

| <b>Timberhill Townhouse Association</b>    |                           |                       |                           |
|--|---------------------------|-----------------------|---------------------------|
| 2026 Annual Budget - Draft                 |                           |                       |                           |
| Revised 12/7/2025                          |                           |                       |                           |
|  |                           |                       |                           |
| <b>2026 THTA Budget Summary</b>            |                           |                       |                           |
|  |                           |                       |                           |
|  | <b>2025 Annual Budget</b> | <b>2025 Projected</b> | <b>2026 Annual Budget</b> |
| <b>Monthly HOA</b>                         | 310                       | 310                   | 320                       |
| <b>Income</b>                              |                           |                       |                           |
| Interest                                   | 4,375                     | 5,012                 | 4,800                     |
| HOA Assessments                            | 267,840                   | 267,840               | 276,480                   |
| Late Fees                                  | 50                        | 10                    | 50                        |
| Other income                               | 180                       | 210                   | 180                       |
| Comcast marketing support                  | 5,200                     | 5,168                 | 5,100                     |
| <b>Total Income</b>                        | <b>277,645</b>            | <b>278,240</b>        | <b>286,610</b>            |
| <b>Expenses</b>                            |                           |                       |                           |
| Operations                                 | 12,760                    | 10,337                | 12,942                    |
| Utilities                                  | 94,294                    | 101,800               | 107,640                   |
| Landscape                                  | 83,945                    | 83,945                | 86,463                    |
| Pool operations                            | 4,000                     | 3,000                 | 4,000                     |
| Painting - General                         | 500                       | 0                     | 500                       |
| Maintenance                                | 1,500                     | 1,000                 | 1,500                     |
| HOA Loan                                   | 33,564                    | 33,564                | 33,564                    |
| <b>Total operating expenses</b>            | <b>230,563</b>            | <b>233,646</b>        | <b>246,610</b>            |
| Site Maintenance Reserves accrual          | 30,000                    | 30,000                | 30,000                    |
| Painting Reserves accrual                  | 10,000                    | 10,000                | 12,000                    |
| Site Maintenance Reserves interest accrual | 4,375                     | 5,012                 | 4,800                     |
| <b>Total Reserves accrual</b>              | <b>44,375</b>             | <b>45,012</b>         | <b>46,800</b>             |
| <b>Total Expenses</b>                      | <b>274,938</b>            | <b>278,658</b>        | <b>293,410</b>            |
| <b>Net</b>                                 | <b>2,707</b>              | <b>(418)</b>          | <b>(6,800)</b>            |

| <b>Timberhill Townhouse Association</b>        |                           |                       |                           |   |
|--|---------------------------|-----------------------|---------------------------|---|
| 2026 Annual Budget - Draft                     |                           |                       |                           |   |
| Revised 12/7/2025                              |                           |                       |                           |   |
| <b>2025 Budget Worksheet</b>                   | <b>2025 Annual Budget</b> | <b>2025 Projected</b> | <b>2026 Annual Budget</b> | <b>Notes for 2026</b>                                 |
| Monthly HOA                                    | 310                       | 310                   | 320                       | \$10/month (3.2%) increase                            |
| <b>Income</b>                                  |                           |                       |                           |   |
| 1750 Interest                                  | 4,375                     | 5,012                 | 4,800                     | \$160,000 average account balance at 3%               |
| 4000 HOA Assessments                           | 267,840                   | 267,840               | 276,480                   |   |
| 4100 Late Fees                                 | 50                        | 10                    | 50                        |   |
| 4200 Other income                              | 180                       | 210                   | 180                       | Title transfer fee \$60 per sale                      |
| 4250 Comcast marketing support                 | 5,200                     | 5,168                 | 5,100                     | For access to Association property                    |
| <b>Total Income</b>                            | <b>277,645</b>            | <b>278,240</b>        | <b>286,610</b>            |   |
| <b>Expenses</b>                                |                           |                       |                           |   |
