

Account	Description	Column1	2011 Budget	% Change 11 to 12	\$ Change 11 to 12	2009 actuals	2010 Actuals2	2011 Actuals as of 11/30/11	YTD % Actual to 2011 Budget	2012Budget
<u>OPERATING EXPENSES:</u>										
<u>Swimming Pool Expenditure</u>										
07110	Contract - Pool		\$43,800.00	0.0	\$0.00	\$51,422.22	\$42,480.00	\$40,104.13	91.56%	\$43,800.00
07130	Supplies & Exp. - Pool/Rec		\$3,000.00	100.0	\$3,000.00	\$2,619.32	\$4,623.87	\$3,838.18	127.94%	\$6,000.00
07170	Utilities-Electricity-Pool/Re		\$5,500.00	9.1	\$500.00	\$5,221.70	\$7,405.53	\$5,462.12	99.31%	\$6,000.00
07180	Utilities-Telephone-Pool/Rec		\$660.00	0.0	\$0.00	\$605.13	\$612.52	\$597.23	90.49%	\$660.00
07190	Utilities-Water-Pool/Rec		\$4,000.00	0.0	\$0.00	\$3,920.13	-\$8,220.12	\$2,970.96	74.27%	\$4,000.00
	Swimming Pool Expenditures		\$56,960.00			\$63,788.50	\$46,901.80	\$52,972.62		\$60,460.00
<u>Common Area Maintenance</u>										
07260	Grounds Maintenance Contract		\$103,550.00	-7.3	-\$7,550.00	\$101,515.56	\$103,545.72	\$94,916.91	91.66%	\$96,000.00
07220	Common Grounds Improvement		\$7,500.00	33.3	\$2,500.00	\$148.32	\$782.48	\$7,602.74	101.37%	\$10,000.00
07290	Materials/Supplies		\$200.00	0.0	\$0.00	\$206.63	\$364.72	\$32.07	16.04%	\$200.00
07310	New/Replacement Trees & Shrub		\$2,500.00	60.0	\$1,500.00	\$2,091.58	\$730.87	\$1,860.66	74.43%	\$4,000.00
07360	Storage Lot Lighting		\$550.00	0.0	\$0.00	\$510.99	\$426.04	\$438.98	79.81%	\$550.00
07365	General Repairs		\$2,000.00		\$500.00	\$0.00	\$0.00	\$1,899.95	95.00%	\$2,500.00
07370	Tree Maintenance/Labor		\$19,500.00	28.2	\$5,500.00	\$20,626.50	\$22,265.54	\$19,724.39	101.15%	\$25,000.00
	Common Area Maintenance		\$135,800.00			\$125,099.58	\$128,115.37	\$126,475.70		\$138,250.00
<u>Street Lts/Snow Rem/Trash</u>										
07410	Private Trash Hauling service		\$1,500.00	0.0	\$0.00	\$1,075.00	\$754.00	\$410.00	27.33%	\$1,500.00
07420	Snow Removal		\$6,500.00	53.8	\$3,500.00	\$23,612.50	\$35,152.50	\$2,406.25	37.02%	\$10,000.00
07430	Street Lighting		\$15,250.00	0.0	\$0.00	\$15,133.61	\$12,716.51	\$13,342.85	87.49%	\$15,250.00
07435	Curb Painting/Mailbox landings		\$5,500.00	118.2	\$6,500.00	\$7,353.20	\$7,500.00	\$5,300.00	96.36%	\$12,000.00
07440	Trash Clean up Day		\$250.00	0.0	\$0.00	\$145.50	\$181.00	\$205.62	82.25%	\$250.00
07450	Trash Collection		\$127,500.00	-20.0	-\$25,500.00	\$122,567.21	\$122,572.20	\$114,674.61	89.94%	\$102,000.00
07460	Trash-Kids Pick Up		\$100.00	0.0	\$0.00	\$72.50	\$30.00	\$6.75	6.75%	\$100.00
	Street Lts/Snow Rem/Trash		\$156,600.00			\$169,959.52	\$178,906.21	\$136,346.08		\$141,100.00
<u>Committee Expenses</u>										
07510	Architectural Control: Expenses		\$50.00	0.0	\$0.00	\$0.00	\$0.00	\$109.94	219.88%	\$50.00
07515	Architectural Control: Inspections		\$400.00	-25.0	-\$100.00	\$200.00	\$0.00	\$0.00	0.00%	\$300.00
07520	Publicity: Newsletter Printing		\$3,300.00	15.2	\$500.00	\$2,860.75	\$3,700.88	\$3,700.61	112.14%	\$3,800.00
07525	Publicity: Newsletter Typing/ web maintain		\$2,800.00	7.1	\$200.00	\$2,488.00	\$2,758.00	\$2,400.00	85.71%	\$3,000.00
07530	Welcoming		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
07550	Recreation: Activities		\$1,400.00	0.0	\$0.00	\$928.53	\$1,452.12	\$834.21	59.59%	\$1,400.00
07570	Recreation: Youth Activities		\$400.00	0.0	\$0.00	\$100.00	\$129.40	\$100.00	25.00%	\$400.00
	Committee Expenses		\$8,350.00			\$6,577.28	\$8,040.40	\$7,144.76		\$8,950.00

