

Thornhill Community Association, Inc.

2022 Annual Operating Budget

Budget Comparison Between Years 2021 and 2022

	2021	2022 ¹	% of Budget
INCOME			
Homeowner Dues (Annual Assessment)	299,862.00	317,852.11	100.00%
Total Income	299,862.00	317,852.11	
EXPENSES			
Administration			
Del Fee Split	-	3,138.09	0.99%
Fine Collect Expense	-	3,562.74	1.12%
Admin Services	-	489.25	0.15%
Admin Supplies	4,344.00	2,899.71	0.91%
Bank Service Charge	-	-	0.00%
Meeting Expense	800.00	276.81	0.09%
Postage	1,200.00	1,958.18	0.62%
Social Expense	8,000.00	5,000.00	1.57%
Violation Letters	2,400.00	5,769.00	1.81%
Website	1,080.00	1,197.04	0.38%
Miscellaneous Expense	-	198.28	0.06%
Management Fees	30,600.00	30,034.80	9.45%
Consulting/Project Fees	-	-	0.00%
CPA Fees 230 Prof Fees	300.00	309.00	0.10%
Insurance - Corp 230 Prof Fees	7,358.00	6,751.65	2.12%
Legal Fees 230 Prof Fees	3,000.00	2,708.58	0.85%
Other Professional Fees	-	1,000.00	0.31%
Building & Grounds			
Landscape Contract	45,000.00	49,500.00	15.57%
Ground Maintenance	15,000.00	17,000.00	5.35%
Fence Maintenance	-	215.00	0.07%
Irrigation Maintenance	-	772.50	0.24%
Lake/Pond Maintenance	9,000.00	7,649.43	2.41%
Lighting Maintenance	2,000.00	1,142.90	0.36%
Security Services	15,000.00	6,374.03	2.01%
Sign Maintenance	1,000.00	226.52	0.07%
Bldg Maintenance	-	-	0.00%
Exterminating	600.00	809.84	0.25%
Other Maintenance	-	-	0.00%
Pool Mgmt Contract	45,130.00	45,386.83	14.28%
Pool Maintenance	15,000.00	20,149.72	6.34%
Pool Supplies	-	-	0.00%
Pool Equipment	-	2,469.47	0.78%
Clubhouse Expense	3,600.00	1,917.74	0.60%
Tennis Courts	1,000.00	1,926.10	0.61%
Playground / Recreation Maintenance	-	1,500.00	0.47%
Utilities			
Electric 220 Utilities	14,400.00	14,128.73	4.45%
Gas 220 Utilities	150.00	75.95	0.02%
Phone/Internet 220 Utilities	2,840.00	3,001.06	0.94%
Trash Removal	1,560.00	1,818.27	0.57%
Water	18,000.00	15,494.89	4.87%
Total Expenses	248,362.00	256,852.11	80.81%
Reserve Contribution	51,500.00	61,000.00	19.19%
Grand Total Expenses	299,862.00	317,852.11	100.00%
Net Profit / (Loss)	0.00	0.00	0.00%

¹Reflects an annual assessment increase of 6%, or \$37 per year/per homeowner. Total assessment (dues) per homeowner for 2022 is \$654.17 annually, \$163.50 quarterly.