

Account	Description	2013 Budget	% Change 13 to 14	\$ Change 13 to 14	2011 actuals	2012 Actuals	2013 Actuals AS OF 8/31/13	% actuals to budget - 2013	2014 Budget	
OPERATING EXPENSES:										
Swimming Pool Expenditure										
7110	Contract - Pool	44,800.00	0.00	0.00	43,750.00	43,749.96	29,866.64	67%	44,800.00	
7130	Supplies & Exp. - Pool/Rec	6,000.00	0%	0.00	8,614.63	7,113.20	4,251.65	71%	6,000.00	
7170	Utilities-Electricity-Pool/Re	6,000.00	0%	0.00	5,763.29	6,378.15	5,021.21	84%	6,000.00	
7180	Utilities-Telephone-Pool/Rec	660.00	14%	90.00	651.32	750.05	505.09	77%	750.00	
7190	Utilities-Water-Pool/Rec	4,000.00	-13%	-500.00	3,082.55	3,380.37	1,515.86	38%	3,500.00	
	Swimming Pool Expenditure	61,460.00	0%		61,861.79	61,371.73	41,160.45		61,050.00	
Common Area Maintenance										
7260	Grounds Maintenance Contract	96,000.00	0%	0.00	103,545.72	94,524.96	63,016.64	66%	96,000.00	
7220	Common Grounds Improvement	10,000.00	-10%	-1,000.00	11,678.67	7,794.12	6,963.69	70%	9,000.00	
7290	Materials/Supplies	200.00	0%	0.00	32.07	67.31	31.77	16%	200.00	
7310	New/Replacement Trees & Shrub	4,000.00	-25%	-1,000.00	1,860.66	1,495.80	188.90	5%	3,000.00	
7360	Storage Lot Lighting	550.00	0%	0.00	479.83	518.67	326.93	59%	550.00	
7365	General Repairs	2,500.00	0%	0.00	2,279.95	2,123.95	688.19	28%	2,500.00	
7370	Tree Maintenance/Labor	25,000.00	-4%	-1,000.00	22,422.39	35,184.60	8,140.00	33%	24,000.00	
	Common Area Maintenance	138,250.00	0%		142,299.29	141,709.41	79,356.12		135,250.00	
Street Lts/Snow Rem/Trash										
7410	Private Trash Hauling service	1,000.00	-40%	-400.00	590.00	520.00	140.00	14%	600.00	
7420	Snow Removal	5,000.00	20%	1,000.00	2,406.25	0.00	665.00	13%	6,000.00	
7430	Street Lighting	15,250.00	0%	0.00	14,577.74	14,825.15	9,798.85	64%	15,250.00	
7435	Curb Painting/Mailbox landings	13,000.00	-35%	-4,500.00	5,500.00	12,638.14	10,300.00	79%	8,500.00	
7440	Trash Clean up Day	250.00	0%	0.00	205.62	0.00	327.44	131%	250.00	
7450	Trash Collection	106,000.00	2%	2,000.00	125,042.77	101,073.00	69,403.44	65%	108,000.00	
7460	Trash-Kids Pick Up	100.00	0%	0.00	6.75	23.00	60.00	60%	100.00	
	Street Lts/Snow Rem/Trash	140,600.00	0%		148,329.13	129,079.29	90,694.73		138,700.00	
Committee Expenses										
7510	Architectural Control: Expenses	50.00	-100%	-50.00	109.94	0.00	0.00	0%	0.00	
7515	Architectural Control: Inspections	300.00	-100%	-300.00	0.00	0.00	0.00	0%	0.00	
7520	Publicity: Newsletter Printing	3,800.00	0%	0.00	3,700.61	3,657.47	2,617.61	69%	3,800.00	
7525	Publicity: Newsletter Typing/ web maintain	3,000.00	7%	200.00	2,625.00	2,800.00	2,250.00	75%	3,200.00	
7530	Welcoming	Eliminate			0.00	0.00	0.00			
