

NFCA 2023 BUDGET

Printed 10/20/2022

A	B	Q	R	S	T	U	V	W	X	Y	Z
Account		Actual as of	Approved	Actual as of	Final	Actual as of	Final	Actual as of	Proposed		
Nos.		12/31/2019	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget	NOTES	NOTES
						Change		Change			
4	Common (paid by all) - 1808 units	(8.31)	92.01	3.26	95.27	4.90	100.17	11.35	111.52		
5	Townhouse - 1017 units	(51.18)	143.90	0.63	144.53	4.25	148.77	13.10	161.88		
6	Single Family House - 791 units	0.81	56.64	(2.29)	54.35	0.00	54.35	20.87	75.22		
7	Special Assessments										
8	Budget's Total Quarterly Assessment										
9	Quarterly Townhouses		235.91		239.80		248.94		273.40		
10	Quarterly Single Family		148.65		149.62		154.52		186.75		payroll adjustment 2020. TH 238.8 SF 144.55
11			235.91		239.80		248.94		273.40		
12	Actual Quarterly Rates (what we paid/are paying)	TH Up	\$ (59.50)	TH Up	\$ 3.90	TH Up	\$ 9.15	TH Up	\$ 24.45	TH Up	TH \$ increase (decrease)
13	Townhouse	24.38%	235.90	-20.14%	239.80	1.65%	248.95	3.82%	273.40	9.82%	figure above rounded up to nickle
14	Single Family	13.44%	148.65	-4.80%	149.60	0.64%	154.50	3.28%	186.75	20.87%	figure above rounded up to nickle
15		SF Up	\$ (7.50)	SF Up	\$ 0.95	SF Up	\$ 4.90	SF Up	\$ 32.25	SF Up	SF \$ Increase (decrease)
16	Maximum Assessment Ceiling		2019+5%		2020+5%		2021+5%		2022+5%		
17	Annual TH		1,737.49		1,824.36		1,915.58		2,011.36		
18	Annual SF		1,323.92		1,390.11		1,459.62		1,532.60		
19											
20	Quarterly TH		434.37		456.09		478.90		502.84		
21	Quarterly SF		330.98		347.53		364.90		383.15		
22											
23	Actual Assessment to Ceiling Differential										
24	TH		198.47		216.29		229.95		229.44		
25	SF		182.33		197.93		210.40		196.40		
26											
27											
28											
29											
30	MAJOR CONTRACTS:										
31	Landscape Contract	45,412.68	107,695.00	71,804.26	119,176.00	47,906.00	119,176.00	16,627.11	119,176.00	base cost from 31	
32	(75% TH, 19% Common, 6% SFH)										120,000 annual / 10,000 per Month
33	Solid Waste Disposal & Recycling	242,450.23	302,317.62	227,731.70	308,363.97	239,465.00	308,363.97	114,798.56	392,119.27	New 23	407,804.04 - 24 424,116.20 - 25
34	Pushed to TH Area	0.43	129,564.69	0.43	143,548.67	0.47	143,548.67	0.47	161,259.37	0.41	
35	Pushed to SFH Area	0.57	172,752.93	0.57	164,815.30	0.53	164,815.30	0.53	230,859.90	0.59	
36	Total:										
37	Swimming Pool Management*	2016 Rebid	89,000.00	2016 Rebid	96,685.27		103,613.16		109,800.00	New 23	Wage increase + reduce lifeguard in August
38	(for CPI = 3%)										
39	Financial Management	from ?125	39,780.00	from ?128	40,380.00	from ?128	47,000.00	from ?128	47,000.00	from row128	FM Contract 2022 to 2024 39k +fees =\$47k
40	Audit & taxes	New contract 19	6,500.00	New contract 19	6,550.00	New contract 19	6,900.00	New contract 19	6,900.00	New contract 22	2022 \$6,900, 23 \$6,900
41											
42											
43											
44											
45	REVENUE / REIMBURSEMENT		Approved		Final		Final		Proposed		NOTES
46			2020 Budget		2021 Budget		2022 Budget		2023 Budget		
47	45105 Single Family Assessment Income (Detached)	165,659.34	179,214.63	154,346.90	171,965.86	171,900.00	171,965.86	85,997.52	238,010.46		
