

The Terrace Homeowners Association B, Inc.  
THOA 2021 Budget Worksheet

				2021	2020 Budget	2020-2021 Budget Variance	2020 Year End Projections	2020 Year End Proj Variance
<b>Operating Income</b>								
	4100	· Dues-Operating		52,440.00	56,223.00	3,783.00	56,470.85	247.85
	4600	· Paper Statement Fees		0.00	0.00	0.00	249.00	249.00
	4700	· Late Fees & Interest-Homeowners		0.00	0.00	0.00	208.94	208.94
<b>Total Operating Income</b>				<b>52,440.00</b>	<b>56,223.00</b>	<b>3,783.00</b>	<b>56,928.79</b>	<b>705.79</b>
<b>Expense</b>								
	5100	· Landscape Maintenance						
	5110	· Aeration & Fertilization ©		360.00	360.00	0.00	290.00	(70.00)
	5120	· Weed Control ©		1,460.00	1,460.00	0.00	1,162.00	(298.00)
	5125	· Irrigation Repairs/Winterizatio		1,500.00	500.00	(1,000.00)	2,610.00	2,110.00
	5127	· Irrigation Water-Town of Eagle		1,700.00	1,000.00	(700.00)	1,542.79	542.79
	5130	· Mowing at TOT Lot ©		1,560.00	1,560.00	0.00	1,305.00	(255.00)
	5160	· Open Space/Commons ©		2,100.00	2,100.00	0.00	1,900.00	(200.00)
	5170	· Tree Maintenance ©		3,000.00	2,100.00	(900.00)	3,150.00	1,050.00
<b>Total 5100 · Landscape Maintenance</b>				<b>11,680.00</b>	<b>9,080.00</b>	<b>(2,600.00)</b>	<b>11,959.79</b>	<b>2,879.79</b>
	5124	· General Open Space						
	5135	· Turning Sand at TOT Lot ©		400.00	400.00	0.00	400.00	0.00
	5140	· Pet Pick-ups		1,500.00	1,500.00	0.00	1,404.50	(95.50)
	5145	· Plowing		4,000.00	3,750.00	(250.00)	3,817.49	67.49
	5155	· Maintenance		500.00	500.00	0.00	231.22	(268.78)
<b>Total 5124 · General Open Space</b>				<b>6,400.00</b>	<b>6,150.00</b>	<b>(250.00)</b>	<b>5,853.21</b>	<b>(296.79)</b>
	5500	· DRB Expenses						
	5520	· Printing and Reproduction		50.00	50.00	0.00	0.00	(50.00)
	5530	· Code Enforcement		4,200.00	4,200.00	0.00	4,200.00	0.00
<b>Total 5500 · DRB Expenses</b>				<b>4,250.00</b>	<b>4,250.00</b>	<b>0.00</b>	<b>4,200.00</b>	<b>(50.00)</b>
	6000	· Operating Expenses						
	6100	· Accounting		7,100.00	7,100.00	0.00	7,080.00	(20.00)
	6120	· Website		300.00	300.00	0.00	299.40	(0.60)
	6131	· Bank Service Charges		40.00	40.00	0.00	40.00	0.00
	6140	· Election Software		700.00	635.00	(65.00)	670.00	35.00
	6150	· Insurance						
	6154	· Liability/D&O Insurance		3,500.00	3,500.00	0.00	3,351.96	(148.04)
<b>Total 6150 · Insurance</b>				<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>3,351.96</b>	<b>(148.04)</b>
	6160	· Legal & Professional Fees		5,000.00	10,418.00	5,418.00	6,000.00	(4,418.00)
	6170	· Management Fees		12,000.00	12,000.00	0.00	12,000.00	0.00
	6180	· Miscellaneous		70.00	500.00	430.00	0.00	(500.00)
	6190	· Postage and Delivery		500.00	350.00	(150.00)	196.00	(154.00)
	6200	· Promotions						
	6201	· Annual Picnic/Meeting		0.00	1,000.00	1,000.00	0.00	(1,000.00)
	6202	· Christmas Decorating Contest		300.00	300.00	0.00	300.00	0.00
	6204	· Annual Garage Sale		200.00	200.00	0.00	0.00	(200.00)
<b>Total 6200 · Promotions</b>				<b>500.00</b>	<b>1,500.00</b>	<b>1,000.00</b>	<b>300.00</b>	<b>(1,200.00)</b>
	6215	· Storage Expense		300.00	300.00	0.00	300.00	0.00
	6210	· Supplies/Printing		100.00	100.00	0.00	136.63	36.63
<b>Total 6000 · Operating Expenses</b>				<b>30,110.00</b>	<b>36,743.00</b>	<b>6,633.00</b>	<b>30,373.99</b>	<b>(6,369.01)</b>
<b>Total Expense</b>				<b>52,440.00</b>	<b>56,223.00</b>	<b>3,783.00</b>	<b>48,735.03</b>	<b>(7,487.97)</b>
<b>Net Surplus</b>						<b>0.00</b>	<b>8,193.76</b>	<b>8,193.76</b>
<b>Other Income</b>								
		Reserve Income		6,840.00	7,617.00	777.00	5,736.45	(1,880.55)
		Reserve Interest		0.00	0.00	0.00	487.00	487.00
<b>Total Other Income</b>				<b>6,840.00</b>	<b>7,617.00</b>	<b>777.00</b>	<b>6,223.45</b>	<b>-1,393.55</b>
<b>Other Expenses</b>								
		Reserve Expenditures		0.00	0.00	0.00	0.00	0.00
<b>Total Op and Reserves</b>				<b>59,280.00</b>	<b>63,840.00</b>			
<b>Quarterly Dues Rate (228 units)</b>				<b>65.00</b>	<b>70.00</b>			