

NFCA 2022 BUDGET

1	A	B	P	Q	R	S	T	U	V	W	X
Account	Nos.		Approved 2019 Budget	Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of Working	Proposed 2022 Budget	NOTES	NOTES
								Change			
4		Common (paid by all) - 1808 units	87.97	4.03	92.01	3.26	95.27	4.92	100.19		
5		Townhouse - 1017 units	144.99	2.39	147.38	(2.12)	145.26	3.51	148.77		
6		Single Family House - 791 units	52.36	0.75	53.11	1.24	54.35	0.00	54.35		
7		Special Assessments									
8		Budget's Total Quarterly Assessment									
9		Quarterly Townhouses	232.97		239.39		240.53		248.96		
10		Quarterly Single Family	140.33		145.12		149.62		154.54		Rates shown higher than actual because of payroll adjustment 2020. TH 238.8 SF 144.55
11			232.97		239.39		240.53		248.96		
12		Actual Quarterly Rates (what we paid/are payin	\$ 4.75	TH Up	\$ 6.45	TH Up	\$ 1.15	TH Up	\$ 8.40	TH Up	TH \$ increase (decrease)
13		Townhouse	232.95	2.08%	239.40	2.77%	240.55	0.48%	248.95	3.49%	figure above rounded up to nickle
14		Single Family	140.35	1.96%	145.10	3.38%	149.60	3.10%	154.55	3.31%	figure above rounded up to nickle
15			\$ 2.70	SF Up	\$ 4.75	SF Up	\$ 4.50	SF Up	\$ 4.95	SF Up	SF \$ Increase (decrease)
16		Maximum Assessment Ceiling	2018+5%		2019+5%		2020+5%		2020+5%		
17		Annual TH	1,654.75		1,737.49		1,824.36		1,915.58		
18		Annual SF	1,260.87		1,323.92		1,390.11		1,459.62		
19											
20		Quarterly TH	413.69		434.37		456.09		478.90		
21		Quarterly SF	315.22		330.98		347.53		364.90		
22											
23		Actual Assessment to Ceiling Differential									
24		TH	180.74		194.97		215.54		229.95		
25		SF	174.87		185.88		197.93		210.35		
26											
27											
28											
29											
30		MAJOR CONTRACTS:									
31		Landscape Contract	107,695.00	112,281.91	107,695.00	110,333.00	119,176.00	35,498.64	119,176.00		3% guess
32		(75% TH, 19% Common, 6% SFH)									120,000 annual / 10,000 per Month
33		Solid Waste Disposal & Recycling	297,849.87	302,318.00	302,317.62	277,124.43	308,363.97	126,712.78	308,363.97	0.00	New contract needed in 2021 ?
34		Pushed to TH Area	138,654.26	0.47	140,734.07	0.47	143,548.67	0.47	143,548.67	0.47	
35		Pushed to SFH Area	159,195.61	0.53	161,583.55	0.53	164,815.30	0.53	164,815.30	0.53	
36		Total:									
37		Swimming Pool Management* (for CPI = 3%)	80,900.00	2016 Rebid	89,000.00	2016 Rebid	96,685.27		103,613.16	New 19	Wage increase + reduce lifeguard in August
38		Financial Management	39,000.00	from ?125	39,780.00	from ?128	40,380.00	from ?128	47,000.00	from row128	FM Contract 2022 to 2024 39k +fees =\$47k
39		Audit & taxes	6,400.00	New contract 19	6,500.00	New contract 19	6,550.00	New contract 19	6,900.00	New contract 22	2022 \$6,900, 23 \$6,900
40											
41											
42											
43											
44											
45		REVENUE / REIMBURSEMENT	Approved 2019 Budget		Approved 2020 Budget		Final 2021 Budget		Proposed 2022 Budget		NOTES
46											
47	45105	Single Family Assessment Income (Detached)	165,657.31	165,659.34	168,045.25	154,346.90	171,965.86	57,300.04	171,965.86		