7550	Recreation: Activities	1,500.00	0%	0.00	1,487.97	1,538.59	340.75	23%	1,500.00	
7570	Recreation: Youth Activities	200.00	0%	0.00	100.00	100.00	100.00	50%	200.00	

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	Committee Expenses	8,850.00	0%		8,023.52	8,096.06	5,308.36		8,700.00	
Administration Expenses										
7603	Accounting & Bookkeeping	15,000.00	-5%	-750.00	13,623.40	13,458.40	9,246.52	62%	14,250.00	
7605	ADP Service	1,500.00	0%	0.00	1,425.49	1,400.07	943.46	63%	1,500.00	
7607	Assistant Community Managers	9,500.00	0%	0.00	8,714.66	8,896.73	5,817.64	61%	9,500.00	
7610	Audit & Tax Preparation	3,500.00	-6%	-200.00	3,000.00	3,500.00	0.00	0%	3,300.00	
7612	Bad Debt Expense	10,000.00	0%	0.00	10,212.08	8,629.24	5,816.73	58%	10,000.00	
7615	Bank Service Charges	25.00	0%	0.00	123.68	110.00	0.00	0%	25.00	
7620	Community Manager	27,000.00	0%	0.00	23,662.56	23,118.72	14,789.66	55%	27,000.00	
NEW	Employee Bonuses	0.00			0.00	0.00	0.00		1,500.00	
7625	Delinquency Processing	3,000.00	0%	0.00	2,840.00	2,280.00	2,120.00	71%	3,000.00	
7630	Insurance and Bonds	8,200.00	0%	0.00	7,687.00	7,963.00	5,440.92	66%	8,200.00	
7632	Internet Service	400.00	-63%	-250.00	408.78	408.73	160.43	40%	150.00	
7640	Collections Attorney	30,000.00	17%	5,000.00	27,838.00	28,580.06	27,720.21	92%	35,000.00	
7639	General Counsel	3,000.00	0%	0.00	2,061.50	2,516.00	3,370.00	112%	3,000.00	
7650	Mileage Reimbursement	550.00	9%	50.00	605.52	607.26	399.58	73%	600.00	
7652	quarterly invoices	3,000.00	0%	0.00	2,838.80	3,159.51	2,307.18	77%	3,000.00	
7655	NCA Annual Board Reg in VA	450.00	0%	0.00	431.32	454.00	0.00	0%	450.00	
7660	Office Equipment & expenses	1,500.00	0%	0.00	1,039.69	461.58	1,136.50	76%	1,500.00	
7662	Office Mailings/Postage (Summit)	2,000.00	-40%	-800.00	1,611.01	904.18	648.54	32%	1,200.00	
7664	security systems	Eliminate			0.00	0.00	0.00		0.00	
7665	Office Security Sys Monitoring	340.00	0%	0.00	328.48	328.48	219.00	64%	340.00	
7667	Office & Web Page Supplies/Ex	2,000.00	-25%	-500.00	1,149.10	1,260.44	831.71	42%	1,500.00	
7670	P.O. Box	100.00	0%	0.00	76.00	94.00	48.00	48%	100.00	
7672	Postage (office)	2,200.00	-23%	-500.00	1,677.83	1,634.21	1,055.54	48%	1,700.00	
7674	Printing (office)	300.00	67%	200.00	476.77	1,174.44	468.78	156%	500.00	
7675	Rent-Meeting Room	75.00	0%	0.00	0.00	150.00	0.00	0%	75.00	
7677	Returned Checks	Eliminate			0.00	-60.00	-140.00		0.00	
7678	reserve study	0.00		4,000.00	0.00				4,000.00	
7680	Taxes - Income	0.00		0.00	0.00	192.45	-8.29		0.00	
7683	Taxes - Other	Eliminate			0.00					
7685	Taxes - Payroll	2,700.00	11%	300.00	2,704.97	2,640.57	1,717.16	64%	3,000.00	
7687	Taxes - Unemployment	Eliminate			0.00	0.00	0.00			
