



Inside Newington Station

The Monthly Newsletter of the Newington Community Association
November 2007

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NCA BOARD OF DIRECTORS' MEETINGS

Wednesday, November 7, 2007
Wednesday, December 5, 2007

PRESIDENT'S CORNER

By Armand Boyd

The attached 2008 budget has been prepared by the NCA Board of Directors and they expect to vote on it at the next monthly Board meeting on November 7, 2007. In anticipation of some of our resident's concern, the following is a summary of the significant changes resulting in an increase to NCA's annual assessments for 2008.

The pool contract, accounting contract, grounds contract and trash contract have been increased to include expected cost of living increases stated in our contracts. The snow removal budget was increased by \$1,250 but still only covers about 5 snow removals in a season. Both the payroll service and office mailings budgets needed to be increased based on the switch from Koger Management to Summit Management. The two lines combined required a \$2,500 increase to our budget. The Board was able to reduce the Newsletter budget with this year's change to a new newsletter typist. Both Youth Activities and Kids Trash Pick Up lines were reduced due to lack of use. Another change to the operating expenses was to separate out the collections attorney from the general counsel budget line. This will give the Board a better understanding of how NCA monies allocated for legal expenses are spent. Overall, the affect of the operating expense changes on the 2008 budget was a \$10.50 per quarter increase.

Continued on Page 3

Revised Architectural Standards

The Revised Architectural Standards are complete, approved, and have been distributed to all residents. Thank you to all the newsletter distributors for delivering them with last month's newsletter. If anyone did not get a copy, please contact the community office. The NCA website also has the new revision.

NEWINGTON STATION DIRECTORY

<http://www.newingtoncommunity.org>

NCA COMMUNITY OFFICE

703-455-3606

Hours:

Monday 9:30 a.m. to 1 pm

Wednesday and Friday 10 a.m. to 3 p.m.

Tuesday and Thursday 9 a.m. to 1 p.m.

Community Managers:

Lori Randall, Rosemary Gil

Email: manager@newingtoncommunity.org

BOARD OF DIRECTORS

President - Armand Boyd (Aug '09)

V. President - Al Roy (Aug '10)

Treasurer - David Rundgren (Aug '10) 571-238-7916

Secretary - Kimberly Nagel (Aug '10) 703-919-2162

Member - John Nolan (Aug '09) 703-569-0531

Member - Chip Catherine (Aug '09) 703-343-5487

Member - Neil Oxendine (Aug '10)

ARCHITECTURAL TEAM

Board Liaison—Kimberly Nagel 703-919-2162

NEIGHBORHOOD WATCH TEAM

Liaison—Armand Boyd

NEWSLETTER TEAM

Liaison—Armand Boyd

PLANNING & DEVELOPMENT TEAM

Chair—Lou Tobat

Liaison—John Nolan 703-569-0531

RECREATION TEAM

Chair—Lori Randall

Liaison—Neil Oxendine

MAINTENANCE TEAM

Al Roy (lawns, trees, paths and tot lots)

Neil Oxendine (streets)

Chip Catherine (pool, ballfield, lights) 703-343-5487

December Newsletter Deadline:

November 15, 2007

USEFUL TELEPHONE NUMBERS

Emergency 911
Non-Emergency (Police & Fire) 703-691-2131
American Disposal Services 703-368-0500
Animal Control/Shelter 703-830-1110
Cox Cable 703-378-8422
Domestic Violence Hotline 800-838-8238
Dominion Towing 703-730-1177
Dominion Virginia Power 1-888-667-3000
Fairfax Connector 703-339-7200

www.fairfaxconnector.com

Fairfax County www.fairfaxcounty.gov

Fairfax County Housing Authority

Van Saunders 703-704-6758

Fairfax County Storm Water

Management (not State streets) 703-934-2800

Fairfax Water 703-698-5600

Key Middle School 703-313-3900

Lee High School 703-924-8300

Lorton Fire and Rescue 703-339-5141

Lorton Landfill 703-690-1703

Poison Control 703-625-3333

Pool (emergencies only) 703-455-9873

Saratoga Elementary School 703-440-2600

Streetlights 1-888-667-3000

Summit Management (previously known as Kim,

Conway and Associates) 703-360-0904

Supervisor Gerald Hyland 703-780-7518

Virginia Highway Department

(Snow—State Roads Only) 703-339-5556

Virginia Railway Express 1-800-RIDE VRE

Voter Information 703-222-0776

West Springfield District Police 703-644-7377

Zoning Office (Barking Dog Complaints)