48	45106	Townhouse Assessment Income	589,825.51	589,794.79	599,555.32	549,792.43	590,930.67	196,999.68	605,210.67		
49	45108	Common Assessment Income	636,224.41	636,130.42	665,391.73	552,951.07	688,992.37	229,664.21	724,548.17		
50											
51											
52	48010	Community Program Income	100.00	36.00	100.00	0.00	0.00	0.00	0.00		
53	48016	Party Room Income	10,000.00	12,596.32	10,000.00	2,166.00	5,000.00	(250.00)	3,000.00		
54	48020	Disclosure Income	11,500.00	15,871.15	11,500.00	21,430.00	15,000.00	2,880.00	15,000.00		
55	48030	Newsletter Income	4,700.00	3,616.00	4,700.00	3,065.00	2,500.00	2,450.00	3,500.00		Trying to increase advertising
56		Bad Debt Recovery									

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2	Account Nos.		Approved 2019 Budget	Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of Working	Proposed 2022 Budget	NOTES	NOTES
57	48035	Pool Income	13,000.00	16,894.91	15,000.00	0.00	15,000.00	0.00	8,000.00		
58		Parking Fee							3,000.00		
59	48040	Tennis Income	0.00		0.00		0.00		0.00		
60	48045	Violation Income	0.00	(50.00)	0.00		0.00		0.00	No Fine No Income	
61	48100	Late Fee Income	10,000.00	13,284.99	10,000.00	6,168.75	6,000.00	3,493.73	6,000.00		
62	48120	Legal Fee Reimbursement	10,000.00	7,778.40	6,000.00	4,856.10	6,000.00	2,558.77	6,000.00		
63	48125	Legal Fee Income - Covenants	0.00		0.00		0.00		0.00		
64	48165	Pool Ice Cream & Water	6,000.00	6,255.52	6,000.00	0.00	0.00	0.00	0.00		
65	48180	Covenant Sanction - Mowing				776.23		0.00			
66	49010	Interest Income	0.00	67,735.51	0.00	77,599.07	0.00	30,590.10	0.00		interest goes to reserves
67	49900	Miscellaneous Income	500.00	374.96	600.00	6,020.20	600.00	(2,456.30)	600.00		
68	43805	Antenna Income	22,000.00	22,810.90	22,000.00	23,110.46	23,000.00	7,822.55	24,000.00		
69						220.00		(25.00)			
70		Total General Income	87,800.00	167,204.66	85,900.00	145,411.81	73,100.00	47,063.85	69,100.00		
71		Total Common Income	724,024.41	803,335.08	751,291.73	698,362.88	762,092.37	276,728.06	793,648.17		
72		Total Income	1,479,507.23	1,558,789.21	1,518,892.30	1,402,502.21	1,524,988.90	531,027.78	1,570,824.70		
73		COMMON EXPENSES									
74		5. PAYROLL									
75		Employees			150,270.32	123,007.14	150,747.52	38,441.33	163,179.20		
76		Community Manager			74,930.00	73,043.74	75,679.30	25,083.90	77,722.64		
77		total - 50700	208,984.13	185,780.84	225,200.32	196,050.88	226,426.82	63,525.23	240,901.84		
78	50700	Payroll Taxes	15,058.23	13,539.52	15,309.36	14,212.59	15,740.84	4,847.95	17,009.74		
79											
80		Employees +Taxes for chart			165,579.68		166,488.36		180,188.93		
81											
82											
83		Total Payroll	224,042.36	199,320.36	240,509.68	210,263.47	242,167.66	68,373.18	257,911.57		
84			228,942.36	203,682.36	245,509.68	213,995.47	247,167.66	72,454.18	262,911.57		Total + Line124 Workman's Comp Ins
85		1. ADMINISTRATION									
86	51122	Bank Charges	300.00	374.05	300.00	142.00	300.00	8.00	200.00		
