

Tahoe Tyrol Homes Association

ANNUAL PROFORMA BUDGET

2021
Built out

		2021		
		Per Unit Per Month	Monthly Budget	Annual Budget
116 # Units				
REVENUES				
62000	Average Members Assessments	75.00	8,700	104,401
63140	Post Office Box Rental	0.70	81	968
TOTAL	REVENUES	75.70	8,781	105,369
OPERATING COSTS				
Community				
81001	CPA Services/Review	1.08	125	1,500
81000	Legal Service	0.72	83	1,000
80013	Communications	0.14	17	200
80017	Meetings	0.72	83	1,000
80018	Socials	0.22	25	300
96200	Inspector of Elections Svcs	1.15	133	1,600
94002	Franchise Tax	0.01	1	10
TOTAL	Community	4.03	468	5,610
Insurance				
93000	Property & Liability	3.84	446	5,350
93002	Umbrella	1.53	177	2,124
93004	Directors & Officers	0.77	90	1,074
93005	Fidelity Bond	0.27	31	375
93006	Workers Comp.	0.26	30	360
93007	Cyber Liability	0.11	13	155
TOTAL	Insurance	6.78	787	9,438
Landscaping				
84211	Plant, Bark, Soil Replacement	0.00	0	0
84002	Tree Mntc	10.78	1,250	15,000
84213	Addl Landscape Services	0.72	83	1,000
TOTAL	Landscaping	11.49	1,333	16,000
Management				
80100	Management Services	16.77	1,945	23,340
80001	Postage	0.24	28	340
80121	Bulk Mailings	0.24	28	340
81006	Non Rtn Mgmt.	0.05	6	75
80107	Non Rtn Bkpg	0.97	113	1,350
80022	Office Expense Mgmt	0.72	83	1,000
TOTAL	Management	19.00	2,204	26,445
Repairs & Maintenance				
86012	Pool & Spa Certificate	0.59	68	820
83007	Patrol Service	9.10	1,056	12,672
83003	Minor Repairs	7.49	869	10,424
89390	Snow Removal	0.97	113	1,350

86000	Pool Chemicals	1.29	150	1,800
86011	Pool/Spa Repairs	0.72	83	1,000
TOTAL	Repairs & Maintenance	20.16	2,339	28,066
	Reserve			
91002	Reserve Contribution	4.25	493	5,910
TOTAL	Reserve	4.25	493	5,910
	Utilities			
92000	Electricity	2.73	317	3,800
92001	Gas	4.96	575	6,900
92003	Water - Domestic	0.89	103	1,240
92015	Sewer - Domestic	1.41	163	1,960
TOTAL	Utilities	9.99	1,158	13,900
TOTAL BUDGET BEFORE REVENUE OFFSET		75.70	8,781	105,369
	Revenue Offset - Post Office Box Rental	-0.70	-81	-968
TOTAL BUDGET AFTER REVENUE OFFSET		75.00	8,700	104,401