

Account	Description	2015 Budget	% Change 15 to 16	\$ Change 15 to 16	2013 actuals	2014 Actuals2	2015 Actuals AS OF 9/30/15	% actuals to budget - 2015	2016 Budget2
OPERATING EXPENSES:									
Swimming Pool Expenditure									
7110	Contract - Pool	44,800.00	0.07	3,200.00	44,799.96	48,533.33	36,099.31	81%	48,000.00
7130	Supplies & Exp. - Pool/Rec	6,000.00	0%	0.00	5,836.65	8,213.55	6,118.28	102%	6,000.00
7170	Utilities-Electricity-Pool/Re	6,500.00	-8%	-500.00	6,670.77	5,505.76	5,548.82	85%	6,000.00
7180	Utilities-Telephone-Pool/Rec	750.00	-47%	-350.00	776.23	750.41	265.75	35%	400.00
7190	Utilities-Water-Pool/Rec	3,500.00	-20%	-700.00	3,434.26	2,762.82	2,513.38	72%	2,800.00
	Swimming Pool Expenditure	61,550.00	0%		61,517.87	65,765.87	50,545.54		63,200.00
Common Area Maintenance									
7260	Grounds Maintenance Contract	99,500.00	0%	0.00	94,524.96	94,594.96	73,019.97	73%	99,500.00
7220	Common Grounds Improvement	9,000.00	-11%	-1,000.00	8,407.10	1,050.79	547.31	6%	8,000.00
7290	Materials/Supplies	200.00	0%	0.00	31.77	244.89	94.88	47%	200.00
7310	New/Replacement Trees & Shrub	3,000.00	0%	0.00	4,603.07	5,561.08	0.00	0%	3,000.00
7360	Storage Lot Lighting	550.00	0%	0.00	492.69	491.05	329.84	60%	550.00
7365	General Repairs	2,500.00	0%	0.00	1,994.76	3,612.92	4,535.13	181%	2,500.00
7370	Tree Maintenance/Labor	24,000.00	0%	0.00	20,270.00	24,905.96	22,005.00	92%	24,000.00
	Common Area Maintenance	138,750.00	0%		130,324.35	130,461.65	100,532.13		137,750.00
Street Lts/Snow Rem/Trash									
7410	Private Trash Hauling service	600.00	0%	0.00	525.00	180.00	50.00	8%	600.00
7420	Snow Removal	7,500.00	0%	0.00	2,185.00	15,210.00	14,796.25	197%	7,500.00
7430	Street Lighting	15,250.00	0%	0.00	14,462.42	15,107.19	11,172.06	73%	15,250.00
7435	Curb Painting	9,000.00	-56%	-5,000.00	10,300.00	8,640.30	8,719.00	97%	4,000.00
7440	Trash Clean up Day	250.00	0%	0.00	327.44	185.89	192.71	77%	250.00
7450	Trash Collection	106,000.00	2%	2,100.00	104,105.16	105,743.40	79,307.55	75%	108,100.00
7460	Trash-Kids Pick Up	100.00	0%	0.00	60.00	70.00	0.00	0%	100.00
	Street Lts/Snow Rem/Trash	138,700.00	0%		131,965.02	145,136.78	114,237.57		135,800.00
Committee Expenses									
7510	Architectural Control: Expenses	0.00		0.00	0.00	0.00	0.00		0.00
7515	Architectural Control: Inspections	0.00		0.00	0.00	0.00	0.00		0.00

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7520	Publicity: Newsletter Printing	3,800.00	32%	1,200.00	3,936.68	4,561.13	3,999.12	105%	5,000.00
7525	Publicity: Newsletter Typing/ web maintain	3,200.00	0%	0.00	3,250.00	2,915.00	2,120.00	66%	3,200.00
7530	Welcoming	Eliminate			0.00	0.00	0.00		
7550	Recreation: Activities	1,500.00	0%	0.00	1,353.42	1,118.01	345.34	23%	1,500.00
7570	Recreation: Youth Activities	200.00	0%	0.00	100.00	125.00	125.00	63%	200.00
	Committee Expenses	8,700.00	0%		8,640.10	8,719.14	6,589.46		9,900.00
Administration Expenses									
7603	Accounting & Bookkeeping	14,500.00	0%	0.00	13,832.28	13,994.80	11,039.05	76%	14,500.00
7605	ADP Service	1,500.00	10%	150.00	1,477.86	1,595.00	1,128.23	75%	1,650.00
7607	Assistant Community Managers	10,000.00	5%	500.00	9,398.89	9,273.64	9,038.42	90%	10,500.00
7610	Audit & Tax Preparation	3,400.00	1%	50.00	3,500.00	3,300.00	3,400.00	100%	3,450.00
7612	Bad Debt Expense	7,000.00	-50%	-3,500.00	4,646.85	1,893.63	0.00	0%	3,500.00
7615	Bank Service Charges	25.00	0%	0.00	117.08	36.00	122.50	490%	25.00
7620	Community Manager	27,800.00	0%	0.00	23,276.35	22,947.64	20,135.02	72%	27,800.00
7623	Employee Bonuses *	1,500.00			0.00	1,500.00	0.00		1,500.00
7625	Delinquency Processing	3,500.00	14%	500.00	3,410.00	4,955.00	4,055.00	116%	4,000.00
7630	Insurance and Bonds	8,400.00	2%	200.00	8,240.00	8,415.00	6,954.66	83%	8,600.00
7632	Internet Service	150.00	-100%	-150.00	160.43	0.00	0.00	0%	0.00
7640	Collections Attorney	40,000.00	-5%	-2,000.00	45,306.11	42,572.12	23,179.38	58%	38,000.00
7639	General Counsel	3,000.00	0%	0.00	-107.50	785.50	407.00	14%	3,000.00
new	Collections Attorney - NJF	0.00			0.00	0.00	0.00		0.00
7650	Mileage Reimbursement	600.00	0%	0.00	546.43	582.67	432.98	72%	600.00
7652	quarterly invoices	3,100.00	0%	0.00	3,067.62	2,971.50	2,675.36	86%	3,100.00
7655	NCA Annual Board Reg in VA	450.00	0%	0.00	434.74	425.27	25.00	6%	450.00
7660	Office Equipment & expenses	1,500.00	0%	0.00	1,749.29	139.79	404.47	27%	1,500.00
7662	Office Mailings/Postage (Summit)	1,200.00	25%	300.00	1,119.87	2,293.13	1,204.05	100%	1,500.00
7664	security systems	Eliminate			0.00	0.00	0.00		0.00
7665	Office Security Sys Monitoring	340.00	0%	0.00	328.48	483.48	246.36	72%	340.00
7667	Office & Web Page Supplies/Ex	1,500.00	0%	0.00	1,286.82	1,928.78	1,355.16	90%	1,500.00
7670	P.O. Box	100.00	0%	0.00	96.00	100.00	102.00	102%	100.00
7672	Postage (office)	1,700.00	0%	0.00	1,629.87	1,413.21	1,318.03	78%	1,700.00
7674	Printing (office)	700.00	0%	0.00	714.70	83.66	1,028.83	147%	700.00
7675	Rent-Meeting Room	75.00	0%	0.00	75.00	75.00	400.00	533%	75.00
7677	Returned Checks	Eliminate			-50.00	-4.00	0.00		0.00
7678	reserve study	0.00		0.00		4,650.00	0.00		0.00

