

# **Newington Community Association 2009 Budget**

The 2009 Budget, as published in the November 2008 newsletter, was approved by the NCA Board on November 5, 2008, with two changes. The Board increased the Community Manager line by \$1,000 and removed the increases to reserves.

The 2009 quarterly assessments are as follows:

	<b>NCA Dues 2008</b>	<b>NCA Dues 2009</b>	<b>Increase (Decrease)</b>	<b>Percentage Change in Quarterly Dues</b>
<b>Single Family Homes</b>	<b>\$190.17</b>	<b>\$193.57</b>	<b>\$3.40</b>	<b>1.8%</b>
<b>Townhomes</b>	<b>\$221.19</b>	<b>\$228.17</b>	<b>\$6.98</b>	<b>3.2%</b>

For the complete 2009 Approved Budget, please refer to the following pages:

Account	Description	Column1	2008 Budget	% Change 08 to 09	\$ Change 08 to 09	2009 Budget
<u>OPERATING EXPENSES:</u>						
<u>Swimming Pool Expenditure</u>						
	07110 Contract - Pool		\$48,000.00	9.0	\$4,300.00	\$52,300.00
	07130 Supplies & Exp. - Pool/Rec		\$2,000.00	0.0	\$0.00	\$2,000.00
	07170 Utilities-Electricity-Pool/Re		\$5,000.00	10.0	\$500.00	\$5,500.00
	07180 Utilities-Telephone-Pool/Rec		\$550.00	-18.2	-\$100.00	\$450.00
	07190 Utilities-Water-Pool/Rec		\$2,650.00	13.2	\$350.00	\$3,000.00
	Swimming Pool Expenditures		\$58,200.00			\$63,250.00
<u>Common Area Maintenance</u>						
	TBD Grounds Maintenance Contract		\$101,515.00	0.0	\$0.00	\$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	8.3	\$1,500.00	\$19,500.00
	Common Area Maintenance		\$130,265.00			\$131,765.00
<u>Street Lts/Snow Rem/Trash</u>						
	07410 Private Trash Hauling service		\$2,250.00	-11.1	-\$250.00	\$2,000.00
	07420 Snow Removal		\$6,250.00	0.0	\$0.00	\$6,250.00
	07430 Street Lighting		\$15,000.00	0.0	\$0.00	\$15,000.00
NEW	Curb Painting		\$0.00		\$7,500.00	\$7,500.00
	07440 Trash Clean up Day		\$200.00	25.0	\$50.00	\$250.00
	07450 Trash Collection		\$141,000.00	-11.3	-\$16,000.00	\$125,000.00
	07460 Trash-Kids Pick Up		\$100.00	0.0	\$0.00	\$100.00
	Street Lts/Snow Rem/Trash		\$164,800.00			\$156,100.00
<u>Committee Expenses</u>						
	07510 Architectural Control: Expenses		\$150.00	-66.7	-\$100.00	\$50.00
	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/ web maintain		\$2,400.00	4.2	\$100.00	\$2,500.00
NEW	Welcoming		\$0.00		\$50.00	\$50.00
	07550 Recreation: Activities		\$1,700.00	-11.8	-\$200.00	\$1,500.00
	07570 Recreation: Youth Activities		\$500.00	0.0	\$0.00	\$500.00
	Committee Expenses		\$9,750.00			\$9,600.00