48	45106 Townhouse Assessment Income	589,794.79	585,385.94	549,792.43	587,930.67	590,999.00	605,210.67	302,577.84	658,521.37		
49	45108 Common Assessment Income	636,130.42	665,391.73	552,951.07	688,992.37	688,993.00	712,368.60	362,287.04	806,517.99		
50											
51											
52	48010 Community Program Income	36.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00		
53	48016 Party Room Income	12,596.32	10,000.00	2,166.00	5,000.00	0.00	3,000.00	1,425.00	7,000.00		
54	48020 Disclosure Income	15,871.15	11,500.00	21,430.00	15,000.00	21,610.00	15,000.00	13,940.00	18,000.00		\$195 each
55	48030 Newsletter Income	3,616.00	4,700.00	3,065.00	2,500.00	5,790.00	3,500.00	2,451.00	3,500.00		Trying to increase advertising
56	Bad Debt Recovery					1,036.00					
57	48035 Pool Income	16,894.91	15,000.00	0.00	15,000.00	0.00	8,000.00	1,905.00	8,000.00		
58	Parking Fee								1,000.00		20 slots x \$50 for season
59	48040 Tennis Income		0.00		0.00		0.00		0.00		
60	48045 Violation Income	(50.00)	0.00		0.00		0.00		0.00	No Fine No Income	

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1	Account		Actual as of	Approved	Actual as of	Final	Actual as of	Final	Actual as of	Proposed		
2	Nos.		12/31/2019	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget	NOTES	NOTES
61	48100	Late Fee Income	13,284.99	10,000.00	6,168.75	6,000.00	9,312.00	6,000.00	5,359.11	9,000.00		
62	48120	Legal Fee Reimbursement	7,778.40	6,000.00	4,856.10	6,000.00	5,287.00	6,000.00	8,151.95	8,000.00		
63	48125	Legal Fee Income - Covenants		0.00		0.00		0.00		0.00		
64	48165	Pool Ice Cream & Water	6,255.52	6,000.00	0.00	0.00	0.00	0.00	3,588.35	6,000.00		
65	48175	Return Check Income					250.00		175.00	100.00		
66	48180	Covenant Sanction - Mowing			776.23		0.00		0.00			
67	49010	Interest Income	67,735.51	0.00	77,599.07	0.00	37,773.00	0.00	9,147.18	0.00		interest goes to reserves
68	49501	County Grant							5,000.00			
69	49900	Miscellaneous Income	374.96	600.00	6,020.20	600.00	565.00	600.00	(784.00)	600.00		
70	43805	Antenna Income	22,810.90	22,000.00	23,110.46	23,000.00	24,438.00	24,000.00	12,510.02	25,020.00		
71					220.00							
72		Total General Income	167,204.66	85,900.00	145,411.81	73,100.00	106,061.00	66,100.00	62,868.61	86,220.00		
73		Total Common Income	803,335.08	751,291.73	698,362.88	762,092.37	795,054.00	778,468.60	425,155.65	892,737.99		
74		Total Income	1,558,789.21	1,515,892.30	1,402,502.21	1,521,988.90	1,557,953.00	1,555,645.13	813,731.01	1,789,269.82		
75		COMMON EXPENSES										
76		5. PAYROLL										
77		Employees		150,270.32	123,007.14	150,747.52	119,626.00	148,913.00	68,319.12	247,981.76		
78		Community Manager		74,930.00	73,043.74	75,679.30	72,115.00	77,722.00	37,180.53	81,608.78		
79		total - 50700	185,780.84	225,200.32	196,050.88	226,426.82	191,741.00	226,635.00	105,499.65	329,590.54		
80	50700	Payroll Taxes	13,539.52	15,309.36	14,212.59	15,740.84	13,873.00	16,097.00	8,169.88	16,644.01		
81												
82		Employees +Taxes for chart		165,579.68		166,488.36		165,010.00		264,625.77		
83												
84												
85		Total Payroll	199,320.36	240,509.68	210,263.47	242,167.66	205,614.00	242,732.00	113,669.53	346,234.55		
86			203,682.36	245,509.68	213,995.47	247,167.66	209,695.00	247,732.00	113,669.53	351,234.55		Total + Line124 Workman's Comp Ins
