

Account	Description	Column1	2012 Budget	% Change 12 tc	\$ Change 12 t	2010 actuals	2011 Actuals	2013 Budget
OPERATING EXPENSES:								
Swimming Pool Expenditure								
7110	Contract - Pool		\$43,800.00	2.3	\$1,000.00	\$42,480.00	\$43,750.00	\$44,800.00
7130	Supplies & Exp. - Pool/Rec		\$6,000.00	0.0	\$0.00	\$4,623.87	\$8,614.63	\$6,000.00
7170	Utilities-Electricity-Pool/Re		\$6,000.00	0.0	\$0.00	\$7,405.53	\$5,763.29	\$6,000.00
7180	Utilities-Telephone-Pool/Rec		\$660.00	0.0	\$0.00	\$612.52	\$651.32	\$660.00
7190	Utilities-Water-Pool/Rec		\$4,000.00	0.0	\$0.00	-\$8,220.12	\$3,082.55	\$4,000.00
	Swimming Pool Expenditures		\$60,460.00			\$46,901.80	\$61,861.79	\$61,460.00
Common Area Maintenance								
7260	Grounds Maintenance Contract		\$96,000.00	0.0	\$0.00	\$103,545.72	\$103,545.72	\$96,000.00
7220	Common Grounds Improvement		\$10,000.00	0.0	\$0.00	\$782.48	\$11,678.67	\$10,000.00
7290	Materials/Supplies		\$200.00	0.0	\$0.00	\$364.72	\$32.07	\$200.00
7310	New/Replacement Trees & Shrub		\$4,000.00	0.0	\$0.00	\$730.87	\$1,860.66	\$4,000.00
7360	Storage Lot Lighting		\$550.00	0.0	\$0.00	\$426.04	\$479.83	\$550.00
7365	General Repairs		\$2,500.00		\$0.00	\$0.00	\$2,279.95	\$2,500.00
7370	Tree Maintenance/Labor		\$25,000.00	0.0	\$0.00	\$22,265.54	\$22,422.39	\$25,000.00
	Common Area Maintenance		\$138,250.00			\$128,115.37	\$142,299.29	\$138,250.00
Street Lts/Snow Rem/Trash								
7410	Private Trash Hauling service		\$1,500.00	-33.3	-\$500.00	\$754.00	\$590.00	\$1,000.00
7420	Snow Removal		\$10,000.00	-50.0	-\$5,000.00	\$35,152.50	\$2,406.25	\$5,000.00
7430	Street Lighting		\$15,250.00	0.0	\$0.00	\$12,716.51	\$14,577.74	\$15,250.00
7435	Curb Painting/Mailbox landings		\$12,000.00	8.3	\$1,000.00	\$7,500.00	\$5,500.00	\$13,000.00
7440	Trash Clean up Day		\$250.00	0.0	\$0.00	\$181.00	\$205.62	\$250.00
7450	Trash Collection		\$102,000.00	3.9	\$4,000.00	\$122,572.20	\$125,042.77	\$106,000.00
7460	Trash-Kids Pick Up		\$100.00	0.0	\$0.00	\$30.00	\$6.75	\$100.00
	Street Lts/Snow Rem/Trash		\$141,100.00			\$178,906.21	\$148,329.13	\$140,600.00
Committee Expenses								
7510	Architectural Control: Expenses		\$50.00	0.0	\$0.00	\$0.00	\$109.94	\$50.00
7515	Architectural Control: Inspections		\$300.00	0.0	\$0.00	\$0.00	\$0.00	\$300.00
7520	Publicity: Newsletter Printing		\$3,800.00	0.0	\$0.00	\$3,700.88	\$3,700.61	\$3,800.00
7525	Publicity: Newsletter Typing/ web maintain		\$3,000.00	0.0	\$0.00	\$2,758.00	\$2,625.00	\$3,000.00
7530	Welcoming		\$0.00		#VALUE!	\$0.00	\$0.00	Eliminate
7550	Recreation: Activities		\$1,400.00	7.1	\$100.00	\$1,452.12	\$1,487.97	\$1,500.00