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7680	Taxes - Income	0.00		750.00	1,106.62	0.00	1,867.00		750.00
7683	Taxes - Other	Eliminate			476.00	0.00	786.00		
7685	Taxes - Payroll	3,000.00	0%	0.00	2,650.39	2,873.51	2,331.16	78%	3,000.00
7687	Taxes - Unemployment	Eliminate			-8.29	0.00	0.00		
7690	Telephone (office and cell)	2,200.00	9%	200.00	2,225.81	2,137.51	1,796.22	82%	2,400.00
	Administration Expenses	137,240.00	0%		130,707.70	131,421.84	95,431.88		134,240.00
	TOTAL OPERATING EXPENSES	484,940.00	-1%	-4,050.00	463,155.04	481,505.28	367,336.58		480,890.00
RESERVES	Description	2015 Budget	% change	\$ change	2013 actual	2014 acutal	2015 actual	2016 Budget2	2
Contributions									
8000	Common Area Reserve Contribution	36,000.00	0.00	0.00	35,000.00	30,000.00	27,000.00		36,000.00
8001	Common Area Reserve - eminent domain earn	0.00		0.00	0.00	0.00	0.00		0.00
	609.00 Residences (quarterly)	\$14.78	0.00	0.00					\$14.78
8005	Street/Curb Reserve Contribution	72,000.00	8%	5,500.00	65,000.00	70,000.00	54,000.00		77,500.00
	524.00 Town homes (quarterly)	\$34.36	8%	\$2.62					\$36.98
8010	Interest Contribution	0.00			2,125.40	2,482.18	17,304.57		0.00
	Reserve Contribution	108,000.00			102,125.40	102,482.18	98,304.57		113,500.00
INCOME:								2016 Budget	
6000	Assessment Income	579,440.00							580,090.00
	524.00 Town homes (quarterly)	\$244.27	0.12%	\$0.30					\$244.57
	85.00 Single Family Homes (quarte	\$198.35	0.03%	\$0.07					\$198.42
6210	Late Fees (old) Delinquency Admin Reimb (new	1,200.00	0.00	800.00	4,061.82	6,392.28	6,321.15		2,000.00
6100	Dislclosure packet inspections	1,800.00			2,600.00	2,800.00	1,600.00		1,800.00
6212	Legal Fee Reimbursement	5,000.00	0.00	0.00	9,821.03	12,343.45	7,008.42		5,000.00
6220	Miscellaneous Income	1,500.00	0.00	0.00	3,597.25	1,006.43	1,151.00		1,500.00
6235	Newsletter Ad Income	1,000.00	0.00	0.00	1,472.25	1,225.50	1,086.75		1,000.00
6254	Pool Fees	2,000.00	0.00	0.00	3,198.00	3,492.00	3,371.75		2,000.00
6280	Storage Lot Fees	900.00	0.00	0.00	430.00	990.00	110.00		900.00
6400	Interest Income, Operations Accounts	100.00	0.00	0.00	126.56	100.47	296.84		100.00
	Total Income	591,140.00			25,306.91	28,350.13	20,945.91		592,590.00

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	Total Operating Expenses	480,890.00			Total NCA residences	364,803.00			
	- Other Income	14,300.00							
	- Street Lighting/curb painting	19,250.00						Annual Common	
	Common Operating Expenses	447,340.00	divided by	609.00			=	734.55	
	Quarterly Common Operating Expenses per Residence				\$183.64			\$183.64	
	Quarterly Common Area reserve contributions (total NCA residences)				\$14.78			\$14.78	
	Quarterly Street/Curb reserve contribution (TH only)				n/a			\$36.98	
	Quarterly street lighting/curb painting (TH only)				n/a			\$9.18	
	Proposed Quarterly assessment				\$198.42			\$244.57	
* Not in final financial statements. Payroll total for CM and ACM reduced to reflect bonus amounts of \$1K and \$500.									