Account	Description	Column1	2008 Budget	% Change 08 to 09	\$ Change 08 to 09	2009 Budget
<b>Administration Expenses</b>						
07603	Accounting & Bookkeeping		\$14,700.00	4.9	\$720.00	\$15,420.00
07605	ADP Service		\$2,030.00	0.0	\$0.00	\$2,030.00
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		\$115.00	30.4	\$35.00	\$150.00
07620	Community Manager		\$20,000.00	0.0	\$0.00	\$20,000.00
07625	Delinquency Processing		\$0.00	0.0	\$7,000.00	\$7,000.00
07630	Insurance and Bonds		\$9,785.00	43.1	\$4,215.00	\$14,000.00
07632	Internet Service		\$600.00	16.7	\$100.00	\$700.00
07640	Collections Attorney		\$20,000.00	25.0	\$5,000.00	\$25,000.00
	TBD General Counsel		\$2,000.00	200.0	\$4,000.00	\$6,000.00
07650	Mileage Reimbursement		\$426.00	-0.2	-\$1.00	\$425.00
07652	quarterly invoices		\$0.00		\$5,000.00	\$5,000.00
07655	NCA Annual Board Reg in VA		\$25.00	900.0	\$225.00	\$250.00
07660	Office Equipment & expenses		\$1,000.00	-50.0	-\$500.00	\$500.00
07662	Office Mailings/Postage (Summit)		\$2,000.00	0.0	\$0.00	\$2,000.00
07664	security systems		\$0.00	0.0	\$0.00	\$0.00
07665	Office Security Sys Monitoring		\$325.00	0.0	\$0.00	\$325.00
07667	Office & Web Page Supplies/Ex		\$1,000.00	100.0	\$1,000.00	\$2,000.00
07670	P.O. Box		\$70.00	0.0	\$0.00	\$70.00
07672	Postage (office)		\$1,300.00	92.3	\$1,200.00	\$2,500.00
07674	Printing (office)		\$1,000.00	-50.0	-\$500.00	\$500.00
07675	Rent-Meeting Room		\$50.00	0.0	\$0.00	\$50.00
07677	Returned Checks		\$150.00	-33.3	-\$50.00	\$100.00
07680	Taxes - Income		\$3,800.00	-26.3	-\$1,000.00	\$2,800.00
07683	Taxes - Other		\$50.00	1000.0	\$500.00	\$550.00
07685	Taxes - Payroll		\$1,850.00	8.1	\$150.00	\$2,000.00
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		\$93,726.00			\$120,820.00
<b>TOTAL OPERATING EXPENSES</b>			<b>\$456,741.00</b>	<b>5.4</b>	<b>\$24,794.00</b>	<b>\$481,535.00</b>

Account	Description	Column1	2008 Budget	% Change 08 to 09	\$ Change 08 to 09	2009 Budget
RESERVES	Column1	Column2	Column3	Column4	Column5	Column9
<u>Contributions</u>						
08000	Common Area Reserve Contribution		\$30,011.52			\$34,542.48
	609 Residences (quarterly)		\$12.32	15.1	\$1.86	\$14.18
08005	Street/Curb Reserve Contribution		\$50,010.56			\$61,035.52
	524 Town homes (quarterly)		\$23.86	22.0	\$5.26	\$29.12
08010	Interest Contribution		\$0.00			\$0.00
	Reserve Contribution		\$80,022.08			\$95,578.00
<u>INCOME:</u>						
06000	Assessment Income		\$528,263.08			\$558,613.00
	524 Town homes (quarterly)		\$221.19	6.2	\$13.69	\$234.88
	85 Single Family Homes (quarterly)		\$190.17	2.6	\$4.85	\$195.02
06210	Late Fees		\$0.00	0.0	\$7,000.00	\$7,000.00
06212	Legal Fee Reimbursement		\$5,000.00	0.0	\$0.00	\$5,000.00
06220	Miscellaneous Income		\$0.00	0.0	\$3,000.00	\$3,000.00
06235	Newsletter Ad Income		\$600.00	0.0	\$0.00	\$600.00
06254	Pool Fees		\$2,000.00	0.0	\$0.00	\$2,000.00
06280	Storage Lot Fees		\$900.00	0.0	\$0.00	\$900.00
06400	Interest Income		\$0.00	0.0	\$0.00	\$0.00
	Total Income		\$536,763.08			\$577,113.00

Total Operating Expenses	\$481,535.00			Annual Common Operating Expenses per Residence
- Other Income	\$18,500.00			
- Street Lighting/curb painting	\$22,500.00			
Common Operating Expenses	\$440,535.00	divided by	Total NCA residences 609	\$723.37

Column1	Column2	Column3	Column4	SFH	TH
Quarterly Common Operating Expenses per Residence				\$180.84	\$180.84
Quarterly Common Area reserve contributions (total NCA residences)				\$14.18	\$14.18
Quarterly Street/Curb reserve contribution (TH only)				n/a	\$29.12
Quarterly street lighting/curb painting (TH only)				n/a	\$10.73
Proposed Quarterly assessment				\$195.02	\$234.88