87		1. ADMINISTRATION										
88	51122	Bank Charges	374.05	300.00	142.00	300.00	83.00	200.00	5.00	200.00		
89	51125	Board Expense	2,513.73	2,400.00	1,794.57	1,000.00	1,812.00	1,000.00	809.74	2,000.00		
90	51126	Mileage Reimbursement	1,511.38	2,000.00	1,574.55	2,000.00	1,447.00	2,000.00	1,010.52	3,000.00		
91	51130	Committee Expense	1,284.86	1,400.00	1,312.74	1,400.00	1,404.00	1,500.00	1,543.09	1,700.00		
92	51131	Office Equipment (Expense)	1,572.70	1,700.00	1,639.28	1,700.00	1,238.00	1,700.00	454.94	1,700.00		
93	51135	Copying/Printing	393.86	1,800.00	1,190.57	1,800.00	424.00	1,200.00	703.85	1,200.00		
94	51150	Education / Training	977.20	1,000.00	1,177.00	1,000.00	0.00	1,000.00	479.00	1,000.00		
95	51199	Miscellaneous Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
96	51220	Equipment Leasing/Copy /Print	2,331.16	2,000.00	2,604.94	2,400.00	3,210.00	2,600.00	1,744.66	3,400.00		
97	51300	Payroll Processing	0.00	0.00	1,253.01	1,300.00	1,091.00	1,000.00	300.00	1,000.00		
98	51330	Postage / Delivery	3,902.71	4,000.00	2,032.07	4,000.00	4,049.00	4,000.00	837.08	4,200.00		
99												
100	51555	Community Activities	489.54	400.00	0.00	0.00	0.00	0.00	0.00	500.00		Easter Egg hunt + 2 to 4 Events, refreshments at Volunteer Events, pool parties,
101	56070	Federal & State Income Tax	20,078.28	2,000.00	2,274.00	2,000.00	13,134.00	2,000.00	11,216.40	3,000.00	Chk Audit \$2k or \$40k	pay from interest income
102	61011	Bad Debt Expense	0.00	10,000.00	683.78	5,000.00	0.00	0.00	0.00	0.00	How Negative??	
103												
104		Total Administration	35,429.47	29,000.00	17,678.51	23,900.00	27,892.00	18,200.00	19,104.28	22,900.00		
105												
106		6. UTILITIES										
107	52005	Electricity	7,977.12	11,000.00	6,853.40	10,000.00	7,675.00	10,000.00	1,939.50	10,000.00		(S) - July & August are big months
108	52020	Water / Sewer	3,883.44	4,000.00	1,497.47	4,000.00	2,622.00	4,000.00	63.61	3,000.00	closer to actual	
109	52200	Phone/Internet/Cable/AV	5,529.23	8,000.00	6,073.48	6,000.00	6,079.00	7,000.00	2,051.69	7,000.00	plus \$100	
110			17,389.79	23,000.00	14,424.35	20,000.00	16,376.00	21,000.00	4,054.80	20,000.00		
111												
112												
113	53505	Snow Removal Contract	891.24	6,000.00	0.00	4,000.00	2,493.00	4,000.00	1,411.00	4,000.00		
114		Total	891.24	6,000.00	0.00	4,000.00	2,493.00	4,000.00	1,411.00	4,000.00		
115												
116		Repairs and Maintenance										

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2	Nos.		12/31/2019	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget	NOTES	NOTES
117	54005	Building Repairs & Maintenance	4,782.18	5,000.00	3,469.79	5,000.00	8,610.00	5,000.00	2,645.98	5,000.00		
118	54010	Common Area Maintenance Landscape	24363.88	20,462.05	24,092.46	22,643.44	19,833.00	22,643.44	13,652.07	22,643.44	base cost from ?31	Grass Cutting
119	54018	Community Center Cleaning						3,600.00	1,706.00	-		
120	54805	Computer Expenses	4,058.81	5,300.00	4,168.04	5,000.00	4,674.00	5,000.00	1,980.00	5,000.00	closer to actual	
121	54825	Landscaping	650.00	2,000.00	627.43	2,000.00	66.00	2,000.00	0.00	2,000.00		
122	54840	Signs	0.00	300.00	63.49	300.00	0.00	300.00	0.00	300.00	a lot of work on them	