2012 NCA Budget

4/21/2012

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<u>Administration Expenses</u>										
07603	Accounting & Bookkeeping		\$14,000.00	3.6	\$500.00	\$14,653.00	\$12,480.00	\$12,510.20	89.36%	\$14,500.00
07605	ADP Service		\$1,500.00	0.0	\$0.00	\$1,289.32	\$1,123.30	\$1,247.71	83.18%	\$1,500.00
07607	Assistant Community Managers		\$5,000.00	60.0	\$3,000.00	\$4,425.50	\$5,122.82	\$7,479.26	149.59%	\$8,000.00
07610	Audit & Tax Preparation		\$3,000.00	16.7	\$500.00	\$2,500.00	\$3,000.00	\$3,000.00	100.00%	\$3,500.00
07612	Bad Debt Expense		\$10,000.00	0.0	\$0.00	\$24,290.81	\$10,564.56	\$2,647.52	26.48%	\$10,000.00
07615	Bank Service Charges		\$150.00	-83.3	-\$125.00	\$94.69	\$44.02	\$123.68	82.45%	\$25.00
07620	Community Manager		\$23,000.00	13.0	\$3,000.00	\$24,789.63	\$27,752.17	\$20,318.40	88.34%	\$26,000.00
07625	Delinquency Processing		\$4,000.00	0.0	\$0.00	\$3,550.00	\$3,130.00	\$2,840.00	71.00%	\$4,000.00
07630	Insurance and Bonds		\$6,500.00	13.1	\$850.00	\$6,264.65	\$7,140.00	\$7,052.09	108.49%	\$7,350.00
07632	Internet Service		\$1,000.00	-60.0	-\$600.00	\$998.28	\$888.10	\$388.83	38.88%	\$400.00
07640	Collections Attorney		\$30,000.00	0.0	\$0.00	\$30,239.02	\$29,106.32	\$26,576.50	88.59%	\$30,000.00
07639	General Counsel		\$4,000.00	0.0	\$0.00	\$993.76	\$3,774.99	\$2,061.50	51.54%	\$4,000.00
07650	Mileage Reimbursement		\$375.00	26.7	\$100.00	\$307.16	\$201.54	\$535.90	142.91%	\$475.00
07652	quarterly invoices		\$2,750.00	0.0	\$0.00	\$2,679.00	\$2,583.00	\$2,838.80	103.23%	\$2,750.00
07655	NCA Annual Board Reg in VA		\$350.00	14.3	\$50.00	\$444.13	\$402.03	\$427.03	122.01%	\$400.00
07660	Office Equipment & expenses		\$1,500.00	0.0	\$0.00	\$985.63	\$754.57	\$1,039.69	69.31%	\$1,500.00
07662	Office Mailings/Postage (Summit)		\$2,000.00	0.0	\$0.00	\$1,309.78	\$1,311.33	\$1,394.37	69.72%	\$2,000.00
07664	security systems		\$0.00		\$0.00					\$0.00
07665	Office Security Sys Monitoring		\$340.00	0.0	\$0.00	\$328.48	\$328.48	\$301.10	88.56%	\$340.00
07667	Office & Web Page Supplies/Ex		\$2,000.00	0.0	\$0.00	\$2,114.32	\$1,973.78	\$1,003.54	50.18%	\$2,000.00
07670	P.O. Box		\$72.00	11.1	\$8.00	\$72.00	\$72.00	\$76.00	105.56%	\$80.00
07672	Postage (office)		\$2,200.00	0.0	\$0.00	\$1,659.40	\$2,001.21	\$1,654.63	75.21%	\$2,200.00
07674	Printing (office)		\$300.00	0.0	\$0.00	\$91.00	\$289.90	\$476.77	158.92%	\$300.00
07675	Rent-Meeting Room		\$50.00	0.0	\$0.00	\$50.00	\$75.00	\$0.00	0.00%	\$50.00
07677	Returned Checks		\$0.00		\$0.00	\$0.00	\$0.00	-\$100.00		\$0.00
07678	reserve study		\$0.00		\$0.00	\$2,950.00	\$0.00			\$0.00
07680	Taxes - Income		\$3,000.00	-100.0	-\$3,000.00	\$4,191.00	\$625.00	\$0.00	0.00%	\$0.00
07683	Taxes - Other		\$0.00		\$0.00	\$0.00	\$0.00			\$0.00
07685	Taxes - Payroll		\$2,200.00	13.6	\$300.00	\$2,184.49	\$2,521.88	\$2,305.68	104.80%	\$2,500.00
07687	Taxes - Unemployment		\$50.00	-100.0	-\$50.00	\$0.00	\$7.32	\$0.00	0.00%	\$0.00
07690	Telephone (office and cell)		\$1,500.00	40.0	\$600.00	\$1,481.93	\$1,579.55	\$1,947.18	129.81%	\$2,100.00
	Administration Expenses		\$120,837.00			\$134,936.98	\$118,852.87	\$100,146.38		\$125,970.00
	TOTAL OPERATING EXPENSES		\$478,547.00	-0.8	-\$3,817.00	\$500,361.86	\$480,816.65	\$423,085.54		\$474,730.00