87	51125	Board Expense	2,400.00	2,513.73	2,400.00	1,794.57	1,000.00	509.02	1,000.00		
88	51126	Mileage Reimbursement	2,800.00	1,511.38	2,000.00	1,574.55	2,000.00	332.83	2,000.00		
89	51130	Committee Expense	1,400.00	1,284.86	1,400.00	1,312.74	1,400.00	1,510.11	1,500.00		
90	51131	Office Equipment (Expense)	1,200.00	1,572.70	1,700.00	1,639.28	1,700.00	573.44	1,700.00		
91	51135	Copying/Printing	1,800.00	393.86	1,800.00	1,190.57	1,800.00	0.00	1,200.00		
92	51150	Education / Training	1,000.00	977.20	1,000.00	1,177.00	1,000.00	0.00	1,000.00		
93	51199	Miscellaneous Admin	100.00	0.00	0.00	0.00	0.00	0.00	0.00		
94	51220	Equipment Leasing/Copy /Print	2,000.00	2,331.16	2,000.00	2,604.94	2,400.00	564.83	2,600.00		
95	51300	Payroll Processing	2,000.00	0.00	0.00	1,253.01	1,300.00	223.72	1,000.00		
96	51330	Postage / Delivery	3,700.00	3,902.71	4,000.00	2,032.07	4,000.00	863.86	4,000.00		
97											
98	51555	Community Activities	400.00	489.54	400.00	0.00	0.00	0.00	0.00		Easter Egg hunt + 2 to 4 Events, refreshments at Volunteer Events, pool parties,
99	56070	Federal & State Income Tax	12,000.00	20,078.28	2,000.00	2,274.00	2,000.00	40,547.41	2,000.00	Chk Audit \$2k or \$40k	pay from interest income
100	61011	Bad Debt Expense	15,000.00	0.00	10,000.00	683.78	5,000.00	(1,836.24)	0.00	How Negative??	
101											
102		Total Administration	46,100.00	35,429.47	29,000.00	17,678.51	23,900.00	43,296.98	18,200.00		
103											
104		6. UTILITIES									
105	52005	Electricity	11,000.00	7,977.12	11,000.00	6,853.40	10,000.00	1,159.77	10,000.00		(S) - July & August are big months
106	52020	Water / Sewer	4,000.00	3,883.44	4,000.00	1,497.47	4,000.00	127.18	4,000.00	closer to actual	
107	52200	Phone/Internet/Cable/AV	8,000.00	5,529.23	8,000.00	6,073.48	6,000.00	2,580.05	7,000.00	plus \$100	
108			23,000.00	17,389.79	23,000.00	14,424.35	20,000.00	3,867.00	21,000.00		
109											

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	Nos.		2019 Budget	12/31/2019	2020 Budget	12/31/2020	2021 Budget	Working	2022 Budget	NOTES	NOTES
110											
111	53505	Snow Removal Contract	6,000.00	891.24	6,000.00	0.00	4,000.00	1,537.50	4,000.00		
112		Total	6,000.00	891.24	6,000.00	0.00	4,000.00	1,537.50	4,000.00		
113											
114		Repairs and Maintenance									
115	54005	Building Repairs & Maintenance	4,000.00	4,782.18	5,000.00	3,469.79	5,000.00	1,080.33	5,000.00		
116	54010	Common Area Maintenance Landscape	20,462.05	24363.88	20,462.05	24,092.46	22,643.44	4,465.19	22,643.44	base cost from ?31	Grass Cutting
117	54805	Computer Expenses	4,800.00	4,058.81	5,300.00	4,168.04	5,000.00	1,090.00	5,000.00	closer to actual	
118	54825	Landscaping	600.00	650.00	2,000.00	627.43	2,000.00	0.00	2,000.00		
119	54840	Signs	300.00	0.00	300.00	63.49	300.00	0.00	300.00	a lot of work on them	
120	54860	Tree Removal	70,000.00	85,775.00	80,000.00	88,600.00	90,000.00	30,725.00	95,000.00	trees are in bad shape	
121		Community Center Cleaning							3,600.00		
