

Account	Description	2025 Budget	% Change 25 to 26	\$ Change 25 to 26	Column2	Column4	2025 Actuals As of 9/30/25	2026 Budget
OPERATING EXPENSES:								
Swimming Pool Expenditure								
7110	Contract - Pool	75,600.00	3%	2,520.00			63,665.00	78,120.00
7130	Supplies & Exp. - Pool/Rec	10,500.00	0%	0.00			10,547.56	10,500.00
7170	Utilities-Electricity-Pool/Re	6,000.00	0%	0.00			5,892.63	6,000.00
7180	Utilities-Telephone-Pool/Rec	500.00	20%	100.00			355.71	600.00
7190	Utilities-Water-Pool/Rec	3,000.00	0%	0.00			5,748.72	3,000.00
	Swimming Pool Expenditure	95,600.00	0%				86,209.62	98,220.00
Common Area Maintenance								
7260	Grounds Maintenance Contract	121,000.00	1%	1,000.00			88,493.40	122,000.00
7220	Common Grounds Improvement	5,500.00	2%	125.00			600.00	5,625.00
7221	Common Grounds Improvement (TH only)	6,000.00		125.00			0.00	6,125.00
7290	Materials/Supplies	250.00	-100%	-250.00			0.00	0.00
7310	New/Replacement Trees & Shrub	4,000.00	0%	0.00			0.00	4,000.00
7360	Storage Lot Lighting	500.00	0%	0.00			254.88	500.00
7365	General Repairs	5,200.00	15%	800.00			6,891.16	6,000.00
7370	Tree Maintenance/Labor	29,000.00	14%	4,000.00			15,170.00	33,000.00
7390	Pest Control	400.00	0%	0.00			303.00	400.00
	Common Area Maintenance	171,850.00	0%				111,712.44	177,650.00
Street Lts/Snow Rem/Trash								
7410	Private Trash Hauling service	2,000.00	110%	2,195.56			2,702.38	4,195.56
7420	Snow Removal	8,500.00	18%	1,500.00			18,081.25	10,000.00
7430	Street Lighting	18,500.00	11%	2,000.00			16,604.47	20,500.00
7435	Curb Painting	4,000.00	-50%	-2,000.00			0.00	2,000.00
7440	Trash Clean up Day	250.00	-100%	-250.00			0.00	0.00
7450	Trash Collection	168,000.00	3%	5,022.00			124,962.78	173,022.00
	Street Lts/Snow Rem/Trash	201,250.00	0%				162,350.88	209,717.56
Committee Expenses								
7525	Publicity: Newsletter Typing/ web mainta	3,300.00	-100%	-3,300.00			2,643.24	0.00
7530	Welcoming	300.00					0.00	300.00

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7550	Recreation: Activities	1,500.00	-57%	-850.00			0.00	650.00
7570	Recreation: Youth Activities	200.00	-100%	-200.00			0.00	0.00
	Committee Expenses	5,300.00	0%				2,643.24	950.00
Administration Expenses								
7603	Accounting & Bookkeeping	67,656.00	0%	0.00			0.00	67,656.00
7604	Schedule A	11,825.00		175.00			0.00	12,000.00
7605	Payroll Service	0.00	#DIV/0!	0.00			0.00	0.00
7607	Assistant Community Managers	0.00	#DIV/0!	0.00			0.00	0.00
7610	Audit & Tax Preparation	3,750.00	9%	350.00			0.00	4,100.00
7612	Bad Debt Expense	0.00					0.00	0.00
7623	Employee Bonuses *	0.00	#DIV/0!	0.00			0.00	0.00
7625	Delinquency Processing	6,500.00	0%	0.00			0.00	6,500.00
7630	Insurance and Bonds	10,500.00	0%	0.00			6,887.51	10,500.00
7640	Collections Attorney	29,000.00	3%	1,000.00			17,244.26	30,000.00
7639	General Counsel	3,000.00	0%	0.00			2,913.50	3,000.00
7650	Mileage Reimbursement	0.00	#DIV/0!	0.00			0.00	0.00
7652	quarterly invoices	0.00	#DIV/0!	0.00			0.00	0.00
7655	NCA Annual Board Reg in VA	250.00	-80%	-200.00			25.00	50.00
7660	Office Equipment & expenses	500.00	0%	0.00			72.00	500.00
7662	Office Mailings/Postage (Summit)	5,000.00	-100%	-5,000.00			0.00	0.00
7665	Office Security Sys Monitoring	0.00	#DIV/0!	0.00			0.00	0.00
7667	Office & Web Page Supplies/Ex	1,000.00	-100%	-1,000.00			0.00	0.00
7670	P.O. Box	0.00	#DIV/0!	0.00			0.00	0.00
7672	Postage (office)	1,500.00	-100%	-1,500.00			0.00	0.00
7674	Printing (office)	0.00	#DIV/0!	0.00			0.00	0.00
7675	Rent-Meeting Room	150.00	0%	0.00			0.00	150.00
7678	reserve study	0.00	#DIV/0!	0.00			0.00	0.00
7680	Taxes - Income	500.00	350%	1,750.00			3,800.00	2,250.00
7681	Taxes - Other	0.00					0.00	0.00
7685	Taxes - Payroll	0.00	#DIV/0!	0.00			0.00	0.00
7687	Taxes - Unemployment						0.00	
7690	Telephone (office and pool)	2,800.00	-46%	-1,300.00			2,392.70	1,500.00
	Administration Expenses	143,931.00	0%				33,334.97	138,206.00

