

## TERRACE TOWNHOUSES OF BEVERLY HILLS

Calendar Year Budget (Jan 1 - Dec 31)

2026 APPROVED BUDGET

UPPER UNITS (60) - 69.66%

LOWER UNITS (30) - 30.34%

2025 Approved

Budget

\$415.34

\$361.80

2026 Approved

Budget with

3% Increase

\$427.80

\$372.65

| <b>INCOME</b>                        |                     |                     |
|--------------------------------------|---------------------|---------------------|
| <b>ASSESSMENT REVENUE</b>            |                     |                     |
| Assessment Income                    | \$429,292.80        | \$442,171.58        |
| <b>TOTAL Assessment Revenue</b>      | <b>\$429,292.80</b> | <b>\$442,171.58</b> |
| <b>OTHER REVENUE</b>                 |                     |                     |
| Interest Income                      | \$174.00            | \$160.00            |
| Late Fee Income                      | \$804.00            | \$800.00            |
| Legal Fees Income                    | \$0.00              | \$0.00              |
| Bike Shed Storage Fee Income         | \$1,224.00          | \$1,234.00          |
| <b>TOTAL Other Revenue</b>           | <b>\$2,202.00</b>   | <b>\$2,194.00</b>   |
| <b>TOTAL INCOME</b>                  | <b>\$431,494.80</b> | <b>\$444,365.58</b> |
| <b>EXPENSES</b>                      |                     |                     |
| <b>ADMINISTRATIVE</b>                |                     |                     |
| Bad Debt Write-Off                   | \$0.00              | \$0.00              |
| Mgmt Staff Schedule A                | \$120.00            | \$200.00            |
| Misc Office Expense                  | \$301.00            | \$300.00            |
| Storage                              | \$660.00            | \$660.00            |
| Website                              | \$410.00            | \$420.00            |
| Copies & Printing                    | \$840.00            | \$500.00            |
| Postage                              | \$648.00            | \$450.00            |
| <b>TOTAL Administrative</b>          | <b>\$2,979.00</b>   | <b>\$2,530.00</b>   |
| <b>CONTRACTS</b>                     |                     |                     |
| Grounds Maintenance Contract (GMC)   | \$20,793.00         | \$22,708.00         |
| Pest Control                         | \$3,600.00          | \$5,400.00          |
| Janitorial Contract                  | \$15,000.00         | \$15,000.00         |
| Snow Removal Contract                | \$7,020.00          | \$10,000.00         |
| Trash/Recycling Contract             | \$12,320.00         | \$14,373.00         |
| <b>TOTAL Contracts</b>               | <b>\$58,733.00</b>  | <b>\$67,481.00</b>  |
| <b>PROFESSIONAL FEES</b>             |                     |                     |
| Audit & Tax Preparation              | \$3,500.00          | \$3,500.00          |
| Legal Fees - General                 | \$3,960.00          | \$4,000.00          |
| Legal Fees - Collection              | \$504.00            | \$5,000.00          |
| Collection Costs - Mgmt              | \$60.00             | \$50.00             |
| Management Contract                  | \$21,400.00         | \$22,042.33         |
| <b>TOTAL Professional Fees</b>       | <b>\$29,424.00</b>  | <b>\$34,592.33</b>  |
| <b>REPAIRS AND MAINTENANCE</b>       |                     |                     |
| Electrical R&M                       | \$0.00              | \$350.00            |
| General Maintenance & Repairs        | \$240.00            | \$0.00              |
| Gutter & Roof R&M                    | \$4,300.00          | \$4,500.00          |
| Grounds -Misc Maintenance            | \$750.00            | \$0.00              |
| Tree Maintenance                     | \$0.00              | \$1,962.25          |
| <b>TOTAL Repairs and Maintenance</b> | <b>\$5,290.00</b>   | <b>\$6,812.25</b>   |
| <b>RESERVE</b>                       |                     |                     |
| Operating Reserve Contribution       | \$24,172.00         | \$11,900.00         |
| Replacement Reserve Contribution     | \$190,800.00        | \$192,000.00        |
| <b>TOTAL Reserve</b>                 | <b>\$214,972.00</b> | <b>\$203,900.00</b> |

| <b>TAXES AND INSURANCE</b>         |                     |                     |
|------------------------------------|---------------------|---------------------|
| Insurance                          | \$38,112.00         | \$42,000.00         |
| License Fees                       | \$50.00             | \$50.00             |
| <b>TOTAL Taxes &amp; Insurance</b> | <b>\$38,162.00</b>  | <b>\$42,050.00</b>  |
| <b>UTILITY</b>                     |                     |                     |
| Electricity                        | \$7,440.00          | \$8,000.00          |
| Water                              | \$29,496.00         | \$37,000.00         |
| Sewer                              | \$45,000.00         | \$42,000.00         |
| <b>TOTAL Utility</b>               | <b>\$81,936.00</b>  | <b>\$87,000.00</b>  |
| <b>TOTAL EXPENSES</b>              | <b>\$431,496.00</b> | <b>\$444,365.58</b> |
| <b>NET PROFIT / LOSS</b>           | <b>-\$1.20</b>      | <b>\$0.00</b>       |

**Current Reserve Fund Balance as of 11/30/2025**

**[ESTIMATE] - Transfer to Replacement Reserves from Operating Account.**

**\$68,983.00**

In money market acct  
 Equals \$104,983 (Operating Acct balance  
 minus Target balance of \$36,000)

**Reserve Study 2026 Annual Contribution Recommendation**

**\$184,895.00**

Per 2020 Reserve Study

**Reserve Contribution from 2026 Budget**

**\$192,000.00**

**Reserve Study Projected Capital Expenditures for 2026**

**\$302,795.00**

To be updated with new reserve study.