123	54860	Tree Removal	85,775.00	80,000.00	88,600.00	90,000.00	81,400.00	95,000.00	89,200.00	100,000.00	trees are in bad shape	
124												
125		Total Repair and Maintenance	119,629.87	113,062.05	121,021.21	124,943.44	114,583.00	133,543.44	109,184.05	134,943.44		
126			120,521.11	119,062.05	121,021.21	128,943.44	117,076.00	137,543.44	110,595.05	138,943.44		
127		Professional Services										
128	55050	Insurance	18,443.99	23,500.00	16,001.00	24,526.00	21,291.00	20,000.00	26,463.00	23,000.00		New Insurance Levels 2021
129	55050	Insurance Directors & Officers	998.00	3,200.00	3,874.00	4,000.00	0.00	5,000.00	0.00	4,200.00		
130	55075	Workers Compensation Insur.	4,362.00	5,000.00	3,732.00	5,000.00	4,081.00	5,000.00	0.00	5,000.00		
131	55100	Audit & Tax	6,400.00	6,500.00	6,450.00	6,550.00	6,500.00	6,900.00	6,500.00	6,900.00		2022 \$6,900, 23 \$6,900
132	55150	Management Fee	39,617.40	39,780.00	39,496.02	40,380.00	39,435.00	47,000.00	19,578.20	47,000.00		FM Contract 2022 to 2024 39k +fees =\$47k
133	55200	Concierge Service										
134	55270	Legal - Collections	30,868.18	36,000.00	20,338.16	36,000.00	26,444.00	36,000.00	11,068.56	36,000.00		
135	55271	Legal - Covenants	2,809.00	3,000.00	2,995.10	3,000.00	0.00	3,000.00	0.00	3,000.00		
136	55272	Legal & Professional	2,429.00	4,500.00	7,346.19	4,500.00	9,243.00	4,500.00	1,574.00	4,500.00		
137	56090	Pool Sales Tax	368.09	300.00	0.00	0.00	0.00	0.00	0.00	300.00		
138												
139		Total Professional Services	106,295.66	121,780.00	100,232.47	123,956.00	106,994.00	127,400.00	65,183.76	129,900.00		
140												
141		Supplies										
142	57025	General Supplies	1,952.07	1,200.00	1,583.24	2,000.00	2,387.00	2,000.00	0.00	3,200.00		
143	57075	Office Supplies (Misc. Supplies)	775.95	1,200.00	1,083.36	800.00	421.74	800.00	2,295.83	800.00		
144												
145		Total Supplies	2,728.02	2,400.00	2,666.60	2,800.00	2,808.74	2,800.00	2,295.83	4,000.00		
146												
147		Clubhouse, Pool, Recreation										
148		Recreation										
149	53260	Pool Management Contract	80,900.00	89,000.00	35,600.00	96,685.27	96,685.00	103,613.16	60,211.63	109,800.00		
150	57500	Pool Improvements		0.00		0.00		0.00		0.00		
151	57505	Pool Repairs & Maintenance	4,308.69	4,400.00	3,227.99	4,400.00	2,941.00	4,400.00	539.68	4,400.00		
152	57516	Pool Ice Cream & Water	4,734.06	4,200.00	0.00	0.00	0.00	0.00	1,017.72	4,200.00		
153	57525	Pool Supplies	1,857.72	2,400.00	0.00	3,900.00	2,561.00	2,000.00	275.78	2,600.00		
154	57527	Pool Furniture	2,143.96	10,000.00	10,998.03	8,000.00	8,989.00	12,000.00	2,996.31	1,000.00		
155	57805	Tennis & Other Court Maintenance	254.49	400.00	539.16	400.00	42.00	400.00	0.00	400.00		
156		Grounds Improvements		0.00		0.00		0.00		0.00		
157												
158		Total Clubhouse, Pool, Recreation	94,198.92	110,400.00	50,365.18	113,385.27	111,218.00	122,413.16	65,041.12	122,400.00		
159												
160		Townhome Interest Income										
161		Townhome - Land and Building Operations										
162	57905	TH Facilities Repairs and Maintenance	15,753.47	40,000.00	1,721.57	30,000.00	15,570.00	30,000.00	25,072.14	45,000.00		Major erosion problems being discovered. Should be Operating expense if we want done in current year not buried in reserves.