7570	Recreation: Youth Activities		\$400.00	-50.0	-\$200.00	\$129.40	\$100.00	\$200.00
	Committee Expenses		\$8,950.00			\$8,040.40	\$8,023.52	\$8,850.00

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Administration Expenses								
7603	Accounting & Bookkeeping		\$14,500.00	3.4	\$500.00	\$12,480.00	\$13,623.40	\$15,000.00
7605	ADP Service		\$1,500.00	0.0	\$0.00	\$1,123.30	\$1,425.49	\$1,500.00
7607	Assistant Community Managers		\$8,000.00	18.8	\$1,500.00	\$5,122.82	\$8,714.66	\$9,500.00
7610	Audit & Tax Preparation		\$3,500.00	0.0	\$0.00	\$3,000.00	\$3,000.00	\$3,500.00
7612	Bad Debt Expense		\$10,000.00	0.0	\$0.00	\$10,564.56	\$10,212.08	\$10,000.00
7615	Bank Service Charges		\$25.00	0.0	\$0.00	\$44.02	\$123.68	\$25.00
7620	Community Manager		\$26,000.00	3.8	\$1,000.00	\$27,752.17	\$23,662.56	\$27,000.00
7625	Delinquency Processing		\$4,000.00	-25.0	-\$1,000.00	\$3,130.00	\$2,840.00	\$3,000.00
7630	Insurance and Bonds		\$7,350.00	11.6	\$850.00	\$7,140.00	\$7,687.00	\$8,200.00
7632	Internet Service		\$400.00	0.0	\$0.00	\$888.10	\$408.78	\$400.00
7640	Collections Attorney		\$30,000.00	0.0	\$0.00	\$29,106.32	\$27,838.00	\$30,000.00
7639	General Counsel		\$4,000.00	-25.0	-\$1,000.00	\$3,774.99	\$2,061.50	\$3,000.00
7650	Mileage Reimbursement		\$475.00	15.8	\$75.00	\$201.54	\$605.52	\$550.00
7652	quarterly invoices		\$2,750.00	9.1	\$250.00	\$2,583.00	\$2,838.80	\$3,000.00
7655	NCA Annual Board Reg in VA		\$400.00	12.5	\$50.00	\$402.03	\$431.32	\$450.00
7660	Office Equipment & expenses		\$1,500.00	0.0	\$0.00	\$754.57	\$1,039.69	\$1,500.00
7662	Office Mailings/Postage (Summit)		\$2,000.00	0.0	\$0.00	\$1,311.33	\$1,611.01	\$2,000.00
7664	security systems		\$0.00					Eliminate
7665	Office Security Sys Monitoring		\$340.00	0.0	\$0.00	\$328.48	\$328.48	\$340.00
7667	Office & Web Page Supplies/Ex		\$2,000.00	0.0	\$0.00	\$1,973.78	\$1,149.10	\$2,000.00
7670	P.O. Box		\$80.00	25.0	\$20.00	\$72.00	\$76.00	\$100.00
7672	Postage (office)		\$2,200.00	0.0	\$0.00	\$2,001.21	\$1,677.83	\$2,200.00
7674	Printing (office)		\$300.00	0.0	\$0.00	\$289.90	\$476.77	\$300.00
7675	Rent-Meeting Room		\$50.00	50.0	\$25.00	\$75.00	\$0.00	\$75.00
7677	Returned Checks		\$0.00			\$0.00	\$0.00	Eliminate
7678	reserve study		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
7680	Taxes - Income		\$0.00		\$0.00	\$625.00	\$0.00	\$0.00
7683	Taxes - Other		\$0.00			\$0.00	\$0.00	Eliminate
7685	Taxes - Payroll		\$2,500.00	8.0	\$200.00	\$2,521.88	\$2,704.97	\$2,700.00
7687	Taxes - Unemployment		\$0.00			\$7.32	\$0.00	Eliminate