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RESERVE\$	Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
									2012 Budget
Contributions									
08000	Common Area Reserve Contribution		\$25,000.00	20.0	\$5,000.00	\$30,011.52	\$30,011.52	\$25,000.00	\$30,000.00
08001	Common Area Reserve - eminent domain earmar		\$5,000.00	0.0	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
	609	Residences (quarterly)	\$12.32	16.7	\$2.05				\$14.37
08005	Street/Curb Reserve Contribution		\$60,000.00	8.3	\$5,000.00	\$50,010.56	\$50,010.56	\$60,000.00	\$65,000.00
	524	Town homes (quarterly)	\$28.63	8.3	\$2.38				\$31.01
08010	Interest Contribution		\$0.00			\$11,249.00	\$2,390.00	\$3,693.43	\$0.00
		Reserve Contribution	\$90,000.00			\$91,271.08	\$82,412.08	\$93,693.43	\$100,000.00

INCOME:

									2012 Budget
06000	Assessment Income		\$548,397.00						\$559,480.00
	524	Town homes (quarterly)	\$230.50	2.3	\$5.31				\$235.81
	85	Single Family Homes (quarterly)	\$191.97	-0.1	-\$0.17				\$191.80
06210	Late Fees		\$6,000.00	0.0	-\$6,000.00	\$10,323.42	\$8,578.63	\$4,428.18	\$0.00
new	Delinquency Admin Reimb								\$2,000.00
06100	Disclosure packet inspections		\$2,000.00			\$1,350.00	\$3,500.00	\$1,500.00	\$2,000.00
06212	Legal Fee Reimbursement		\$6,000.00	0.0	\$0.00	\$11,024.12	\$19,190.99	\$9,804.01	\$6,000.00
06220	Miscellaneous Income		\$1,500.00	0.0	\$0.00	\$987.36	\$2,402.16	\$91.28	\$1,500.00
06235	Newsletter Ad Income		\$750.00	0.0	\$0.00	\$1,138.75	\$1,424.24	\$1,623.75	\$750.00
06254	Pool Fees		\$2,000.00	0.0	\$0.00	\$3,615.00	\$3,194.00	\$3,232.00	\$2,000.00
06280	Storage Lot Fees		\$900.00	0.0	\$0.00	\$590.00	\$1,312.00	\$880.00	\$900.00
06400	Interest Income, Operations Accounts		\$1,000.00	0.0	-\$900.00	\$418.55	\$152.49	\$88.61	\$100.00
Total Income			\$566,547.00			\$29,447.20	\$39,754.51	\$21,647.83	\$570,730.00

Total Operating Expenses	\$474,730.00	Total NCA residences	\$364,803.00	Annual Common Operating Expenses per Residence	
- Other Income	\$15,250.00				
- Street Lighting/curb painting	\$27,250.00				
Common Operating Expenses	\$432,230.00	divided by	609	=	\$709.74

Column1	Column2	Column3	Column4	SFH	Column7	Column5	TH
Quarterly Common Operating Expenses per Residence				\$177.43			\$177.43
Quarterly Common Area reserve contributions (total NCA residences)				\$14.37			\$14.37

2012 NCA Budget

4/21/2012

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	Quarterly Street/Curb reserve contribution (TH only)					n/a			\$31.01	
	Quarterly street lighting/curb painting (TH only)					n/a			\$13.00	
	Proposed Quarterly assessment					\$191.80			\$235.81	