

Thornhill Community Association, Inc.

2023 Annual Operating Budget Budget Comparison Between Years 2022 and 2023

	2022	2023 ¹	% of Budget
Income			
Homeowner Assessment	317,852	336,992	100%
Total Income	317,852	336,992	
Expenses			
Administration			
Del Fee Split	3,138	3,000	0.9%
Fine Collect Expense	3,563	2,000	0.6%
Admin Services	489	500	0.1%
Admin Supplies	2,900	3,450	1.0%
Meeting Expense	277	600	0.2%
Postage	1,958	1,900	0.6%
Social Expense	5,000	6,500	1.9%
Violation Letters	5,769	2,880	0.9%
Website	1,197	2,000	0.6%
Miscellaneous Expense	198	15,000	4.5%
Management Fees	30,035	29,160	8.7%
Consulting/Project Fees	-	-	0.0%
CPA Fees	309	300	0.1%
Insurance	6,752	5,500	1.6%
Legal Fees	2,709	5,000	1.5%
Other Professional Fees	1,000	1,000	0.3%
Building & Grounds			
Landscape Contract	49,500	53,556	15.9%
Ground Maintenance	17,000	35,950	10.7%
Fence Maintenance	215	500	0.1%
Irrigation Maintenance	773	1,000	0.3%
Lake/Pond Maintenance	7,649	4,500	1.3%
Lighting Maintenance	1,143	600	0.2%
Security Services	6,374	8,100	2.4%
Sign Maintenance	227	500	0.1%
Bldg Maintenance	-	500	0.1%
Exterminating	810	800	0.2%
Pool Mgmt Contract	45,387	69,510	20.6%
Pool Maintenance	20,150	10,000	3.0%
Pool Supplies	-	500	0.1%
Pool Equipment	2,469	1,500	0.4%
Clubhouse Expense	1,918	1,500	0.4%
Tennis Courts	1,926	500	0.1%
Playground / Recreation Maintenance	1,500	3,500	1.0%
Utilities			
Electric	14,129	15,000	4.5%
Gas	76	400	0.1%
Phone/Internet	3,001	2,800	0.8%
Trash Removal	1,818	1,800	0.5%
Water	15,495	14,000	4.2%
Total Expenses	256,852	305,806	90.7%
Reserve Contribution	61,000	31,186	9.3%
Grand Total Expenses	317,852	336,992	100.0%
Net Profit / (Loss)	-	-	

¹ Reflects an annual assessment increase of 6%, or \$39.24 per year/per homeowner.
Total assessment (dues) per homeowner for 2023 is \$693.40 annually, \$173.35 quarterly.