7690	Telephone (office and cell)	2,100.00	5%	100.00	2,132.08	2,373.81	1,481.04	71%	2,200.00	
	Administration Expenses	128,440.00	0%		116,668.72	116,235.88	85,590.31		136,590.00	
	TOTAL OPERATING EXPENSES	477,600.00	1%	2,690.00	477,182.45	456,492.37	302,109.97		480,290.00	
RESERVES	Description	2013 Budget	% change	\$ change	2011 actual	2012 acutal	2013 acgtual	2014 Budget	2	
	Contributions									

Account	Description	2013 Budget	% Change 13 to 14	\$ Change 13 to 14	2011 actuals	2012 Actuals	2013 Actuals AS OF 8/31/13	% actuals to budget - 2013	2014 Budget
8000	Common Area Reserve Contribution	35,000.00	-14.29	-5,000.00	25,000.00	25,000.00	17,500.00	30,000.00	
8001	Common Area Reserve - eminent domain earn	0.00		0.00	5,000.00	5,000.00	0.00	0.00	
	609.00 Residences (quarterly)	\$14.37	-14.29	-2.05				\$12.32	
8005	Street/Curb Reserve Contribution	65,000.00	8%	5,000.00	60,000.00	60,000.00	32,500.00	70,000.00	
	524.00 Town homes (quarterly)	\$31.02	8%	\$2.38				\$33.40	
8010	Interest Contribution	0.00			4,998.75	4,998.75	1,089.23	0.00	
	Reserve Contribution	100,000.00			94,998.75	94,998.75	51,089.23	100,000.00	
INCOME:								2014 Budget	
6000	Assessment Income	563,100.00						568,790.00	
	524.00 Town homes (quarterly)	\$237.37	1.00%	\$2.37				\$239.74	
	85.00 Single Family Homes (quarterly)	\$192.88	1.10%	\$2.13				\$195.01	
6210	Late Fees (old) Delinquency Admin Reimb (new)	1,200.00	0.00	0.00	4,257.58	1,403.24	1,963.16	1,200.00	
6100	Disclosure packet inspections	1,800.00			1,500.00	2,300.00	2,400.00	1,800.00	
6212	Legal Fee Reimbursement	6,000.00	-50.00	-3,000.00	9,804.01	9,666.53	3,128.82	3,000.00	
6220	Miscellaneous Income	1,500.00	0.00	0.00	441.28	2,166.12	1,804.00	1,500.00	
6235	Newsletter Ad Income	1,000.00	0.00	0.00	1,638.75	781.50	1,382.25	1,000.00	
6254	Pool Fees	2,000.00	0.00	0.00	3,232.00	4,399.00	2,915.00	2,000.00	
6280	Storage Lot Fees	900.00	0.00	0.00	980.00	890.00	300.00	900.00	
6400	Interest Income, Operations Accounts	100.00	0.00	0.00	93.92	129.51	108.41	100.00	
	Total Income	575,800.00			21,947.54	21,735.90	14,001.64	578,490.00	
	Total Operating Expenses	480,290.00		Total NCA residences	364,803.00				
	- Other Income	11,500.00							
	- Street Lighting/curb painting	23,750.00							
	Common Operating Expenses	445,040.00	divided by	609.00		=		730.77	
	Quarterly Common Operating Expenses per Residence				\$182.69			\$182.69	
	Quarterly Common Area reserve contributions (total NCA residences)				\$12.32			\$12.32	
	Quarterly Street/Curb reserve contribution (TH only)				n/a			\$33.40	
	Quarterly street lighting/curb painting (TH only)				n/a			\$11.33	
	Proposed Quarterly assessment				\$195.01			\$239.74	