122		Total Repair and Maintenance	100,162.05	119,629.87	113,062.05	121,021.21	124,943.44	37,360.52	133,543.44		
123			106,162.05	120,521.11	119,062.05	121,021.21	128,943.44	38,898.02	137,543.44		
124		Professional Services									
125	55050	Insurance	23,500.00	18,443.99	23,500.00	16,001.00	24,526.00	16,629.00	20,000.00		New Insurance Levels 2021
126	55050	Insurance Directors & Officers	3,200.00	998.00	3,200.00	3,874.00	4,000.00	4,900.00	5,000.00		
127	55075	Workers Compensation Insur.	4,900.00	4,362.00	5,000.00	3,732.00	5,000.00	4,081.00	5,000.00		
128	55100	Audit & Tax	6,400.00	6,400.00	6,500.00	6,450.00	6,550.00	6,100.00	6,900.00		2022 \$6,900, 23 \$6,900
129	55150	Management Fee	39,000.00	39,617.40	39,780.00	39,496.02	40,380.00	19,682.62	47,000.00		FM Contract 2022 to 2024 39k +fees =\$47k
130	55200	Concierge Service									
131	55270	Legal - Collections	36,000.00	30,868.18	36,000.00	20,338.16	36,000.00	14,618.62	36,000.00		
132	55271	Legal - Covenants	3,000.00	2,809.00	3,000.00	2,995.10	3,000.00	400.00	3,000.00		
133	55272	Legal & Professional	4,500.00	2,429.00	4,500.00	7,346.19	4,500.00	3,197.00	4,500.00		
134	56090	Pool Sales Tax	300.00	368.09	300.00	0.00	0.00	0.00	0.00		
135											
136		Total Professional Services	120,800.00	106,295.66	121,780.00	100,232.47	123,956.00	69,608.24	127,400.00		
137											
138		Supplies									
139	57025	General Supplies	900.00	1,952.07	1,200.00	1,583.24	2,000.00	799.13	2,000.00		
140	57075	Office Supplies (Misc. Supplies)	1,200.00	775.95	1,200.00	1,083.36	800.00	421.74	800.00		
141											
142		Total Supplies	2,100.00	2,728.02	2,400.00	2,666.60	2,800.00	1,220.87	2,800.00		
143											
144		Clubhouse, Pool, Recreation									
145		Recreation									
146	57805	Tennis & Other Court Maintenance	400.00	254.49	400.00	539.16	400.00	0.00	400.00		
147	57527	Pool Furniture	2,000.00	2,143.96	10,000.00	10,998.03	8,000.00	0.00	12,000.00		
148	53260	Pool Management Contract	80,900.00	80,900.00	89,000.00	35,600.00	96,685.27	56,077.30	103,613.16		
149	57505	Pool Repairs & Maintenance	4,000.00	4,308.69	4,400.00	3,227.99	4,400.00	2,158.03	4,400.00		
150	57525	Pool Supplies	2,400.00	1,857.72	2,400.00	0.00	3,900.00	271.75	2,000.00		
151	57500	Pool Improvements	0.00		0.00		0.00		0.00		
152	57516	Pool Ice Cream & Water	3,800.00	4,734.06	4,200.00	0.00	0.00	0.00	0.00		
153		Grounds Improvements	0.00		0.00		0.00		0.00		
154											
155		Total Clubhouse, Pool, Recreation	93,500.00	94,198.92	110,400.00	50,365.18	113,385.27	58,507.08	122,413.16		
156											
157		Townhome Interest Income									
158		Townhome - Land and Building Operations									
159	57925	TH Electricity - Streetlights	23,000.00	19,432.35	23,000.00	17,765.67	20,000.00	10,070.65	20,000.00		
160	57905	TH Facilities Repairs and Maintenance	40,000.00	15,753.47	40,000.00	1,721.57	30,000.00	0.00	30,000.00		Major erosion problems being discovered. Should be Operating expense if we want done in current year not buried in reserves.
