

The Terrace Homeowners Association B, Inc.
Balance Sheet
As of December 31, 2023 and 2022

	2023			2022		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
ASSETS						
Cash & Cash Equivalents						
Checking	\$ 11,617	\$ 58,380	\$ 69,997	\$ 21,818	\$ 58,234	\$ 80,052
Total Cash & Cash Equivalents	11,617	58,380	69,997	21,818	58,234	80,052
Certificates of Deposit	-	103,155	103,155	-	102,544	102,544
Accounts Receivable	3,777	-	3,777	1,548	-	1,548
Prepaid Insurance	287	-	287	281	-	281
Due from other fund		11,428	11,428		7,661	7,661
TOTAL ASSETS	\$ 15,681	\$ 172,963	\$ 188,644	\$ 23,647	\$ 168,440	\$ 192,086
LIABILITIES & EQUITY						
Liabilities						
Accounts Payable	\$ 6,613	\$ -	6,613	\$ 4,316	\$ -	4,316
Prepaid Assessments	1,165	-	1,165	5,983	-	5,983
Contract Liabilities (Reserve) **	-	172,963	172,963	-	168,439	168,439
Due to other fund	11,428	-	11,428	7,661	-	7,661
Total Liabilities	19,206	172,963	192,168	17,960	168,439	186,399
Fund Balances						
Working Capital	5,150	-	5,150	5,150	-	5,150
Operating Fund	(8,675)	-	(8,675)	536	-	536
Total Fund Balances	(3,525)	-	(3,525)	5,686	-	5,686
TOTAL LIABILITIES & FUND BALANCES	\$ 15,681	\$ 172,963	\$ 188,644	\$ 23,647	\$ 168,439	\$ 192,086

** In accordance with ASC 606, these financial statements consider the performance obligations related to the replacement fund assessments to be satisfied when these funds are expended for their designated purpose. Any unspent reserve fund balances are now reflected as a contract liability.

No assurance is provided. The financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States are not included.

The Terrace Homeowners Association B, Inc.
Revenues and Expenses and Change in Fund Balances
Years ended December 31, 2023 and 2022

	2023			2022		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
Income						
Dues-Operating	\$ 55,985	\$ -	\$ 55,985	\$ 56,040	\$ -	\$ 56,040
Dues-Reserve Fund	-	3,231	3,231	-	3,240	3,240
Paper Statement Fees	144	-	144	213	-	213
Interest income	20	756	776	-	264	264
Late Fees/Finance Charges	329	-	329	5	-	5
Applied (Excess) Reserve Income **	-	(3,987)	(3,987)	-	(3,713)	(3,713)
Total Income	56,477	-	56,477	56,258	(209)	56,048
Expense						
Landscape Maintenance						
Aeration & Fertilization	-	-	-	-	-	-
Weed Control	-	-	-	-	-	-
Irrigation Repairs/Winterization	925	-	925	925	-	925
Irrigation Water-Town of Eagle	1,511	-	1,511	1,463	-	1,463
Maintenance Contract	11,477	-	11,477	9,370	-	9,370
Open Space/Tot Lot Cleanup	-	-	-	306	-	306
Total Landscape Maintenance	13,912	-	13,912	12,064	-	12,064
General Open Space						
Turning Sand at TOT Lot	-	-	-	-	-	-
Pet Pick-ups	1,249	-	1,249	1,330	-	1,330
Plowing	4,227	-	4,227	4,061	-	4,061
Maintenance	411	-	411	(400)	-	(400)
Total General Open Space	5,887	-	5,887	4,991	-	4,991
DRB Expenses						
Code Enforcement	5,240	-	5,240	4,949	-	4,949
Total DRB Expenses	5,240	-	5,240	4,949	-	4,949
Operating Expenses						
Accounting	7,250	-	7,250	7,225	-	7,225
Annual Garage Sale	2,532	-	2,532	2,031	-	2,031
Website Expenses	299	-	299	299	-	299
Bank Fees	10	-	10	40	-	40
Liability Insurance	3,436	-	3,436	3,398	-	3,398
Legal Fees	13,815	-	13,815	7,935	-	7,935
Management Fees	12,000	-	12,000	12,000	-	12,000
Miscellaneous	318	-	318	335	-	335
Postage and Delivery	153	-	153	154	-	154
Storage Expense	300	-	300	300	-	300
Total Operating Expenses	40,114	-	40,114	33,717	-	33,717
Reserve Expenditures	-	-	-	-	(209)	(209)
Total Expense	65,152	-	65,152	55,721	(209)	55,512
Net Income	(8,675)	\$ -	(8,675)	536	\$ -	536
Beginning Operating Fund Balance						
	536		536	1,857		1,857
Transfer from operating fund to reserve fur	(536)		(536)	(1,857)		(1,857)
Ending Fund Balances	(8,675)		(8,675)	536		536
Reserve Liability						
Beginning Reserve Liability Balance		168,439	168,439		162,869	162,869
Surplus of (Use of) Reserve Fund		3,987	3,987		3,713	3,713
Transfer of operating surplus from prior years		536	536		1,857	1,857
Ending Fund Balance		\$ 172,963	\$ 172,963		\$ 168,439	\$ 168,439