7690	Telephone (office and cell)		\$2,100.00	0.0	\$0.00	\$1,579.55	\$2,132.08	\$2,100.00
	Administration Expenses		\$125,970.00			\$118,852.87	\$116,668.72	\$128,440.00
	TOTAL OPERATING EXPENSES		\$474,730.00	0.6	\$2,870.00	\$480,816.65	\$477,182.45	\$477,600.00

Account	Description	Column1	2012 Budget	% Change 12 to	\$ Change 12 to	2010 actuals	2011 Actuals	2013 Budget
2013 Budget								
Contributions								
8000	Common Area Reserve Contribution		\$30,000.00	16.7	\$5,000.00	\$30,011.52	\$25,000.00	\$35,000.00
8001	Common Area Reserve - eminent domain earma		\$5,000.00	-100.0	-\$5,000.00	\$0.00	\$5,000.00	\$0.00
	609 Residences (quarterly)		\$14.37	0.0	\$0.00			\$14.37
8005	Street/Curb Reserve Contribution		\$65,000.00	0.0	\$0.00	\$50,010.56	\$60,000.00	\$65,000.00
	524 Town homes (quarterly)		\$31.02	0.0	-\$0.01			\$31.01
8010	Interest Contribution		\$0.00			\$11,249.00	\$4,998.75	\$0.00
	Reserve Contribution		\$100,000.00			\$91,271.08	\$94,998.75	\$100,000.00
INCOME:								
2013 Budget								
6000	Assessment Income		\$559,480.00					\$563,100.00
	524 Town homes (quarterly)		\$235.81	0.7	\$1.56			\$237.37
	85 Single Family Homes (quarter		\$191.80	0.6	\$1.08			\$192.88
6210	Late Fees (old) Delinquency Admin Reimb (new)		\$2,000.00	0.0	-\$800.00	\$8,578.63	\$4,257.58	\$1,200.00
6100	Dislosure packet inspections		\$2,000.00			\$3,500.00	\$1,500.00	\$1,800.00
6212	Legal Fee Reimbursement		\$6,000.00	0.0	\$0.00	\$19,190.99	\$9,804.01	\$6,000.00
6220	Miscellaneous Income		\$1,500.00	0.0	\$0.00	\$2,402.16	\$441.28	\$1,500.00
6235	Newsletter Ad Income		\$750.00	33.3	\$250.00	\$1,424.24	\$1,638.75	\$1,000.00
6254	Pool Fees		\$2,000.00	0.0	\$0.00	\$3,194.00	\$3,232.00	\$2,000.00
6280	Storage Lot Fees		\$900.00	0.0	\$0.00	\$1,312.00	\$980.00	\$900.00
6400	Interest Income, Operations Accounts		\$100.00	0.0	\$0.00	\$152.49	\$93.92	\$100.00
	Total Income		\$572,730.00			\$39,754.51	\$21,947.54	\$575,800.00
	Total Operating Expenses		\$477,600.00			Total NCA residences	\$364,803.00	
	- Other Income		\$14,500.00					
	- Street Lighting/curb painting		\$28,250.00					Annual Common
	Common Operating Expenses		\$434,850.00	divided by	\$609.00			\$714.04
Column1	Column2	Column3	Column4			SFH	Column7	TH
	Quarterly Common Operating Expenses per Residence					\$178.51		\$178.51
	Quarterly Common Area reserve contributions (total NCA residences)					\$14.37		\$14.37
	Quarterly Street/Curb reserve contribution (TH only)					n/a		\$31.01
	Quarterly street lighting/curb painting (TH only)					n/a		\$13.48
	PROPOSED QUARTERLY ASSESSMENT					\$192.88		\$237.37