

# 2023 NFCA Operating Budgets and Assessments

<b>Townhomes Quarterly Assessment (Common + Townhome)</b>	<b>= \$ 273.85</b>
<b>Detached Homes Quarterly Assessment (Common + Detached Home)</b>	<b>= \$ 187.20</b>

Common Operating Budget

<u>Expenses</u>	<b>2023</b>	<b>2022</b>
Administration	\$22,900	\$18,200
Repairs & Maintenance	138,943	137,543
Professional Services	129,900	127,400
Supplies	4,000	2,800
Clubhouse, Pool and Recreation	127,400	122,413
Payroll	262,798	165,010
Community Manager	81,609	77,723
Utilities	20,000	21,000
Common Reserves	<u>108,360</u>	<u>106,380</u>
Totals:	\$895,911	\$778,469

Townhomes Operating Budget

<u>Expenses</u>		
Land Operations	\$371,941	333,231
Townhouse Reserves	<u>286,580</u>	<u>271,980</u>
Totals:	\$658,521	\$605,211

Detached Homes Operating Budget

<u>Expenses</u>		
Land Operations	\$238,010	171,966
Detached Home Reserves	<u>0</u>	<u>0</u>
Totals:	\$238,010	171,966

Total Operating Budgets:

**Total Expenses**  
\$1,792,442

Income

	<b>2023</b>	<b>2022</b>
Common Assessment	\$809,691	\$724,548
Total Other Income	<u>86,220</u>	<u>69,100</u>
Totals:	\$895,911	\$793,648

Income

Townhouse Assessment	\$658,521	\$605,211
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Income

Detached Home Assessment	\$238,010	\$171,966
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Quarterly Common Assessment Per Home:

**2023** = \$ 111.96

**2022** = \$ 100.19

Quarterly Townhome Assessment Per Home:

**2023** = \$161.89

**2022** = \$148.76

Quarterly Detached Home Assessment Per Home:

**2023** = \$75.24

**2022** = \$54.36

**Total Income**

\$ 1,792,442