1,500.00
07607	Assistant Community Managers		\$7,500.00	-6.7	-\$500.00	\$5,996.31	\$7,000.00
07610	Audit & Tax Preparation		\$2,500.00	0.0	\$0.00	\$2,200.00	\$2,500.00
07612	Bad Debt Expense		\$0.00	0.0	\$2,500.00	\$8,081.00	\$2,500.00
07615	Bank Service Charges		\$150.00	0.0	\$0.00	\$56.35	\$150.00
07620	Community Manager		\$21,000.00	5.0	\$1,050.00	\$20,900.25	\$22,050.00
07625	Delinquency Processing		\$7,000.00	0.0	-\$2,000.00	\$3,730.00	\$5,000.00
07630	Insurance and Bonds		\$14,000.00	-47.1	-\$6,597.00	\$6,360.05	\$7,403.00
07632	Internet Service		\$700.00	42.9	\$300.00	\$657.62	\$1,000.00
07640	Collections Attorney		\$25,000.00	20.0	\$5,000.00	\$35,312.32	\$30,000.00
07639	General Counsel		\$6,000.00	-50.0	-\$3,000.00	\$12,629.85	\$3,000.00
07650	Mileage Reimbursement		\$425.00	-11.8	-\$50.00	\$354.17	\$375.00
07652	quarterly invoices		\$5,000.00	-45.0	-\$2,250.00	\$2,380.00	\$2,750.00
07655	NCA Annual Board Reg in VA		\$250.00	0.0	\$0.00	\$248.50	\$250.00
07660	Office Equipment & expenses		\$500.00	100.0	\$500.00	\$617.16	\$1,000.00
07662	Office Mailings/Postage (Summit)		\$2,000.00	0.0	\$0.00	\$1,317.26	\$2,000.00
07664	security systems		\$0.00	0.0	\$0.00	\$0.00	\$0.00
07665	Office Security Sys Monitoring		\$325.00	4.6	\$15.00	\$315.84	\$340.00
07667	Office & Web Page Supplies/Ex		\$2,000.00	-25.0	-\$500.00	\$1,614.17	\$1,500.00
07670	P.O. Box		\$70.00	2.9	\$2.00	\$72.00	\$72.00
07672	Postage (office)		\$2,500.00	-12.0	-\$300.00	\$2,281.91	\$2,200.00
07674	Printing (office)		\$500.00	-40.0	-\$200.00	\$17.06	\$300.00
07675	Rent-Meeting Room		\$50.00	0.0	\$0.00	\$50.00	\$50.00
07677	Returned Checks		\$100.00	0.0	\$0.00	\$0.00	\$100.00
07678	reserve study		\$0.00		\$0.00	\$0.00	\$0.00
07680	Taxes - Income		\$2,800.00	7.1	\$200.00	\$540.00	\$3,000.00
07683	Taxes - Other		\$550.00	-100.0	-\$550.00	\$0.00	\$0.00
07685	Taxes - Payroll		\$2,000.00	0.0	\$0.00	\$2,127.83	\$2,000.00
07687	Taxes - Unemployment		\$50.00	0.0	\$0.00	\$0.00	\$50.00
07690	Telephone (office and cell)		\$1,400.00	7.1	\$100.00	\$1,316.14	\$1,500.00
	Administration Expenses		\$121,820.00			\$124,881.06	\$118,809.50
	TOTAL OPERATING EXPENSES		\$482,535.00	0.3	\$1,650.00	\$483,981.61	\$484,185.00

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RESERVES	Column1	Column2	Column3	Column4	Column5	Column6	Column9
<u>Contributions</u>							
08000	Common Area Reserve Contribution		\$30,011.52				\$30,011.52
	609	Residences (quarterly)	\$12.32	0.0	\$0.00		\$12.32
08005	Street/Curb Reserve Contribution		\$50,010.56				\$50,010.56
	524	Town homes (quarterly)	\$23.86	0.0	\$0.00		\$23.86
08010	Interest Contribution		\$0.00				\$0.00
		Reserve Contribution	\$80,022.08				\$80,022.08
<u>INCOME:</u>							
06000	Assessment Income		\$544,057.08				\$544,057.08
	524	Town homes (quarterly)	\$228.17	0.0	\$0.02		\$228.19
	85	Single Family Homes (quarterly)	\$193.57	-0.1	-\$0.10		\$193.47
06210	Late Fees		\$7,000.00	0.0	\$2,000.00	\$9,705.01	\$9,000.00
06100	Dislcosure packet inspections		\$0.00	0.0		\$0.00	\$0.00
06212	Legal Fee Reimbursement		\$5,000.00	0.0	\$0.00	\$13,641.73	\$5,000.00
06220	Miscellaneous Income		\$3,000.00	0.0	-\$1,500.00	\$20,582.00	\$1,500.00
06235	Newsletter Ad Income		\$600.00	25.0	\$150.00	\$1,380.00	\$750.00
06254	Pool Fees		\$2,000.00	0.0	\$0.00	\$2,697.00	\$2,000.00
06280	Storage Lot Fees		\$900.00	0.0	\$0.00	\$830.00	\$900.00
06400	Interest Income		\$0.00	0.0	\$1,000.00	\$18,773.55	\$1,000.00
		Total Income	\$562,557.08		1650.0	\$67,609.29	\$564,207.08
					\$0.00	\$48,835.74	

Total Operating Expenses	\$484,185.00					Annual Common Operating Expenses per Residence
- Other Income	\$20,150.00			Total NCA residences		
- Street Lighting/curb painting	\$22,750.00					
Common Operating Expenses	\$441,285.00	divided by	609			\$724.61

Column1	Column2	Column3	Column4	SFH	Column6	TH
Quarterly Common Operating Expenses per Residence				\$181.15		\$181.15
Quarterly Common Area reserve contributions (total NCA residences)				\$12.32		\$12.32
Quarterly Street/Curb reserve contribution (TH only)				n/a		\$23.86
Quarterly street lighting/curb painting (TH only)				n/a		\$10.85
	Proposed Quarterly assessment			\$193.47		\$228.19