161	58500	TH Grounds Maintenance	80,771.25	81883.23	80,771.25	80855.74	89,382.00	30,041.83	89,382.00	base cost from 31	
162	58530	TH Landscape	600.00	0.00	600.00	0.00	600.00	0.00	300.00		Board call

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	Nos.		2019 Budget	12/31/2019	2020 Budget	12/31/2020	2021 Budget	Working	2022 Budget	NOTES	NOTES
163	57960	TH Sidewalk and Curb Replacement	20,000.00	15,014.00	20,000.00	42,327.00	20,000.00	9,112.25	20,000.00		
164	57980	TH Snow Removal	30,000.00	16,933.26	30,000.00	0.00	30,000.00	17,547.00	30,000.00		
165	57990	TH Trash Removal	138,654.26	141,751.00	140,734.07	130,248.47	143,548.67	71,774.34	143,548.67		From 34
166	57975	TH Tree Pruning	0.00	0.00	0.00	0.00	0.00	0.00	0.00		Moved 10k to Payroll?
167											
168		Total Townhouse - Land and Building	333,025.51	290,767.31	335,105.32	272,918.45	333,530.67	138,546.07	333,230.67		
169											
170		Detached Homes - Interest									
171		Detached Homes - Land and Building									
172	53120	D/H Grounds Maintenance	6,461.70	6034.8	6,461.70	5384.8	7,150.56	991.62	7,150.56	base cost from Line 3	???? From audit
173	53532	D/H Trash Removal	159,195.61	160,567.00	161,583.55	146,875.96	164,815.30	54,938.44	164,815.30	From 35	
174											
175		Total Detached Homes - Land and Building	165,657.31	166,601.80	168,045.25	152,260.76	171,965.86	55,930.06	171,965.86		
176											
177		Reserve Expenses									
178	83396	Computer/printer/TV		2,330.00		0.00					
179	83396	Pool Equipment		4,300.00		0.00					
180	83396	Tennis/other Court		1,450.00		0.00					
181	83396	Trails, Signs Ballfield		2,045.20		0.00					
182	83396	Reallocate Reserve Expense		(10,125.20)		0.00					
183				0.00		0.00		0.00			
184		Reserves									
185	61379	Computers, Tablets, Printers RSV	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	800.00	0.00		Fully funded, temp stop funding
186	61380	Trails, Signs, Ballfield RSV	12,700.00	12,700.00	12,930.00	12,930.00	13,160.00	4,386.68	13,400.00	2.5 miles of trail	but no change
187	61381	Community Center RSV	9,300.00	9,300.00	9,470.00	9,470.00	9,640.00	3,213.32	9,810.00	per reserve study	
188	61382	Pool Equipment RSV	4,070.00	4,070.00	4,140.00	4,140.00	4,210.00	1,403.32	4,290.00	per reserve study	New Filter System, 10 yr
189	61383	Pool Structure RSV	49,000.00	49,000.00	49,880.00	49,880.00	50,780.00	16,926.68	51,690.00	per reserve study	30 year replacement, more than maitenance, Short by half of cost
190		Pool Furniture			1,000.00	1,000.00	1,000.00	332.00	0.00		Lots of increase temporarily stop funding
191	61384	Erosion/Environmental	9,500.00	9,500.00	9,670.00	9,670.00	9,840.00	3,280.00	10,020.00		Erosion projects -Reserve Study?