Newsletter Distributors

Coordinator—Cheryl Austin

Kathy Anderson Monica Ferris Liz Pelletier

Amanda Baird Peggy Fields Lori Randall

Ev Byrd Pam Gross Roche Family

Karen Chauvin Arthur Kanakis Mike Smith

Gladys Diaz William & Mary Loy Spinelli Family

Robbie Douthwaite Heather Neimeyer Regina Watson

The reserve allocations had a much more significant impact on the 2008 assessment increase. Based on the 2007 Replacement Reserve Study for NCA, it was recommended that NCA increase its common ground reserves allocations from \$20,000 to \$46,000 each year and its street reserves from \$25,000 to \$81,000 each year. The NCA Board understands the need to improve and maintain this important asset but feels such an instant increase would be too cumbersome for many residents. Therefore, the Board has decided to increase the reserve allocations for 2008 to \$30,000 and \$50,000 respectively. Overall, the affect of the reserve allocation changes on the 2008 budget was a \$4 per quarter increase in the single families and \$16 per quarter increase in the townhouses. Single family homes do not contribute to the street reserves since they are located on state-owned streets.

In summary . . .

	<u>2007 Annual Assessment</u>	<u>2008 Proposed Assessment</u>
Single Family	\$175.49	\$190.17
Townhouses	\$194.57	\$221.19

If you have any questions, your attendance is encouraged and welcome at the next monthly Board meeting.

Notices

HOUSE NUMBER SIGNS are required in the NCA Architectural Standards. Are yours in good condition? You provide your old numbers and I will place them on a new wood placard and repaint them for \$15. Slightly more if new numbers are needed. Call John Nolan at 703-569-0531.

LOST KEYS. Keys found on DeLong Drive (in court area), plus the keys on Moline Place have not been claimed either. Call the NCA office 703-455-3606 to claim.

NEWSLETTER DISTRIBUTOR needed for Marconi Court. Call Community Office to volunteer your time. 703-455-3606.



Pam Boe, CRS
703-503-1888

Pam Boe's Newington Station Update

Available for Sale:

Seven 3-level townhomes with list prices ranging from \$325,000 to \$429,000

Under Contract:

One 2-level townhome listed at \$255,000

Three 3-level townhomes with list prices ranging from \$319,900 to \$349,900

For Rent:

Four 3-level townhomes with rents ranging from \$1,350 to \$1,695/month



Call Pam Boe 703-503-1888
pam.boe@longandfoster.com

Coming Soon!

Nice three level townhome backing to woods! Three bedrooms, 2 full and 2 half baths, new kitchen, and a recreation room that opens onto a patio and fenced yard!

NCA BOARD OF DIRECTORS' PROPOSED MEETING MINUTES

October 3, 2007

NCA Meeting Room — Pool House

The following board members are present for the October 3, 2007 meeting of the NCA Board of Directors meeting:

President – Armand Boyd
Secretary – Kimberly Nagel
Treasurer – Dave Rundgren
Director – Chip Catherine
Director – John Nolan
Director – Neil Oxendine

President Boyd called the meeting to order at 7:07pm

Community Forum

One member of the community requested clarification regarding the auditing of the NCA records. The 2005 Audit has been completed and accepted by the Board. With this acceptance by the Board, the Auditor can now begin the 2006 Audit.

Hearings for Violations:

The following Lot numbers were not present for their hearing on rules violations: Lot 82, Lot 370, Lot 457.

The following Lot numbers were not present for their hearing on architectural violations: Lot 39, Lot 419, Lot 470, Lot 476, Lot 477.

Approval of minutes:

Director Catherine made a motion to approve the minutes from the 9-5-07 meeting as they were printed in the newsletter. Director Oxendine seconded the motion. Vote: Yes – 6; No – 0; motion passes.

OLD BUSINESS

Votes by Email

The following votes were conducted by email in accordance with the email voting procedure.

1. Had the violation on Lot 52 been corrected?
Vote: Yes – 5, No – 1; Motion passes.
Assessment started August 1st and ends August 16th. Vote: Yes – 5; No – 0. Motion passes.
2. Purchase a new computer of up to \$400 to support the pool security camera system. Vote: Yes – 6; motion passes.