163	57925	TH Electricity - Streetlights	19,432.35	23,000.00	17,765.67	20,000.00	20,446.00	20,000.00	7,586.55	21,000.00		
164	57960	TH Sidewalk and Curb Replacement	15,014.00	20,000.00	42,327.00	20,000.00	23,115.00	20,000.00	0.00	25,000.00		
165	57975	TH Tree Pruning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
166	57980	TH Snow Removal	16,933.26	30,000.00	0.00	30,000.00	17,547.00	30,000.00	33,949.00	30,000.00		
167	57990	TH Trash Removal	141,751.00	129,564.69	130,248.47	143,548.67	143,788.00	143,548.67	61,008.20	161,259.37		From 34
168	58500	TH Grounds Maintenance	81883.23	80,771.25	80855.74	89,382.00	74,375.00	89,382.00	44,752.06	89,382.00	base cost from 31	
169	58530	TH Landscape	0.00	600.00	0.00	600.00	6,684.00	300.00	0.00	300.00		Board call
170												
171		Total Townhouse - Land and Building	290,767.31	323,935.94	272,918.45	333,530.67	301,525.00	333,230.67	172,367.95	371,941.37		
172												

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Account	Nos.		Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of 12/31/2021	Final 2022 Budget	Actual as of 6/30/2022	Proposed 2023 Budget	NOTES	NOTES
173		Detached Homes - Interest										
174		Detached Homes - Land and Building										
175	53120	D/H Grounds Maintenance	6,034.80	6,461.70	5,384.80	7,150.56	4,958.00	7,150.56	2,975.04	7,150.56	base cost from Line 31 Contract price	
176	53532	D/H Trash Removal	160,567.00	172,752.93	146,875.96	164,815.30	165,090.00	164,815.30	70,046.50	230,859.90	From 35	
177												
178		Total Detached Homes - Land and Building	166,601.80	179,214.63	152,260.76	171,965.86	170,048.00	171,965.86	73,021.54	238,010.46		
179												
187		Reserves										
188	61379	Computers, Tablets, Printers RSV	2,400.00	2,400.00	2,400.00	2,400.00	800.00	0.00	0.00	100.00		Fully funded, temp stop funding
189	61380	Trails, Signs, Ballfield RSV	12,700.00	12,930.00	12,930.00	13,160.00	4,386.68	13,400.00	6,700.02	13,640.00	2.5 miles of trail	but no change
190	61381	Community Center RSV	9,300.00	9,470.00	9,470.00	9,640.00	3,213.32	9,810.00	4,905.00	9,990.00	per reserve study	
191	61382	Pool Equipment RSV	4,070.00	4,140.00	4,140.00	4,210.00	1,403.32	4,290.00	2,145.00	4,370.00	per reserve study	New Filter System, 10 yr
192	61383	Pool Structure RSV	49,000.00	49,880.00	49,880.00	50,780.00	16,926.68	51,690.00	25,845.00	52,620.00	per reserve study	30 year replacement, more than maintenance, Short by half of cost
193		Pool Furniture		1,000.00	1,000.00	1,000.00	332.00	0.00	0.00	0.00		Lots of increase temporarily stop funding
194	61384	Erosion/Environmental	9,500.00	9,670.00	9,670.00	9,840.00	3,280.00	10,020.00	5,010.00	10,200.00		Erosion projects -Reserve Study?