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	TOTAL OPERATING EXPENSES	617,931.00	1.10%	6,812.56			396,251.15	624,743.56
RESERVE CONTRIBUTIONS								
	Description	2025 Budget	% change	\$ change	2022 actual	2023 acutal	2025 actual	2026 Budget
8000	Common Area Reserve Contribution	50,000.00	17.40%	8,700.00			37,500.03	58,700.00
	609.00 Residences (quarterly)	\$20.53	0.17	3.57				\$24.10
8005	Street/Curb Reserve Contribution	97,500.00	4%	3,550.00			73,125.00	101,050.00
	524.00 Town homes (quarterly)	\$46.53	4%	\$1.68				\$48.21
8010	Interest Contribution	0.00					7,983.53	0.00
	Reserve Contribution	147,500.00			0.00	0.00	118,608.56	159,750.00
RESERVE EXPENSES:								
8160	Common Area Reserve Expenses	0.00		0.00				0.00
8175	Street/Curb Reserve Expenses	0.00		0.00			0.00	0.00
		0.00			0.00	0.00	0.00	0.00
INCOME:								
6000	Assessment Income	753,631.00						2026 Budget 775,493.56
	524.00 Town homes (quarterly)	\$317.76	2.90%	\$9.22		\$9.22		\$326.98
	85.00 Single Family Homes (quar)	\$257.65	2.90%	\$7.46		\$7.46		\$265.11
6210	Late Fees (old) Delinquency Admin Reimb	4,000.00	-37.50	-1,500.00			1,768.84	2,500.00
6212	Legal Fee Reimbursement	5,000.00	0.00	0.00			0.00	5,000.00
6220	Miscellaneous Income	1,500.00	0.00	-800.00			420.20	700.00
6235	Newsletter Ad Income	500.00	-100.00	-500.00			0.00	0.00
6254	Pool Fees	2,000.00	0.00	0.00			547.72	2,000.00
6280	Storage Lot Fees	900.00	-22.22	-200.00			120.00	700.00
6400	Interest Income, Operations Accounts	100.00	0.00	0.00			37.71	100.00
6999	Provision for Bad Debt	-2,000.00	0.00	0.00			0.00	-2,000.00
	Total Income	765,631.00			0.00	0.00	2,894.47	784,493.56
	Total Operating Expenses	624,743.56						
	- Other Income	9,000.00						

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	- TH only (Street Light/curb painting/erosi	28,625.00						
	Common Operating Expenses	587,118.56	divided by		609.00		964.07	
	Quarterly Common Operating Expenses per Residence				\$241.02		\$241.02	
	Quarterly Common Area reserve contributions (total NCA residences)				\$24.10		\$24.10	
	Quarterly Street/Curb reserve contribution (TH only)				n/a		\$48.21	
	Quarterly street lighting/curb painting (TH only)				n/a		\$13.66	
	Proposed Quarterly assessment				\$265.11		\$326.98	
RESERVE NOTES	<p>1. Recommended Reserve contributions for 2025, per the reserve study, are \$131,100 for common and \$92,100 for streets and curbs.</p> <p>2. Reserve balances as of 9/30/24 are \$241,277 (\$118,918 in common and \$122,359 in streets)</p> <p>3. CPI increase from October, 2023 to Sept., 2024 = 2.47%</p> <p>Allowable CPI increase is relatively high this year. Here are the calculations:</p> <p>For 2025 Budget Prelim:</p> <p>Sept 2024 CPI (U) = 315.301</p> <p>October 2023 CPI (U) = 307.671</p> <p>$315.301 - 307.671 = 7.6/307.671 = 2.47\%$</p> <p>Sept 2025 CPI (U) = 324.80</p> <p>October 2024 CPI (U) = 315.664</p> <p>$324.80 - 315.664 = 9.14/315.664 = 2.895\%$</p>							