

The Terrace Homeowners Association B, Inc.
THOA 2022 Budget Worksheet

				2023 Proposed Budget	2022 Budget	2022-2023 Budget Variance	2022 Year End Projections	2022 Year End Proj Variance
Operating Income								
			4100 · Dues-Operating	56,040.00	56,040.00	0.00	56,111.75	71.75
			4600 · Paper Statement Fees	0.00	0.00	0.00	221.00	221.00
			4700 · Late Fees & Interest-Homeowners	0.00	0.00	0.00	8.46	8.46
Total Operating Income				56,040.00	56,040.00	0.00	56,341.21	301.21
Expense								
			5100 · Landscape Maintenance					
			5105 · Landscape Maint Contract	9,600.00	9,300.00	300.00	9,369.88	69.88
			5125 · Irrigation Repairs/Winterizatio	1,000.00	1,200.00	(200.00)	345.00	(855.00)
			5127 · Irrigation Water-Town of Eagle	1,800.00	1,800.00	0.00	1,301.37	(498.63)
			5160 · Open Space/Commons ©	500.00	500.00	0.00	0.00	(500.00)
			5170 · Tree Maintenance ©	500.00	500.00	0.00	500.00	0.00
Total 5100 · Landscape Maintenance				13,400.00	13,300.00	100.00	11,516.25	(1,783.75)
			5124 · General Open Space					
			5135 · Replenish Mulch at Tot Lot	400.00	400.00	0.00	250.00	(150.00)
			5140 · Pet Pick-ups	1,500.00	1,700.00	(200.00)	877.50	(822.50)
			5145 · Plowing	4,800.00	4,000.00	800.00	4,061.25	61.25
			5155 · Maintenance	250.00	500.00	(250.00)	0.00	(500.00)
Total 5124 · General Open Space				6,950.00	6,600.00	350.00	5,188.75	(1,411.25)
			5500 · DRB Expenses					
			5520 · Printing and Reproduction	0.00	0.00	0.00	200.00	200.00
			5530 · Code Enforcement (incl software)	5,000.00	5,100.00	(100.00)	4,889.30	(210.70)
Total 5500 · DRB Expenses				5,000.00	5,100.00	(100.00)	5,089.30	(10.70)
			6000 · Admin Expenses					
			6100 · Accounting	7,200.00	7,200.00	0.00	6,730.00	(470.00)
			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	700.00	0.00	700.00	0.00
			6150 · Insurance (Liab/D&O)	3,500.00	3,100.00	400.00	3,408.20	308.20
			6160 · Legal & Professional Fees	4,000.00	5,000.00	(1,000.00)	6,745.00	1,745.00
			6170 · Management Fees	12,000.00	12,000.00	0.00	12,000.00	0.00
			6180 · Misc - Admin (signs, supplies, printing)	300.00	300.00	0.00	0.00	(300.00)

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			6190 · Postage and Delivery	50.00	300.00	(250.00)	203.60	(96.40)
			6200 · Community Events					
			6201 · Annual Picnic/Meeting		0.00	0.00	0.00	0.00
			6202 · Christmas Decorating Contest	300.00	300.00	0.00	300.00	0.00
			6204 · Annual Garage Sale	2,000.00	1,500.00	500.00	2,031.02	531.02
			Total 6200 · Community Events	2,300.00	1,800.00	500.00	2,331.02	531.02
			6215 · Storage Expense	300.00	300.00	0.00	300.00	0.00
			Total 6000 · Admin Expenses	30,690.00	31,040.00	(350.00)	30,126.20	(913.80)
			Total Expense	56,040.00	56,040.00	0.00	51,720.50	(4,319.50)
			Net Surplus	0.00	0.00	0.00	4,620.71	4,620.71
			Other Income					
			Reserve Assessments	3,240.00	3,240.00	0.00	816.00	(2,424.00)
			Reserve Interest	0.00	0.00	0.00	264.43	264.43
			Total Other Income	3,240.00	3,240.00	0.00	1,080.43	-2,159.57
			Other Expenses					
			Reserve Expenditures	0.00	0.00	0.00		0.00
			Total Op and Reserves	59,280.00	59,280.00			
			Quartlerly Dues Rate (228 units)	65.00	65.00			