3. Approve the email voting procedure. Vote: Yes – 7; Motion passes.
4. Does probable cause exist at Lot 579. Vote: Yes – 5, No – 2; Motion passes.
5. Join motion to prevent Koger from moving assets to subsidiaries not involved in bankruptcy filing. Vote – Yes – 4; Motion passes.
6. Vote to accept the 2005 Audit by Ahlberg and Company. Vote: Yes – 6; Motion passes.

General

The Community Manager informed the Board that the answering machine is now accessible by remote access to check for messages. Each Board member will be responsible one weekend every 7 weeks to ensure any emergencies of the community are able to be addressed by the Board in a timely fashion when the office is closed (weekends and holidays). All non-emergency messages will be handled during regular business hours.

The Board discussed the committees/responsibilities that need to be divided up amongst the Board. Director Nolan agreed to be Liaison for Planning and Development. Director Oxendine would take Streets, including curbs, snow removal and parking/towing issues as well as Recreation. Director Catherine and President Boyd would take Streetlights. President Boyd would be responsible for Neighborhood Watch. Treasurer Rundgren and Director Roy would be contacts for Finance. A note was made that not all these responsibilities need to be filled by Board members. The discussion on committees was tabled until a list of committees could be reviewed.

To inspire volunteerism and committee support, Director Catherine had an idea to add an Oktoberfest Party to the community events. The Boards agreed this would be a good idea, but funding and limited time for planning will prevent this from taking place this fall. The Board would like see if this can be accomplished next year.

Financial

The Board agreed to hold a separate meeting to discuss the 2008 budget on October 8th. The largest area of concern with the 2008 budget is the amount of the increase to the streets/curbs reserve fund. The high cost of repairing Moline will take up a significant amount of the available streets/curb reserve account. Director Rundgren will contact our County, State, and Federal representatives to ensure all avenues of funding for the repairs to Moline are exhausted.

In order for NCA to make a claim in the bankruptcy case against Koger, the Association must pay legal fees of \$500. The NCA attorney is not confident we will get any money from the claim but believes it is an important step to secure NCA's rights in an insurance claim. The Board agreed that it is important to attempt to recoup the lost funds. Director Catherine made a motion to spend the \$500 to make the claim for the money indicated as missing in the 2005 Audit. Director Nolan seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Maintenance

Bids for the work to repair Moline and Getty have been received. This will be discussed at the Oct 8th budget meeting. GJB (the NCA engineering company) selected the firms that were solicited to bid on the job. Director Oxendine will ask representatives of GJB to attend the Oct 8th meeting.

Last month the Board requested the Community Manager find out how much GJB would charge to do an updated reserve study on the NCA owned streets. GJB indicated it would cost approximately \$2,000 and would be written as a supplement to the 2007 Reserve Analysis. GJB indicated that the analysis would be incomplete because it does not include a study to examine the condition of the streets below the asphalt. The board decided not to pursue this any further.

Common Grounds: Pool

RFPs have been sent to several pool companies. As of October 3rd the Community Manager has received questions from one contractor and a 'no interest' response from another. They are due back on October 15th. These will be discussed at the November Board Meeting.

The revision of the pool rules by Directors Nolan and Catherine remains in progress.

NEW BUSINESS

Financial

The NCA attorney has suggested the Association make a claim on our Fidelity insurance policy to recoup the missing \$7,000 as identified in the 2005 Audit. The deductible for the claim is \$250. The Community Manager indicated that the NCA accountant has other Associations who are using their private insurance to recoup funds lost to Koger. Director Catherine made a motion to pursue NCA's

private insurance to recoup the missing \$7,000 as identified in the 2005 Audit. Director Nolan seconded the motion. Vote: Yes – 6; No – 0. Motion passes. Director Catherine made a motion to authorize the Community Manager to pay the \$250 deductible. Director Oxendine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

The Community Manager received a survey from the United States Department of Justice regarding the Koger case. The survey is voluntary. The NCA attorney indicated he believed the Community Manger could fill out the survey without legal assistance but would be willing to review it. The Community Manager indicated there were several areas where she would need our accountant's input. Director Catherine made a motion to complete the survey with the Accountant's input and bypass legal review. Director Oxendine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Catherine made a motion to adjourn to executive session to discuss trash violation assessments, architectural assessments, and probable cause cases. Director Nolan seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Continued on Page 7



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NEWINGTON COMMUNITY ASSOCIATION

*** At Newington Station ***

P.O. Box 351, Springfield, VA 22150

703-455-3606; www.newingtoncommunity.org

EXTERIOR PROJECT REQUEST FORM

Submit form for any exterior addition, alteration, modification or change

Name: _____ Date: _____

Address: _____

Property Address: _____ Lot #: _____

Telephone #: Home: _____ Work: _____ Cell: _____

Owner's Signature (or authorized agent): _____

Type of Project (check one)

Painting Project:

What is to be painted? _____

Type/brand name/color of paint (include paint chart/sample) _____

Painting Shutters:

Brand and color (provide paint chart/sample) _____

Replacing Shutters:

Color: _____

Style: Straight-top louver, Arch-top louver, or Solid panel? Circle One.