195	61385	Reserve Study	1,350.00	2,400.00	2,400.00	2,400.00	800.00	2,400.00	1,200.00	2,400.00		
196	61386	D/H Erosion / Environment RSV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	no plans	
197	61387	D/H Tot Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Fully Funded	
198	61388	Tennis/Other Court RSV	20,000.00	14,250.00	14,250.00	14,510.00	4,836.68	14,770.00	7,384.98	15,040.00	per reserve study	Tennis Courts resurfaced in 2000, cost 18,912
199	61390	TH Streets / Parking RSV	200,000.00	203,600.00	203,600.00	200,000.00	66,666.68	210,990.00	105,495.00	214,700.00	plus 20K in line 160	2000/1 last time Cut & Resurface
200	61391	TH Tot Lot Maintenance RSV	4,000.00	6,000.00	6,000.00	6,000.00	2,000.00	6,000.00	3,000.00	6,000.00		Equipment aging reserve needs to be more than one piece per lot in 15 years
201	61392	TH Tot Lot Mulch RSV	3,500.00	4,000.00	4,000.00	4,000.00	333.32	0.00	0.00	0.00		Fully Funded, Temp stop funding
202	61393	TH Erosion / Environment RSV	47,000.00	47,850.00	47,850.00	45,000.00	15,000.00	49,590.00	24,795.00	50,480.00		
203	61394	TH Snow Removal RSV				2,400.00	800.00	2,400.00	1,200.00	2,400.00		No more than 30k
204	61395	TH Retaining Wall Reserve	2,300.00	3,000.00	3,000.00	3,000.00	1,000.00	3,000.00	1,500.00	3,000.00		Retaining walls
205	61397	TH Mailbox Reserve								10,000.00		TH Mailboxes 200k
206												
207		Total Reserves	365,120.00	370,590.00	370,590.00	365,340.00	121,778.68	378,360.00	189,180.00	394,940.00		
208												
209												
210												
211												
212		Total Common Reserve Funding	108,320.00	105,140.00	105,140.00	106,940.00	35,646.68	106,380.00	53,190.00	108,360.00		
213		Total Single Family Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
214		Total Townhome Reserve Funding	254,500.00	261,450.00	261,450.00	254,400.00	85,800.00	271,980.00	135,990.00	286,580.00		
215												
216												
217					0							
218												
219												
220			Actual as of	Approved	Actual as of	Final	Actual as of	Final	Actual as of	Proposed		
221			12/31/2019	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		NOTES
222												
223												
224		TOTAL COMMON EXPENSES	684,203.33	751,291.73	621,791.79	762,092.37	623,625.42	778,468.60	433,134.37	892,737.99		
225												
226		Total common expenses minus	516,998.67	665,391.73	476,379.98	688,992.37	517,564.42	712,368.60	370,265.76	806,517.99		/ 1808 = Annual Common
227		non-assessment income (include Special Assessm	167,204.66	85,900.00	145,411.81	73,100.00	106,061.00	66,100.00	62,868.61	86,220.00		/ 4 = Quarterly Assessment
228												
229		Annual Common	285.95	368.03	263.48	381.08	286.26	394.01	204.79	446.08		
230		Quarterly Common	71.49	92.01	65.87	95.27	71.57	98.50	51.20	111.52		
231		Annual TH only	536.15	575.60	525.44	578.10	380.85	595.09	303.20	647.51		
232		Quarterly TH only	134.04	143.90	131.36	144.53	95.21	148.77	75.80	161.88		
233		Annual SFH only	210.62	226.57	192.49	217.40	214.98	217.40	92.32	300.90		
234		Quarterly SFH only	52.66	56.64	48.12	54.35	53.74	54.35	23.08	75.22		
235		Annual TH Total=Common+TH	822.10	943.63	788.92	959.18	667.11	989.10	508.00	1,093.60		

NFCA 2023 BUDGET

Printed 10/20/2022

1	A	B	Q	R	S	T	U	V	W	X	Y	Z
2	Account		Actual as of	Approved	Actual as of	Final	Actual as of	Final	Actual as of	Proposed		
3	Nos.		12/31/2019	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget	NOTES	NOTES
236		Annual SFH Total=Common+SFH	496.57	594.59	455.98	598.48	501.24	611.41	297.11	746.98		
237												
238		Quarterly TH Assessment	205.53	235.91	197.23	239.80	166.78	247.28	127.00	273.40		