192	61385	Reserve Study	1,350.00	1,350.00	2,400.00	2,400.00	2,400.00	800.00	2,400.00	plus \$50	
193	61386	D/H Erosion / Environment RSV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	no plans	
194	61387	D/H Tot Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Fully Funded	
195	61388	Tennis/Other Court RSV	20,000.00	20,000.00	14,250.00	14,250.00	14,510.00	4,836.68	14,770.00	per reserve study	Tennis Courts resurfaced in 2000, cost 18,912
196	61390	TH Streets / Parking RSV	200,000.00	200,000.00	203,600.00	203,600.00	200,000.00	66,666.68	210,990.00	plus 20K in line 160	2000/1 last time Cut & Resurface
197	61391	TH Tot Lot Maintenance RSV	4,000.00	4,000.00	6,000.00	6,000.00	6,000.00	2,000.00	6,000.00		Equipment aging reserve needs to be more than one piece per lot in 15 years
198	61392	TH Tot Lot Mulch RSV	3,500.00	3,500.00	4,000.00	4,000.00	1,000.00	333.32	0.00		Fully Funded, Temp stop funding
199	61393	TH Erosion / Environment RSV	47,000.00	47,000.00	47,850.00	47,850.00	45,000.00	15,000.00	49,590.00		
200	61394	TH Snow Removal RSV					2,400.00	800.00	2,400.00		No more than 30k
201	61395	TH Retaining Wall Reserve	2,300.00	2,300.00	3,000.00	3,000.00	3,000.00	1,000.00	3,000.00		Retaining walls
202											
203		Total Reserves	365,120.00	365,120.00	370,590.00	370,590.00	365,340.00	121,778.68	378,360.00		
204											
205											
206											
207											
208		Total Common Reserve Funding	108,320.00	108,320.00	105,140.00	105,140.00	106,940.00	35,646.68	106,380.00		
209		Total Single Family Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
210		Total Townhome Reserve Funding	256,800.00	256,800.00	264,450.00	264,450.00	257,400.00	85,800.00	271,980.00		
211											
212											
213			0		0						
214											
215											

NFCA 2022 BUDGET

Printed 11/9/2021

1	A	B	P	Q	R	S	T	U	V	W	X
Account	Nos.		Approved 2019 Budget	Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of Working	Proposed 2022 Budget	NOTES	NOTES
216			Approved 2019 Budget	Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of Working	Proposed 2022 Budget		NOTES
220		TOTAL COMMON EXPENSES	724,024.41	684,203.33	751,291.73	621,791.79	762,092.37	319,418.05	793,648.17		
222		Total common expenses minus	636,224.41	516,998.67	665,391.73	476,379.98	688,992.37	272,354.20	724,548.17		/ 1808 = Annual Common
223		non-assessment income (include Special Assessr	87,800.00	167,204.66	85,900.00	145,411.81	73,100.00	47,063.85	69,100.00		/ 4 = Quarterly Assessment
225		Annual Common	351.89	285.95	368.03	263.48	381.08	150.64	400.75		
226		Quarterly Common	87.97	71.49	92.01	65.87	95.27	37.66	100.19		
227		Annual TH only	579.97	538.41	589.53	528.39	581.05	220.60	595.09		
228		Quarterly TH only	144.99	134.60	147.38	132.10	145.26	55.15	148.77		
229		Annual SFH only	209.43	210.62	212.45	192.49	217.40	70.71	217.40		
230		Quarterly SFH only	52.36	52.66	53.11	48.12	54.35	17.68	54.35		
231		Annual TH Total=Common+TH	931.86	824.36	957.56	791.87	962.13	371.23	995.84		
232		Annual SFH Total=Common+SFH	561.32	496.57	580.47	455.98	598.48	221.35	618.15		
233											
234		Quarterly TH Assessment	232.97	206.09	239.39	197.97	240.53	92.81	248.96		
235		Quarterly SFH Assessment	140.33	124.14	145.12	113.99	149.62	55.34	154.54		
236											
237											
238			Approved		Approved		Final		Proposed		
239			2019 Budget		2020 Budget		2021 Budget		2022 Budget		NOTES