Roof/Shingle Projects:

Brand name & color of shingles: _____

Deck Projects: Neighbors must be informed. Provide plans that will be submitted for Fairfax County building permit.

Fence or Shed (description/size): _____

Other:

Description of Project:

Please provide a picture, prepare a sketch or narrative description (with dimensions) of the project. Indicate what materials will be used and where the project will be located on the property. If necessary, include a site plan with home location and indicate where the alteration will be located on the property.

Estimated Start Date: _____

Estimated Completion Date: _____

Consult NCA Architectural Guidelines for existing policies. Applicant is solely responsible for obtaining Fairfax County building permits.

Please mail this request to the above address. Enclose a stamped, self-addressed envelope. A copy of this request will be **returned to you within 30 days** of NCA receiving this form. Wait for a reply before buying materials or starting any project.

----- office use only -----

ARCHITECTURAL REVIEW ACTION

Advisory Committee:

Date received: _____

Date of action: _____

Holding for additional info.: _____

Forwarded date: _____

Recommendation: _____

Chairperson: _____

Control Committee:

Date received: _____

Date of action: _____

Date returned: _____

Request is:

Approved/Disapproved*

Board Action:

(NCA Board President) (date)

(NCA Board Vice Pres.) (date)

(NCA Board Secretary) (date)

*Comments: _____

Director Catherine made a motion to adjourn to executive session and return to open session. Treasurer Rundgren seconded the motion. Vote: Yes – 6, No – 0. Motion passes. Treasurer Rundgren made a motion that probable cause does exist for violations on Lots 121, 134, 136, 138, and 580 and a hearing letter should be sent. Director Nolan seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Nolan made a motion to assess the following lot numbers \$50 for trash violations: #82, #370, and #457. Director Catherine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Nolan made a motion to drop the violations on Lot 39 and Lot 419 due to administrative error. Director Catherine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Oxendine made a motion to begin assessing Lot 470 at \$10 per day beginning October 12th for an architectural violation. Director Catherine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Catherine made a motion to begin assessing Lot 477 at \$10 per day beginning October 12th for an architectural violation. Director Oxendine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Oxendine made a motion that the violation at Lot 476 had been corrected and that no assessment will be charged. Director Catherine seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Catherine made a motion to pursue non-judicial foreclosure on Lot 90. Director Nolan seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Director Nolan made a motion to adjourn the meeting at 9:33pm. Secretary Nagel seconded the motion. Vote: Yes – 6, No – 0. Motion passes.

Ho, Ho, Ho

Volunteers needed for the NCA Holiday Party tentatively scheduled for December 14th. If you can organize or assist in preparation, entertainment, setup, picture taking, tear down, contact the community office at 703-455-3606.

Computer Problems? Network Got You Down? We Make House Calls



- Sales
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- Upgrades
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- New Purchase Recommendations
- Network Design and Management
- VPN and Other Telecommuting Options

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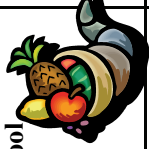
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* Applies to New Customers Only

UNREGISTERED TRAILER!

All vehicles stored in the NCA parking lot must be registered with the NCA community office. This trailer is not registered, has no license plate and will have to be towed! Please call 703-455-3606 immediately to claim.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 White Goods Removal ¹	2 Trash and bulk pickup	3
4	5 Teacher Work Day— No School	6 Trash & recycling pickup Teacher Work Day— No School	7 Yard Debris pickup*	8 White Goods Removal ¹	9 Trash and bulk pickup	10
11	12	13 Trash & recycling pickup	14 Yard Debris pickup*	15 White Goods Removal ¹	16 Trash and bulk pickup	17
18	19	20 Trash & recycling pickup	21 Yard Debris pickup* Early Dismissal (2 hrs)	22 Thanksgiving No School 	23 Trash and bulk pickup No School	24
25	26	27 Trash & recycling pickup	28 Yard Debris pickup*	29 White Goods Removal ¹	30 Trash and bulk pickup	

