

Thistle Proposed 2021 Annual Operating Budget

		Jan 1 - Dec 9, 2020 expenses	2020 Budget	Variance	2021 Proposed Operating Budget
Ordinary Income/Expense					
	Income				
	ARCH				
	ACC Review Fee	850	0	850	0
	Constr. Field Review Fee	850	0	850	0
	Road Maintc. Fee	2,000.00	0	2,000.00	0
	ARCH - Other	0	0	0	0
	Total ARCH	3,700.00	0	3,700.00	0
	Income Accounts				
	Amenity Center Rental Fee	0	0	0	0
	Association Assessments	127,992.55	123,900.00	4,092.55	158,760.00
	Capital Contribution	1,200.00	0	1,200.00	0
	Developer Assessment	0	166,700.00	-166,700.00	201,600.00
	DGH Thistle	0	0	0	0
	Interest Earned	14.78	0	14.78	0
	Interest Income - Operating	0	0	0	0
	Late Interest Income	102.77	0	102.77	0
	Lot Maintenance Income	9,915.50	8,400.00	1,515.50	12,200.00
	Income Accounts - Other	0	0	0	0
	Total Income Accounts	139,225.60	299,000.00	-159,774.40	372,560.00
	Thistle Golf Event - Checks	0	0	0	0
	Total Income	142,925.60	299,000.00	-156,074.40	372,560.00
	Cost of Goods Sold				
	Cost of Goods Sold	0	0	0	0
	Total COGS	0	0	0	0
	Gross Profit	142,925.60	299,000.00	-156,074.40	372,560.00
	Expense				
	Administrative				
	1/2 Late / Fines Fees to Mgmt	0	0.00	0	0.00
	Audit / Tax Preparation	185	250	-65	200
	Legal / Litigation Fees	0.00	564.52	-564.52	500.00
	Meeting Expenses	600	1,000.00	-400.00	1,000.00
	Office Supplies	430.03	188.17	241.86	500
	Onsite Management Personnel	34,610.00	32,930.11	1,679.89	38,000.00
	Permits / License / Fees	659.53	1,881.72	-1,222.19	1,000.00
	Postage / Delivery	98.17	188.17	-90	150.00
	Professional Fees	0	0	0	0
	Property Insurance / Policy Pre	12,200.64	14,112.90	-1,912.26	15,500.00
	Property Management Fees	12,000.00	11,290.32	709.68	11,290.32
	Security Personnel	0	0	0	0
	Uniforms	1,627.16	2,352.15	-724.99	0.00
	Website Expenses	275.74	329.3	-53.56	329.3
	Administrative - Other	0.00	0.00	0	0.00
	Total Administrative	62,686.27	65,087.36	-2,401.09	68,469.62
	Buildings & Grounds				
	Amenity Center - Janitorial	3,371.69	3,763.44	-391.75	3,765.00
	Amenity Center Repairs & Upkeep	811.56	3,293.01	-2,481.45	1,500.00
	Building & Grounds OTHER	239.15	0.00	239.15	500.00
	Equipment Repair & Maintc.	1,356.24	2,822.58	-1,466.34	0
	Guardhouse Supplies	0.00	141.13	-141.13	100
	Landscape - Lot Mowing	12,180.00	9,500.00	2,680.00	12,200.00
	Landscape - Seasonal	0.00	0.00	0.00	0
	Landscape - Supplies	9,145.62	5,645.16	3,500.46	0
	Landscape Contract	100,924.00	95,967.74	4,956.26	175,057.80
	Landscape Irrigation & Maintc.	1,581.76	5,645.16	-4,063.40	0
	Landscape Rpr. & Maintc.	0	0.00	0.00	0.00
	Pest Control - Amenity Center	1,054.00	470.43	583.57	1,200.00
	Pond & Fountain Rpr & Maintc.	74.71	470.43	-395.72	0.00
	Pool - Passes / Supplies / Furn	600	1,881.72	-1,281.72	1,500.00
	Pool - Repair & Maintc.	3,038.24	4,704.30	-1,666.06	5,000.00
	Pool / Janitorial Contract	8,200.00	7,338.71	861.29	8,200.00
	Pool Sec / Keys / Locks	0.00	0.00	0.00	0.00
	Security System Equipment / Ins	2,668.75	2,822.58	-153.83	3,000.00
	Security System Monitor Contract	780	940.86	-160.86	1,000.00
	Security System Rpr & Maintc.	1,059.12	4,704.30	-3,645.18	3,500.00
	Street Repair	33.06	4,704.30	-4,671.24	5,000.00
	Termite Warranty	250	250.00	0.00	250.00
	Total Buildings & Grounds	147,367.90	155,065.85	-7,697.95	221,772.80
	Contingency	0.00	4,704.30	-4,704.30	6,117.58
	Reserve Allocation	0.00	20,000.00	-20,000.00	40,000.00
	Utilities				
	Cable - Amenity Center	1,275.16	1,411.29	-136.13	1,400.00
	Electricity - Amenity Center	9,926.27	11,290.32	-1,364.05	11,000.00
	Electricity - General Usage	15,423.51	15,994.62	-571.11	17,000.00
	Gas / Propane - Pool	2,412.28	4,704.30	-2,292.02	2,000.00
	Telephone	0	0	0	0
	Telephone - Amenity Center	2,043.24	2,540.32	-497.08	2,500.00
	Water / Sewer - Amenity Center	2,017.26	2,352.15	-334.89	2,300.00
	Utilities - Other	0.00	0.00	0.00	0
	Total Utilities	33,097.72	38,293.00	-5,195.28	36,200.00
	Total Expense	243,151.89	283,150.51	-39,998.62	372,560.00
	Net Ordinary Income	-100,226.29	15,849.49	-116,075.78	0
	Other Income/Expense				
	Other Income				
	Reserve Accounts				
	Interest Income - Res / CC	0	0	0	0
	Reserve Accounts - Other	0	0	0	0
	Total Reserve Accounts	0	0	0	0
	Total Other Income	0.00	0	0.00	0
	Other Expense				
	Ask My Accountant	0.00	0	0.00	0
	Reserve Expenditures	13,569.80	0.00	13,569.80	0
	Total Other Expense	13,569.80	0	13,569.80	0
	Net Other Income	-13,569.80	0	-13,569.80	0
		-113,796.09	15,849.49	-129,645.58	0