241	45107	Townhouse Assessment Income	589,825.51	547,567.31	599,555.32	549,792.43	590,930.67	196,999.68	605,210.67		
242			589,825.51	547,567.31	599,555.32	549,792.43	590,930.67	196,999.68	605,210.67		
243											
244											
245											
246		Total TH Operating Expenses	333,025.51	290,767.31	335,105.32	272,918.45	333,530.67	138,546.07	333,230.67		
247											
248											
249		TH Reserves	256,800.00	256,800.00	264,450.00	264,450.00	257,400.00	85,800.00	271,980.00		
250											
251		Total Townhouse Expenses	589,825.51	547,567.31	599,555.32	537,368.45	590,930.67	224,346.07	605,210.67		/ 1017 = Annual TH only
252											32K increase in TH Expenses (15 reserve + 17 Op)
253		Total Townhome + portion of Common	947,701.73	838,379.06	973,838.17	805,332.19	978,488.88	404,018.72	1,012,769.02		
254											
255											
256		SINGLE FAMILY	Approved	Actual as of	Approved	Actual as of	Final	Actual as of	Proposed		
257		SINGLE FAMILY INCOME	2019 Budget	12/31/2019	2020 Budget	12/31/2020	2021 Budget	Working	2022 Budget		NOTES
258		Single Family Services Income									
259	45105	Single Family Assessment Income	165,657.31	166,601.80	168,045.25	154,346.90	171,965.86	57,300.04	171,965.86		
260			165,657.31	166,601.80	168,045.25	154,346.90	171,965.86	57,300.04	171,965.86		
261											
262											
263		Total SF Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
264											
265		Total SFH Expenses	165,657.31	166,601.80	168,045.25	152,260.76	171,965.86	55,930.06	171,965.86		/ 791 = Annual SFH only
266											
267		Total SFH + portion of Common	444,005.49	392,788.72	459,154.13	360,677.00	473,400.02	195,675.46	488,955.69		
268											
269			Approved	Actual as of	Approved	Actual as of	Final	Actual as of	Proposed		% Chg
270		TOTAL NFCA INCOME	2019 Budget	43830	2020 Budget	12/31/2020	2021 Budget	Working	2022 Budget		2015-14

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2	Account Nos.		Approved 2019 Budget	Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of Working	Proposed 2022 Budget	NOTES	NOTES
271		Total Common Income	724,024.41	803,335.08	751,291.73	698,362.88	762,092.37	276,728.06	793,648.17		-1.21%
272		Total Townhouse Income	589,825.51	547,567.31	599,555.32	549,792.43	590,930.67	196,999.68	605,210.67		4.14%
273		Total SFH Income	165,657.31	166,601.80	168,045.25	154,346.90	171,965.86	57,300.04	171,965.86		2.21%
274		Total NFCA Income	1,479,507.23	1,517,504.19	1,518,892.30	1,402,502.21	1,524,988.90	531,027.78	1,570,824.70		1.32%
275											
276		TOTAL NFCA EXPENSES									
277		Total Common Expenses	724,024.41	684,203.33	751,291.73	621,791.79	762,092.37	319,418.05	793,648.17		-1.21%
278		Total Townhouse Expenses	589,825.51	547,567.31	599,555.32	537,368.45	590,930.67	224,346.07	605,210.67		4.14%
279		Total SFH Expenses	165,657.31	166,601.80	168,045.25	152,260.76	171,965.86	55,930.06	171,965.86		2.21%
280		Total NFCA Expenses	1,479,507.23	1,398,372.44	1,518,892.30	1,311,421.00	1,524,988.90	599,694.18	1,570,824.70		1.32%
281											
282		BALANCE CHECK									
283		Income vs Expenses	2019 Budget	43,830.00	2020 Budget	12/31/2020	2021 Budget	Working	2022 Budget		
284											
285		Common (Income-Expenses)	0.00	119,131.75	0.00	76,571.09	0.00	(42,689.99)	0.00		
286		Townhouse (Income-Expenses)	0.00	0.00	0.00	12,423.98	0.00	(27,346.39)	0.00		
