

## 2010 Budget

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Quarterly Assessment Breakdown	
Common (paid by all) - 1808 units	81.88
Townhouse - 1017 units	104.92
Single Family House - 791 units	56.80
2000 Storm Damage - 1808 units	
Budget's Total Quarterly Assessment	
Quarterly Townhouses	186.80
Quarterly Single Family	138.65

### Actual Quarterly Rates

Townhouse	<b>186.80</b>
Single Family	<b>138.65</b>

## REVENUE / REIMBURSEMENT

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GENERAL SERVICES INCOME	
Common Area Assessment	592,125.81
Storm Damage Assessment	
Total Interest (Ops + Reserves)	0.00
Late Charges	18,000.00
Legal Fee Reimbursement - General	0.00
Legal Fee Reimbursement - Collections	7,000.00
Legal Fee Reimbursement - Covenants	8,000.00
Covenants Sanctions Revenue	12,000.00
Covenants Sanctions Revenue-Mowing	
Newsletter Advertisement	5,000.00
Directory Advertisement	1,500.00
Community Room Rental	1,200.00
Pool Income	8,000.00
Cell Tower Rental Income	17,904.00
Miscellaneous	900.00
VA Property Owners Packet	5,000.00
Other Specific	1,200.00
<b>Total General Income</b>	<b>677,829.81</b>

## COMMON EXPENSES

### 1. ADMINISTRATION

Management Fee, Accounting	48,000.00
Legal Fees-Collections	60,000.00
Legal Fees-Covenants	10,000.00
Legal Fees-General	10,000.00
Audit Expenses	5,450.00

Bank Service Charges	4,000.00
Income Taxes (Fed/State)	7,500.00
Taxes - Other	0.00
Bad Debt Expense	15,000.00
Board Expenses	5,000.00
Office Expenses-General	1,000.00
Office Expenses-Automation	3,000.00
Office Expenses-Postage	3,000.00
Office Expenses-Supplies	1,500.00
Office Expenses-Milage	1,600.00
Printing Expenses	2,000.00
Xerox Contract	5,000.00
<b>Total Administration</b>	<b>182,050.00</b>
<b>2. INSURANCE</b>	
Land & Buildings	13,200.00
Directors & Officers	1,500.00
Workman's Compensation	3,000.00
<b>Total Insurance</b>	<b>17,700.00</b>
<b>3. LAND &amp; BUILDING OPERATIONS</b>	
Common Area Maintenance	27,000.00
Common Tree Removal	20,000.00
Snow Removal	3,000.00
General Repair & Maintenance	2,000.00
General Supplies	500.00
Tennis & Basketball Court Maint.	200.00
Community Center Cleaning	100.00
Signs	100.00
Gypsy Moth Testing	8,890.00
Landscape Master Plan	2,000.00
<b>Total Land &amp; Building Ops</b>	<b>63,790.00</b>
<b>4. SWIMMING POOL OPERATION</b>	
Pool Management Fee	62,830.00
Pool Repairs & Maintenance	4,000.00
Pool Supplies	1,000.00
Pool Furniture Repairs & Replace	2,000.00
<b>Total Pool Operations</b>	<b>69,830.00</b>
<b>5. PAYROLL</b>	
Salaries	189,980.09
Retirement Plan	3,792.12
Taxes (FICA & Medicare)	11,947.60

Office Staff Training	500.00
<b>Total Payroll</b>	<b>206,219.81</b>
<b>6. UTILITIES</b>	
Electricity	8,500.00
Telephone / Internet Service / Cable	3,100.00
Water & Sewer	2,000.00
<b>Total Utilities</b>	<b>13,600.00</b>
<b>7. COMMUNITY PROGRAMS</b>	
Newsletter Expense	15,000.00
Membership Directory	0.00
Social / Recreation Programs	500.00
Election Committee	3,500.00
<b>Total Community Programs</b>	<b>19,000.00</b>
<b>8. COMMON RESERVES FUNDING</b>	
Common Contingencies	0.00
Community Center/Bathhouse	70,000.00
Tennis & Orther Courts	6,200.00
Pool Equipment/Machinery	240.00
Pool Physical Structure	13,200.00
Trails, Signs, & SR Ballfield	10,000.00
Reserve Study	1,200.00
Erosion/Environmental	4,800.00
<b>Total Common Reserve Funding</b>	<b>105,640.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>677,829.81</b>
<b>TOWNHOUSES</b>	
<b>TOWNHOUSE INCOME</b>	
Assessments	426,800.00
<b>Total Townhouse Income</b>	<b>426,800.00</b>
<b>1. TOWNHOUSE EXPENSES</b>	
Electricity (Streetlights)	24,000.00
Grounds Maintenance	82,000.00
Trash Removal	167,000.00
Snow Removal	10,000.00
Facilities Maintenance & Repair	300.00
Landscape Master Plan	5,000.00
Sidewalk & Curb Replacement	18,000.00
Tree Pruning & Cut backs	8,000.00

Total Land Expenses	314,300.00
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**2. TOWNHOUSE RESERVES**

TH Tot Lot Mulch	6,500.00
Erosion/Environmental	2,400.00
Street/Parking Paving, Sidewalk	102,400.00
Tot Lot Maintenance & Repair	1,200.00

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Total TH Reserves Costs	112,500.00
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<b>Total Townhouse Expenses</b>	<b>426,800.00</b>
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**SINGLE FAMILY**

**SINGLE FAMILY INCOME**

Single Family Services Income

Assessments	179,700.00
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Total SFH Income	179,700.00
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**SINGLE FAMILY EXPENSES**

**1. LAND**

Grounds Maintenance	6,500.00
Trash Removal	172,000.00

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Total Land Expenses	178,500.00
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**2. SINGLE FAMILY RESERVES**

Erosion/Environmental	1,200.00
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Total SF Reserves	1,200.00
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<b>Total SFH Expenses</b>	<b>179,700.00</b>
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**TOTAL NFCA INCOME**

Total Common Income	677,829.81
Total Townhouse Income	426,800.00
Total SFH Income	179,700.00

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Total NFCA Income	<b>1,284,329.81</b>
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**TOTAL NFCA EXPENSES**

Total Common Expenses	677,829.81
Total Townhouse Expenses	426,800.00
Total SFH Expenses	179,700.00

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Total NFCA Expenses	<b>1,284,329.81</b>
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