

## Newington Community Association 2007 Budget

The Proposed 2007 Budget was presented to the NCA Board October 9, 2006. The purpose of the presentation was to communicate to the board a small but proposed increase in homeowner association dues. The slight increase in quarterly HOA dues is due primarily to plans for needed maintenance around the community, particularly around common grounds areas. The proposed 2007 quarterly assessments are as follows:

	<b>NCA Dues 2006</b>	<b>NCA Dues 2007</b>	<b>Increase(Decrease)</b>	<b>Percentage Change in quarterly dues</b>
<b>Single Family Homes</b>	172.53	175.49	2.96	2%
<b>Townhomes</b>	191.62	194.57	2.95	2%

Please note that as the budget was prepared, the account names and general ledger account numbers have been retained for comparative purposes to the 2006 budget for residents/homeowners. However, NCA is in the process of changing accounting firms. So the account names and general ledger account numbers will differ in 2007 once the change is complete.

The 2007 Budget and the 2007 Assessment Computations are presented as follows:

Page 1: 2007 Receipts and Expenditures

Page 2-3: Schedules Detailing "Other Income and Operations Expenditures"

Page 4: 2007 Assessments

### NCA 2007 Budget

<b>Receipts</b>	<b>For Details Reference</b>	<b>Account Number</b>	<b>2007 Budget</b>
Gross Assessment Receipts	Below		\$467,483.00
Less: Reserve Assessments		61900	\$45,000.00
Operations Assessments			\$422,483.00
Interest Income (Operating Fund)		42900	\$0.00
CC&R Violations Income		42000	\$0.00
Other Income			\$8,500.00
Total Operations Receipts	Schedule 1		\$430,983.00
<b>Expenditures</b>			
Swimming Pool	Schedule 2		\$55,200.00
Common Area Maintenance	Schedule 3		\$128,275.00
Street Lights/Snow Removal/Trash	Schedule 4		\$147,650.00
Committees	Schedule 5		\$11,150.00
Administration	Schedule 6		\$88,708.00
Total Operations Expenditures			\$430,983.00
<b>Receipts over Expenditures</b>			\$0.00
<b>For Your Information</b>			
Gross Assessment Receipts Includes:			
Operations			\$422,483.00
Common Area Reserves			\$20,000.00
Street & Curb Reserves			\$25,000.00
<b>Total</b>			\$467,483.00

## Newington Community Association 2007 Budget Continued

<b>Schedule 1: Other Income</b>	<b>Account Number</b>	<b>2007 Budget</b>
Pool Fees	42200	\$2,000.00
Late Fee Income	42500	\$0.00
Legal Fee Reimbursement	42600	\$5,000.00
Miscellaneous Receipts	42700	\$0.00
Storage Lot fees	42800	\$900.00
Keys for Activity Lots	43200	\$0.00
Newsletter Ad Income	43300	\$600.00
<b>Total</b>		<b>\$8,500.00</b>
<b>Schedule 2: Swimming Pool Expenditures</b>		
Operations (contract)	5010	\$45,000.00
Rule Printing	5031	0.00
Electricity	5050	\$5,000.00
Water	5052	\$2,650.00
Telephone	5054	\$550.00
Pool supplies & expenses	5090	\$2,000.00
<b>Total</b>		<b>\$55,200.00</b>
<b>Schedule 3: Common Area Maintenance</b>		
Lawn Cutting	5210	\$60,500.00
Edging, bed maintenance	TBD	\$5,675.00
Fertilization	5212	\$2,100.00
Spring Grounds Preparation	TBD	\$1,250.00
Tree Pruning	5213	\$950.00
New/Replacement Trees & Shrubs	5214	\$2,500.00
Spring Flower Planting (annual display)	5214-4	\$975.00
Fall Flower Planting (annual display)	5214-5	\$975.00
Watering	5215	\$650.00
Mulch & tot lot chipping	5216	\$4,325.00
Seeding	5217	\$3,800.00
Aeration	TBD	\$1,850.00
Lime	5218	\$2,100.00
Shrub trimming	TBD	\$900.00
Weeding (broad leaf weed control & preemergence crab control)	TBD	\$3,000.00
Materials/Supplies	5220	\$200.00
Tree Maintenance/Labor	5225	\$18,000.00
Leaf Blowing	5226	\$8,500.00
Common Grounds Improvement & Barespot Repair	TBD	\$7,500.00
Parking Lot Clean Up	TBD	\$1,975.00
Storage Lot Lighting	5231	\$550.00
<b>Total</b>		<b>\$128,275.00</b>

## Newington Community Association 2007 Budget Continued

<b>Schedule 4: Street Lights/Snow Removal/Trash Expenditures</b>	<b>Account Number</b>	<b>2007 Budget</b>
Street Lighting	5310	\$15,000.00
Snow Removal	5320	\$5,000.00
Trash Collection	5350	\$125,000.00
Tipping Fee for trash removal (part of Trash Collection for 2007)	TBD	\$0.00
Trash Clean up Day	5351	\$200.00
Trash-Kids Pick Up	5352	\$200.00
Private Trash Hauling services	5372	\$2,250.00
<b>Total</b>		\$147,650.00
<b>Schedule 5: Committee Expenses</b>		
Architectural Expenses	5501	\$150.00
Architectural Inspections	5502	\$1,000.00
Newletter: Typing	5510	\$3,300.00
Newletter: Printing	5515	\$4,000.00
Recreation Activities	5560	\$1,700.00
Youth Activities	5580	\$1,000.00
Welcoming	5591	\$0.00
<b>Total</b>		\$11,150.00
<b>Schedule 6: Administration Expenses</b>		
Audit & Tax Preparation	6001	\$2,500.00
Accounting & Bookkeeping	6010	\$14,000.00
Office Mailings/Postage (KMG)	6012	\$1,200.00
Internet Service	6013	\$600.00
ADP Service	6014	\$700.00
Community Manager	6015	\$20,000.00
Assistant Community Managers	6016	\$7,500.00
Mileage Reimbursement	6017	\$300.00
Legal Services	6020	\$20,000.00
Insurance and bonds	6040	\$9,785.00
Office & Web Page Supplies/Expenses	6050	\$1,000.00
Postage (office)	6060	\$1,300.00
P.O. Box	6062	\$48.00
Printing (office)	6070	\$1,000.00
Rent-Meeting Room	6075	\$50.00
Taxes-Payroll	6085	\$1,850.00
Taxes-Unemployment	6086	\$50.00
Taxes-Other	6087	\$50.00
Bank Service Charges	6095	\$100.00
Returned Checks	6096	\$150.00
Office Equipment & expenses	6110	\$1,000.00
Telephone (office and cell phone)	6120	\$1,400.00
Taxes: Federal Income	6130	\$3,800.00
Taxes: State Income	6140	\$0.00
Office Security system monthly monitoring	TBD	\$300.00
NCA's Annual Board Registration in Va.	TBD	\$25.00
<b>Total</b>		\$88,708.00