* For Single Family Homes Only

¹Contact American Disposal Customer Service at 703-368-0500 24 hours in advance of pick-up

Account Description	2007 Budget	% Change	Amount	2008 Budget	Notes
<u>OPERATING EXPENSES:</u>					
<u>Swimming Pool Expenditure</u>					
07110 Contract - Pool	\$45,000.00	6.7	\$3,000.00	\$48,000.00	
07130 Supplies & Exp. - Pool/Rec	\$2,000.00	0.0	\$0.00	\$2,000.00	
07170 Utilities-Electricity-Pool/Re	\$5,000.00	0.0	\$0.00	\$5,000.00	
07180 Utilities-Telephone-Pool/Rec	\$550.00	0.0	\$0.00	\$550.00	
07190 Utilities-Water-Pool/Rec	\$2,650.00	0.0	\$0.00	\$2,650.00	
Swimming Pool Expenditures	\$55,200.00			\$58,200.00	
<u>Common Area Maintenance</u>					
TBD Grounds Maintenance Contract	\$99,525.00	2.0	\$1,990.00	\$101,515.00	
07220 Common Grounds Improvement	\$7,500.00	0.0	\$0.00	\$7,500.00	
07290 Materials/Supplies	\$200.00	0.0	\$0.00	\$200.00	
07310 New/Replacement Trees & Shrub	\$2,500.00	0.0	\$0.00	\$2,500.00	
07360 Storage Lot Lighting	\$550.00	0.0	\$0.00	\$550.00	
07370 Tree Maintenance/Labor	\$18,000.00	0.0	\$0.00	\$18,000.00	
Common Area Maintenance	\$128,275.00			\$130,265.00	
<u>Street Lts/Snow Rem/Trash</u>					
07410 Private Trash Hauling service	\$2,250.00	0.0	\$0.00	\$2,250.00	
07420 Snow Removal	\$5,000.00	25.0	\$1,250.00	\$6,250.00	cover 5 removals
07430 Street Lighting	\$15,000.00	0.0	\$0.00	\$15,000.00	TH-only expense
07440 Trash Clean up Day	\$200.00	0.0	\$0.00	\$200.00	
07450 Trash Collection	\$125,000.00	12.8	\$16,000.00	\$141,000.00	contract increase
07460 Trash-Kids Pick Up	\$200.00	-50.0	-\$100.00	\$100.00	
Street Lts/Snow Rem/Trash	\$147,650.00			\$164,800.00	
<u>Committee Expenses</u>					
07510 Architectural Control: Expenses	\$150.00	0.0	\$0.00	\$150.00	changed names IAW By-Laws
07515 Architectural Control: Inspections	\$1,000.00	0.0	\$0.00	\$1,000.00	
07520 Publicity: Newsletter Printing	\$4,000.00	0.0	\$0.00	\$4,000.00	
07525 Publicity: Newsletter Typing	\$3,300.00	-27.3	-\$900.00	\$2,400.00	
07550 Recreation: Activities	\$1,700.00	0.0	\$0.00	\$1,700.00	
07570 Recreation: Youth Activities	\$1,000.00	-50.0	-\$500.00	\$500.00	
Committee Expenses	\$11,150.00			\$9,750.00	

