



*Have a Happy  
Thanksgiving!*

# ReView

Golf Course View Cluster Association

November 2011

## Proposed Cluster Budget for 2012

### GCVCA Board of Directors

#### Officers

**President**  
Sandy Dresser

**Vice President**  
Bob Williamson

**Secretary/Treasurer**  
Stephanie Cavanaugh

#### Directors

Rob Aaron

Lisa Gomes

Gina Lundy

Gary Villhauer

### Committee Chairpersons

#### Architecture

Sandy Dresser

#### Capital Improvements

Bob Williamson

#### Communication

Sandy Dresser

#### Drainage

Bob Williamson

Gary Villhauer

#### Landscape & Trees

Patty Williamson

#### Playgrounds

Rob Aaron

### Financial Management

#### Disclosure Packets

Karen Seymour

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### Website

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### Email

gcvca@golfcourseview.org

Budget Item	Proposed 2012	Difference from 2011	Notes:
<b>Annual Assessment<sup>1</sup></b>	<b>\$1,120</b>	<b>\$0</b>	<sup>1</sup> Total assessment if paid in quarterly installments. A 10% discount applies if paid in full by February 1, 2012.
<b>Estimated Income</b>			
Assessments	\$117,600	\$0	<sup>2</sup> Based on the assumption that 85% of homeowners will pay the full amount up front and enjoy the 10% discount, while 15% will choose to pay in installments.
10% discounts <sup>2</sup>	-9,968	\$0	
Late Fees	\$400	\$0	
Interest on Checking Account	\$10	\$0	
<b>Estimated Total</b>	<b>\$108,042</b>	<b>\$0</b>	
<b>Budgeted Expenses</b>			<sup>3</sup> Includes expenses for postage, PO Box rental, state registration fees, supplies, costs of web hosting, etc.
Administration <sup>3</sup>	\$1,000	\$0	
Audit	\$ 750	\$0	<sup>4</sup> As of October 31, 2011, we had \$115,186 in our reserves for capital investment account.
Drainage	\$8,500	\$4480	
Grounds Maintenance	\$23,328	-\$347	
Landscape/Trees	\$16,000	\$0	
Snow Removal	\$4,000	\$0	
Financial Management	\$6,000	\$0	
Insurance	\$1,200	\$0	
Legal Services	\$500	\$0	
Street Lights	\$2,460	-\$75	
Trash Collection	\$19,883	\$519	
Playground Maintenance	\$1,608	\$608	
Curb Painting	\$0	-\$1,500	
<b>Subtotal Operating Expenses</b>	<b>\$85,229</b>	<b>\$3,685</b>	
<b>Contribution to Reserves<sup>4</sup></b>	<b>\$22,500</b>	<b>-\$4,500</b>	
<b>Total Estimated Expenses</b>	<b>\$107,729</b>	<b>-\$815</b>	
Contingency Operating Reserves	\$313	\$255	

The 2012 budget proposed by the GCVCA board at its November meeting shows no change in anticipated income and an increase in expenses. The increase in expenses is due primarily to an increase in our cost for budgeted drainage projects.

There will be no increase in your assessment. If you choose to pay your 2012 assessment on a quarterly basis, you will pay \$280 per quarter. If you take advantage of the 10% discount available when you pay in full by February 1, your assessment will be \$1,008 next year.

We established the reserves fund in 2000 to ensure that we have enough money on hand to pay for necessary maintenance of our cluster's road, parking lots, sidewalks and playgrounds without having to resort to special assessments. As of October 31, 2011 we had \$115,186 in reserves. No capital improvements are planned for 2012. \$22,500 is the budgeted contribution to the reserves fund.

If you have questions or concerns about the proposed 2012 budget, contact any board member or send us an email at [gcvca@golfcourseview.org](mailto:gcvca@golfcourseview.org).

### Next Board Meeting

The December board meeting is scheduled for Tuesday, Dec. 13 at 7:30 pm at 2168.

**Interested residents are invited to observe.**