239		Quarterly SFH Assessment	124.14	148.65	113.99	149.62	125.31	152.85	74.28	186.75		
240												
241												
242				Approved		Final		Final		Proposed		
243				2020 Budget		2021 Budget		2022 Budget		2023 Budget		NOTES
244												
245	45107	Townhouse Assessment Income	545,267.31	585,385.94	549,792.43	587,930.67	590,999.00	605,210.67	302,577.84	658,521.37		
246			545,267.31	585,385.94	549,792.43	587,930.67	590,999.00	605,210.67	302,577.84	658,521.37		
247												
248												
249												
250		Total TH Operating Expenses	290,767.31	323,935.94	272,918.45	333,530.67	301,525.00	333,230.67	172,367.95	371,941.37		
251												
252												
253		TH Reserves	254,500.00	261,450.00	261,450.00	254,400.00	85,800.00	271,980.00	135,990.00	286,580.00		
254												
255		Total Townhouse Expenses	545,267.31	585,385.94	534,368.45	587,930.67	387,325.00	605,210.67	308,357.95	658,521.37		/ 1017 = Annual TH only
256												32K increase in TH Expenses (15 reserve + 17 Op)
257		Total Townhome + portion of Common	836,079.06	959,668.79	802,332.19	975,488.88	738,114.30	1,005,918.01	551,996.03	1,112,187.74		
258												
259												
260		SINGLE FAMILY	Actual as of	Approved	Actual as of	Final	Actual as of	Final	Actual as of	Proposed		
261		SINGLE FAMILY INCOME	12/31/2019	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		NOTES
262		Single Family Services Income										
263	45105	Single Family Assessment Income	166,601.80	179,214.63	154,346.90	171,965.86	171,900.00	171,965.86	85,997.52	238,010.46		
264			166,601.80	179,214.63	154,346.90	171,965.86	171,900.00	171,965.86	85,997.52	238,010.46		
265												
266												
267		Total SF Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
268												
269		Total SFH Expenses	166,601.80	179,214.63	152,260.76	171,965.86	170,048.00	171,965.86	73,021.54	238,010.46		/ 791 = Annual SFH only
270												
271		Total SFH + portion of Common	392,788.72	470,323.51	360,677.00	473,400.02	442,884.12	483,627.12	262,517.83	590,862.08		
272												
273			Actual as of	Approved	Actual as of	Final	Actual as of	Final	Actual as of	Proposed		% Chg
274		TOTAL NFCA INCOME	43830	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		2015-14
275		Total Common Income	803,335.08	751,291.73	698,362.88	762,092.37	795,054.00	778,468.60	425,155.65	892,737.99		-1.21%
276		Total Townhouse Income	545,267.31	585,385.94	549,792.43	587,930.67	590,999.00	605,210.67	302,577.84	658,521.37		5.85%
277		Total SFH Income	166,601.80	179,214.63	154,346.90	171,965.86	171,900.00	171,965.86	85,997.52	238,010.46		2.21%
278		Total NFCA Income	1,515,204.19	1,515,892.30	1,402,502.21	1,521,988.90	1,557,953.00	1,555,645.13	813,731.01	1,789,269.82		1.74%
279												
280		TOTAL NFCA EXPENSES										
281		Total Common Expenses	684,203.33	751,291.73	621,791.79	762,092.37	623,625.42	778,468.60	433,134.37	892,737.99		-1.21%
282		Total Townhouse Expenses	545,267.31	585,385.94	534,368.45	587,930.67	387,325.00	605,210.67	308,357.95	658,521.37		5.85%
283		Total SFH Expenses	166,601.80	179,214.63	152,260.76	171,965.86	170,048.00	171,965.86	73,021.54	238,010.46		2.21%
284		Total NFCA Expenses	1,396,072.44	1,515,892.30	1,308,421.00	1,521,988.90	1,180,998.42	1,555,645.13	814,513.86	1,789,269.82		1.74%
285												
286		BALANCE CHECK										
287		Income vs Expenses	43,830.00	2020 Budget	12/31/2020	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		
288												
289		Common (Income-Expenses)	119,131.75	0.00	76,571.09	0.00	171,428.58	0.00	(7,978.72)	0.00		
290		Townhouse (Income-Expenses)	0.00	0.00	15,423.98	0.00	203,674.00	0.00	(5,780.11)	0.00		
