

Thornhill Community Association, Inc.

2024 Annual Operating Budget

Budget Comparison Between Years 2023 and 2024

	2023	2024 ¹	% of Budget
Income			
Homeowner Assessment	336,992	357,212	
LAA - Leasing Administrative Assessment	-	3,000	
Total Income	336,992	360,212	100.0%
Expenses			
Administration			21.5%
Del Fee Split	3,000	-	0.0%
Fine Collect Expense	2,000	-	0.0%
LAA Expense	-	1,800	0.5%
Admin Services	500	600	0.2%
Admin Supplies	3,450	3,600	1.0%
Meeting Expense	600	1,200	0.3%
Postage	1,900	2,100	0.6%
Social Expense	6,500	5,000	1.4%
Violation Letters	2,880	3,900	1.1%
Website	2,000	3,800	1.1%
Miscellaneous Expense	15,000	3,600	1.0%
Management Fees	29,160	30,600	8.5%
CPA Fees	300	300	0.1%
Insurance	5,500	6,500	1.8%
Legal Fees	5,000	12,000	3.3%
Other Professional Fees	1,000	2,500	0.7%
Building & Grounds			52.5%
Landscape Contract	53,556	53,556	14.9%
Ground Maintenance	35,950	35,000	9.7%
Fence Maintenance	500	1,000	0.3%
Irrigation Maintenance	1,000	2,500	0.7%
Lake/Pond Maintenance	4,500	4,800	1.3%
Lighting Maintenance	600	1,000	0.3%
Security Services	8,100	12,000	3.3%
Sign Maintenance	500	300	0.1%
Bldg Maintenance	500	500	0.1%
Exterminating	800	800	0.2%
Plumbing Maintenance	-	1,000	0.3%
Pool Mgmt Contract	69,510	58,510	16.2%
Pool Maintenance	10,000	10,000	2.8%
Pool Supplies	500	500	0.1%
Pool Equipment	1,500	4,000	1.1%
Clubhouse Expense	1,500	1,500	0.4%
Tennis Courts	500	500	0.1%
Playground / Recreation Maintenance	3,500	1,500	0.4%
Utilities			9.2%
Electric	15,000	15,300	4.2%
Gas	400	300	0.1%
Phone/Internet	2,800	1,000	0.3%
Trash Removal	1,800	1,700	0.5%
Water	14,000	15,000	4.2%
Total Expenses	305,806	299,766	83.2%
Reserve Contribution	31,186	60,446	16.8%
Grand Total Expenses	336,992	360,212	100.0%
Net Profit / (Loss)	-	-	

¹ Reflects an annual assessment increase of 6%, or \$41.60 per year/per homeowner. Total assessment (dues) per homeowner for 2024 is \$735.00 annually, \$183.75 quarterly.