287		Single Family (Income-Expenses)	0.00	0.00	0.00	2,086.14	0.00	1,369.98	0.00		
288		Total NFCA NET Income (Loss)									
289											
290		COMMON RESERVES Balances	2019 Budget	43,830.00	2020 Budget	44,196.00	2021 Budget	Working	2022 Budget		
291											
292	61379	Computer/Printer reserv	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	800.00	0.00		
293		Balance									
294	61380	Trails, Signs, Ballfield RSV	12,700.00	12,700.00	12,930.00	12,930.00	13,160.00	4,386.68	13,400.00		
295		Balance									
296	61381	Community Center RSV	9,300.00	9,300.00	9,470.00	9,470.00	9,640.00	3,213.32	9,810.00		
297		Balance									
298	61382	Pool Equipment RSV	4,070.00	4,070.00	4,140.00	4,140.00	4,210.00	1,403.32	4,290.00		
299		Balance									
300	61383	Pool Structure RSV	49,000.00	49,000.00	49,880.00	49,880.00	50,780.00	16,926.68	51,690.00		
301		Balance									
302	61384	Erosion/Environmental	9,500.00	9,500.00	9,670.00	9,670.00	9,840.00	3,280.00	10,020.00		
303		Balance									
304	61385	Reserve Study	1,350.00	1,350.00	2,400.00	2,400.00	2,400.00	800.00	2,400.00		
305		Balance									
306	61388	Tennis/Other Court RSV	20,000.00	20,000.00	14,250.00	14,250.00	14,510.00	4,836.68	14,770.00		
307		Balance									
308											
309			108,320.00	108,320.00	105,140.00	105,140.00	106,940.00	35,646.68	106,380.00		
310											
311											
312			2019 Budget	43,830.00	2020 Budget	44,196.00	2021 Budget	Working	2022 Budget		Expected Life - Year
313											
314	61392	TH Tot Lot Mulch RSV	3,500.00	3,500.00	4,000.00	4,000.00	1,000.00	333.32	0.00		
315		Balance									
316	61393	TH Erosion / Environment RSV	47,000.00	47,000.00	47,850.00	47,850.00	45,000.00	15,000.00	49,590.00		
317		Balance									
318	61390	TH Streets / Parking RSV	200,000.00	200,000.00	203,600.00	203,600.00	200,000.00	66,666.68	210,990.00		2010/2011
319		Balance									
320	61394	TH Snow Removal RSV	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
321		Balance									
322	61391	TH Tot Lot Maintenance RSV	4,000.00	4,000.00	6,000.00	6,000.00	6,000.00	2,000.00	6,000.00		
323		Balance									
324	61395	T/H Retain wall rsv	2,300.00	2,300.00	3,000.00	3,000.00	3,000.00	1,000.00	3,000.00		
325		Balance									
326			256,800.00	256,800.00	264,450.00	264,450.00	255,000.00	85,000.00	269,580.00		

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2	Account Nos.		Approved 2019 Budget	Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of Working	Proposed 2022 Budget	NOTES	NOTES
327		Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
328											Expected
329			2019 Budget	43,830.00	2020 Budget	44,196.00	2021 Budget	Working	2022 Budget		Life - Year
330											
331	61386	D/H Erosion / Environment RSV	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
332		Balance									
333	61387	D/H Tot Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
334		Balance									
335			0.00	0.00	0.00	0.00	0.00	0.00	0.00		
336											
337			0.00	0.00	0.00	0.00	0.00	0.00	0.00		
338											
339											
340		Total RSV Contributions	365,120.00	365,120.00	369,590.00	369,590.00	361,940.00	120,646.68	375,960.00		
341		Total RSV									
342											
343		Operating reserves									
344		Contingency Reserves									
345		Townhouse Reserves									
346		Single Family Reserves									
347		Prior Years RE									
348		Net Surplus/(Deficit)									