

The Terrace Homeowners Association B, Inc.
THOA 2026 Budget Worksheet

		2026 Budget	2025 Budget	2025-2026 Budget Variance	2025 Year End Projections	2025 Year End Proj Variance
Operating Income						
	2000 · Operating Interest Inc		0.00	0.00	22.43	22.43
	4100 · Dues-Operating	59,280.00	59,280.00	0.00	59,280.00	0.00
	4650 · Paper Statement Fees		0.00	0.00	81.00	81.00
	4700 · Late Fees & Interest-Homeowners		0.00	0.00	425.00	425.00
Total Operating Income		59,280.00	59,280.00	0.00	59,808.43	528.43
Expense						
	5100 · Landscape Maintenance					
	5105 · Landscape Maint Contract	12,600.00	12,600.00		12,227.48	(372.52)
	5125 · Irrigation Repairs/Winterizatio	750.00	1,200.00		520.00	(680.00)
	5127 · Irrigation Water-Town of Eagle	1,950.00	1,500.00		2,133.05	633.05
	5170 · Tree Maintenance ©	500.00	500.00		500.00	0.00
Total 5100 · Landscape Maintenance		15,800.00	15,800.00	0.00	15,380.53	(419.47)
	5124 · General Open Space					
	5135 · Replenish Mulch at Tot Lot	4,335.00	400.00		0.00	(400.00)
	5140 · Pet Pick-ups	1,500.00	1,200.00		1,486.42	286.42
	5145 · Plowing/Shoveling	3,195.00	3,000.00		3,133.80	133.80
	5155 · Maintenance	250.00	250.00		0.00	(250.00)
Total 5124 · General Open Space		9,280.00	4,850.00	4,430.00	4,620.22	(229.78)
	5500 · DRB Expenses					
	5530 · DCC Admin/Enforcmt (incl software)	5,250.00	5,250.00		5,160.00	(90.00)
Total 5500 · DRB Expenses		5,250.00	5,250.00	0.00	5,160.00	(90.00)
	6000 · Admin Expenses					
	6100 · Accounting	7,500.00	7,500.00		7,425.00	(75.00)
	6120 · Website	300.00	300.00		528.00	228.00
	6131 · Bank Service Charges	100.00	80.00		166.83	86.83
	6140 · Election Software	700.00	700.00		0.00	(700.00)
	6150 · Insurance (Liab/D&O)	3,800.00	3,800.00		3,462.92	(337.08)
	6160 · Legal & Professional Fees	1,000.00	4,650.00		0.00	(4,650.00)
	6170 · Management Fees	13,200.00	13,200.00		13,200.00	0.00
	6180 · Misc - Admin (signs, supplies, printing)	300.00	300.00		50.00	(250.00)
	6190 · Postage and Delivery	50.00	50.00		50.00	0.00

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6200 · Community Events								
		6202 · Christmas Decorating Contest		0.00	300.00		0.00	(300.00)
		6204 · Annual Garage Sale		2,000.00	2,500.00		1,610.36	(889.64)
		Total 6200 · Community Events		2,000.00	2,800.00	(800.00)	1,610.36	(1,189.64)
		6215 · Storage Expense		300.00	300.00	0.00	275.00	(25.00)
		Total 6000 · Admin Expenses		28,950.00	33,380.00	(4,430.00)	26,493.11	(6,886.89)
		Total Expense		59,280.00	59,280.00	0.00	51,653.86	(7,626.14)
Net Surplus				0.00	0.00	0.00	8,154.57	8,154.57
Other Income								
		Reserve Assessments		0.00	0.00	0.00		0.00
		Reserve Interest		1,200.00	975.00		1,175.00	200.00
		Total Other Income		1,200.00	975.00	225.00	1,175.00	200.00
Other Expenses								
		Estimated Reserve Expenditures		0.00	0.00	0.00	0.00	0.00
		Total Operating Assessment		59,280.00	59,280.00			
		Op Assmt per unit/per quarter		65.00	65.00			
		Total Reserve Assessment		0.00	0.00			
		Res Assmt per unit/per quarter		0.00	0.00			
		Quartlery Dues Rate (228 units)		65.00	65.00			