291		Single Family (Income-Expenses)	0.00	0.00	2,086.14	0.00	1,852.00	0.00	12,975.98	0.00		
292		Total NFCA NET Income (Loss)										
293												

NFCA 2023 BUDGET

1	A	B	Q	R	S	T	U	V	W	X	Y	Z
2	Account Nos.		Actual as of 12/31/2019	Approved 2020 Budget	Actual as of 12/31/2020	Final 2021 Budget	Actual as of 12/31/2021	Final 2022 Budget	Actual as of 6/30/2022	Proposed 2023 Budget	NOTES	NOTES
294		COMMON RESERVES Balances	43,830.00	2020 Budget	44,196.00	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		
295												
296	61379	Computer/Printer reserv	2,400.00	2,400.00	2,400.00	2,400.00	800.00	0.00	0.00	100.00		
297		Balance										
298	61380	Trails, Signs, Ballfield RSV	12,700.00	12,930.00	12,930.00	13,160.00	4,386.68	13,400.00	6,700.02	13,640.00		
299		Balance										
300	61381	Community Center RSV	9,300.00	9,470.00	9,470.00	9,640.00	3,213.32	9,810.00	4,905.00	9,990.00		
301		Balance										
302	61382	Pool Equipment RSV	4,070.00	4,140.00	4,140.00	4,210.00	1,403.32	4,290.00	2,145.00	4,370.00		
303		Balance										
304	61383	Pool Structure RSV	49,000.00	49,880.00	49,880.00	50,780.00	16,926.68	51,690.00	25,845.00	52,620.00		
305		Balance										
306	61384	Erosion/Environmental	9,500.00	9,670.00	9,670.00	9,840.00	3,280.00	10,020.00	5,010.00	10,200.00		
307		Balance										
308	61385	Reserve Study	1,350.00	2,400.00	2,400.00	2,400.00	800.00	2,400.00	1,200.00	2,400.00		
309		Balance										
310	61388	Tennis/Other Court RSV	20,000.00	14,250.00	14,250.00	14,510.00	4,836.68	14,770.00	7,384.98	15,040.00		
311		Balance										
312												
313			108,320.00	105,140.00	105,140.00	106,940.00	35,646.68	106,380.00	53,190.00	108,360.00		
314												
315												Expected
316			43,830.00	2020 Budget	44,196.00	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		Life - Year
317												
318	61392	TH Tot Lot Mulch RSV	3,500.00	4,000.00	4,000.00	1,000.00	333.32	0.00	0.00	0.00		
319		Balance										
320	61393	TH Erosion / Environment RSV	47,000.00	47,850.00	47,850.00	45,000.00	15,000.00	49,590.00	24,795.00	50,480.00		
321		Balance										
322	61390	TH Streets / Parking RSV	200,000.00	203,600.00	203,600.00	200,000.00	66,666.68	210,990.00	105,495.00	214,700.00		2010/2011
323		Balance										
324	61394	TH Snow Removal RSV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
325		Balance										
326	61391	TH Tot Lot Maintenance RSV	4,000.00	6,000.00	6,000.00	6,000.00	2,000.00	6,000.00	3,000.00	6,000.00		
327		Balance										
328	61395	T/H Retain wall rsv	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00		
329		Balance										
330			254,500.00	261,450.00	261,450.00	252,000.00	84,000.00	266,580.00	133,290.00	281,180.00		
331		Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
332												Expected
333			43,830.00	2020 Budget	44,196.00	2021 Budget	12/31/2021	2022 Budget	6/30/2022	2023 Budget		Life - Year
334												
335	61386	D/H Erosion / Environment RSV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
336		Balance										
337	61387	D/H Tot Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
338		Balance										
339			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
340												
341			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
342												
343												
344		Total RSV Contrabutions	362,820.00	366,590.00	366,590.00	358,940.00	119,646.68	372,960.00	186,480.00	389,540.00		
345		Total RSV										
346												
347		Operating reserves										
348		Contingency Reserves										
349		Townhouse Reserves										
350		Single Family Reserves										
351		Prior Years RE										
352		Net Surplus/(Deficit)										