| <b>50000 Operations</b>                        |                           |                       |                           |   |
| 5015 Legal + Misc. Administration              | 700                       | 5                     | 700                       | Legal expenses  |
| 5030 Federal and State taxes                   | 3,340                     | 1,811                 | 2,922                     | 30% Federal + 6.5% State                              |
| 5100 Insurance                                 | 1,825                     | 1,847                 | 1,900                     |   |
| 5150 Professional Management                   | 6,795                     | 6,674                 | 7,320                     | \$500 (bookkeeping)+\$85 (QB) + \$25 (OSCU)/month     |
| 6170 Social                                    | 100                       | 0                     | 100                       |   |
| <b>Total 50000 Operations</b>                  | <b>12,760</b>             | <b>10,337</b>         | <b>12,942</b>             |   |
| <b>51000 Utilities</b>                         |                           |                       |                           |   |
| 5200 Electricity                               | 4,635                     | 4,915                 | 5,062                     | 3% above 2025 estimated. No rate change decision.     |
| 5250 Communications / Internet                 | 200                       | 555                   | 200                       | Web host and web registration paid through 2027       |
| 5300 Gas                                       | 1,600                     | 1,429                 | 1,472                     | 3% above 2025 estimated                               |
| 5400 Water/Sewage                              | 66,435                    | 73,624                | 78,778                    | 7% above 2025 estimated. Water/sewer up 9%            |
| 5500 Trash Removal                             | 21,424                    | 21,277                | 22,128                    | 4% above 2025 estimated                               |
| <b>Total 51000 Utilities</b>                   | <b>94,294</b>             | <b>101,800</b>        | <b>107,640</b>            |   |
| <b>52000 Landscape</b>                         |                           |                       |                           |   |
| 5700 Landscape Expense - Other                 | 83,945                    | 83,945                | 86,463                    | 3% above 2025 estimated                               |
| 5800 Landscape Gardner                         |                           |                       |                           |   |
| 5850 Landscaping/Irrigation System             |                           |                       |                           |   |
| <b>Total 52000 Landscape</b>                   | <b>83,945</b>             | <b>83,945</b>         | <b>86,463</b>             |   |
| <b>53000 Pool Operations</b>                   |                           |                       |                           |   |
| 5900 Pool Supplies                             | 4,000                     | 3,000                 | 4,000                     |   |
| <b>Total 53000 Pool Operatons</b>              | <b>4,000</b>              | <b>3,000</b>          | <b>4,000</b>              |   |
| <b>54000 Painting</b>                          |                           |                       |                           |   |
| 6000 Other Painting                            | 500                       | 0                     | 500                       |   |
| <b>Total 54000 Painting</b>                    | <b>500</b>                | <b>0</b>              | <b>500</b>                |   |
| <b>55000 Maintenance</b>                       |                           |                       |                           |   |
| 6100 General maintenance                       | 1,500                     | 1,000                 | 1,500                     |   |
| <b>Total 55000 Maintenance</b>                 | <b>1,500</b>              | <b>1,000</b>          | <b>1,500</b>              |   |
| <b>56000 Reserve Funds</b>                     |                           |                       |                           |   |
| 6180 Site Maintenance Reserves accrual         | 30,000                    | 30,000                | 30,000                    | Need to continue funding at this level                |
| 6190 Painting Reserves accrual                 | 10,000                    | 10,000                | 12,000                    | Begin increasing painting by \$2,000 each year.       |
| 6195 Site Maintenance Reserve interest accrual | 4,375                     | 5,012                 | 4,800                     |   |
| <b>Total 56000 Reserve Funds</b>               | <b>44,375</b>             | <b>45,012</b>         | <b>46,800</b>             |   |
| <b>HOA Loan</b>                                |                           |                       |                           |   |
| Loan payment                                   | 33,564                    | 33,564                | 33,564                    | Last payment February 2031                            |
| <b>Total HOA Loan</b>                          | <b>33,564</b>             | <b>33,564</b>         | <b>33,564</b>             |   |
| <b>Total Expenses</b>                          | <b>274,938</b>            | <b>278,658</b>        | <b>293,410</b>            |   |
| <b>Net Income/(Loss)</b>                       | <b>2,707</b>              | <b>418</b>            | <b>6,800</b>              | Cover with our \$25,000 surplus in operating account. |