Account Description	2007 Budget	% Change	Amount	2008 Budget	Notes
Administration Expenses					
07603 Accounting & Bookkeeping	\$14,000.00	5.0	\$700.00	\$14,700.00	
07605 ADP Service	\$700.00	190.0	\$1,330.00	\$2,030.00	150% used by mid-year
07607 Assistant Community Managers	\$7,500.00	0.0	\$0.00	\$7,500.00	
07610 Audit & Tax Preparation	\$2,500.00	0.0	\$0.00	\$2,500.00	
07612 Bad Debt Expense	\$0.00	0.0	\$0.00	\$0.00	
07615 Bank Service Charges	\$100.00	15.0	\$15.00	\$115.00	
07620 Community Manager	\$20,000.00	0.0	\$0.00	\$20,000.00	
07625 Delinquency Processing	\$0.00	0.0	\$0.00	\$0.00	
07630 Insurance and Bonds	\$9,785.00	0.0	\$0.00	\$9,785.00	
07632 Internet Service	\$600.00	0.0	\$0.00	\$600.00	
07640 Collections Attorney	\$20,000.00	0.0	\$0.00	\$20,000.00	Formerly titled "Legal Services"
TBD General Counsel	N/A	N/A	\$2,000.00	\$2,000.00	New for 2008
07650 Mileage Reimbursement	\$300.00	42.0	\$126.00	\$426.00	
07655 NCA Annual Board Reg in VA	\$25.00	0.0	\$0.00	\$25.00	
07660 Office Equipment & expenses	\$1,000.00	0.0	\$0.00	\$1,000.00	
07662 Office Mailings/Postage (Summit)	\$1,200.00	66.7	\$800.00	\$2,000.00	120% used by mid-year
07665 Office Security Sys Monitoring	\$300.00	8.3	\$25.00	\$325.00	
07667 Office & Web Page Supplies/Ex	\$1,000.00	0.0	\$0.00	\$1,000.00	
07670 P.O. Box	\$48.00	45.8	\$22.00	\$70.00	
07672 Postage (office)	\$1,300.00	0.0	\$0.00	\$1,300.00	
07674 Printing (office)	\$1,000.00	0.0	\$0.00	\$1,000.00	
07675 Rent-Meeting Room	\$50.00	0.0	\$0.00	\$50.00	
07677 Returned Checks	\$150.00	0.0	\$0.00	\$150.00	
07680 Taxes - Income	\$3,800.00	0.0	\$0.00	\$3,800.00	
07683 Taxes - Other	\$50.00	0.0	\$0.00	\$50.00	
07685 Taxes - Payroll	\$1,850.00	0.0	\$0.00	\$1,850.00	
07687 Taxes - Unemployment	\$50.00	0.0	\$0.00	\$50.00	
07690 Telephone (office and cell)	\$1,400.00	0.0	\$0.00	\$1,400.00	
Administration Expenses	\$88,708.00			\$93,726.00	
TOTAL OPERATING EXPENSES	\$430,983.00	6.0	\$25,758.00	\$456,741.00	

Account Description	2007 Budget	% Change	Amount	2008 Budget	Notes
<u>RESERVES</u>					
<u>Contributions</u>					
08000 Common Area Reserve Contribution	\$20,000.00			\$30,011.52	
609 Residences (quarterly)	\$8.21	50.1	\$4.11	\$12.32	
08005 Street/Curb Reserve Contribution	\$25,000.00			\$50,010.56	
524 Town homes (quarterly)	\$11.93	100	\$11.93	\$23.86	
08010 Interest Contribution	\$0.00			\$0.00	
Reserve Contribution	\$45,000.00			\$80,022.08	

Account Description	2007 Budget	% Change	Amount	2008 Budget	Notes
INCOME:					
06000 Assessment Income	\$467,483.00			\$528,263.08	
524 Town homes (quarterly)	\$194.57	13.7	\$26.62	\$221.19	
85 Single Family Homes (quarterly)	\$175.49	8.4	\$14.68	\$190.17	
06210 Late Fees	\$0.00	0.0	\$0.00	\$0.00	Other Income
06212 Legal Fee Reimbursement	\$5,000.00	0.0	\$0.00	\$5,000.00	Other Income
06220 Miscellaneous Income	\$0.00	0.0	\$0.00	\$0.00	Other Income
06235 Newsletter Ad Income	\$600.00	0.0	\$0.00	\$600.00	Other Income
06254 Pool Fees	\$2,000.00	0.0	\$0.00	\$2,000.00	Other Income
06280 Storage Lot Fees	\$900.00	0.0	\$0.00	\$900.00	Other Income
06400 Interest Income	\$0.00	0.0	\$0.00	\$0.00	Other Income
Total Income	\$475,983.00			\$536,763.08	

Total Operating Expenses	\$456,741.00				
- Other Income	\$8,500.00				
- Street Lighting	\$15,000.00				
Common Operating Expenses	\$433,241.00	divided by	609	=	\$711.40
					=
					177.85/qtr

	TH	SFH
Quarterly Common Operating Expenses per Residence	\$177.85	\$177.85
Quarterly Common Area reserve contributions (total NCA residences)	\$12.32	\$12.32
Quarterly Street/Curb reserve contribution (TH only)	\$23.86	N/A
Quarterly street lighting (TH only)	\$7.16	N/A
Quarterly assessment	\$221.19	\$190.17