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**The Terrace Homeowners Association B, Inc.
Change in Reserve Fund Balances
Years ended December 31, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
Beginning Reserve Fund Balance	\$ 168,439	\$ 162,869
Income		
Dues-Reserve Fund	3,231	3,240
Interest income-Reserve Fund	756	264
Applied (Excess) Reserve Income **	(3,987)	(3,713)
Total Income	-	(209)
Reserve Expenditures	-	(209)
Total Expense	-	(209)
Net surplus (deficit)	-	-
Excess of (Use of) Reserve Income **	3,987	3,713
Transfer of operating surplus from prior year	536	1,857
Ending Fund Balance	\$ 172,963	\$ 168,439

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The Terrace Homeowners Association B, Inc.
Income & Expense to Budget
January through December 2023

	<u>Actual</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4100 · Operating Assmts	55,985	56,040	(56)	99.9%
2000 · Operating Interest Inc	20	-	20	100.0%
4650 · Paper Statement Fees	144	-	144	100.0%
4600 · Citation Income (fines)	150	-	150	100.0%
4700 · Late Fees/Finance Charges	179	-	179	100.0%
Total Income	<u>56,477</u>	<u>56,040</u>	<u>437</u>	<u>100.78%</u>
Expense				
5100 · Landscape Maintenance				
5105 · Landscape Maintenance Contract	11,473	9,600	1,873	119.51%
5125 · Irrigation Repairs/Winterizatio	925	1,000	(76)	92.45%
5127 · Irrigation Water-Town of Eagle	1,511	1,800	(289)	83.95%
5160 · Open Space/Commons	-	500	(500)	0.0%
5170 · Tree Maintenance	-	500	(500)	0.0%
Total 5100 · Landscape Maintenance	<u>13,908</u>	<u>13,400</u>	<u>508</u>	<u>103.79%</u>
5124 · General Open Space				
5135 · Mulch Replenishment/Tot Lot	-	400	(400)	0.0%
5140 · Pet Pick-ups	1,249	1,500	(251)	83.26%
5145 · Plowing	4,227	4,800	(573)	88.06%
5155 · Maintenance	411	250	161	164.4%
Total 5124 · General Open Space	<u>5,887</u>	<u>6,950</u>	<u>(1,063)</u>	<u>84.7%</u>
5500 · DRB Expenses				
5530 · Code Enforcement/Software	5,240	5,000	240	104.8%
Total 5500 · DRB Expenses	<u>5,240</u>	<u>5,000</u>	<u>240</u>	<u>104.8%</u>
6000 · Admin Expenses				
6100 · Accounting	7,250	7,200	50	100.69%
6120 · Website Expenses	299	300	(1)	99.8%
6130 · Bank Fees	10	40	(30)	25.0%
6140 · Election Software	-	700	(700)	0.0%
Total 6150 · Insurance	<u>3,436</u>	<u>3,500</u>	<u>(64)</u>	<u>98.16%</u>
6160 · Legal and Professional Fees	13,815	4,000	9,815	345.39%
6170 · Management Fees	12,000	12,000	-	100.0%
6180 · Miscellaneous	318	300	18	106.08%
6190 · Postage and Delivery	153	50	103	305.1%
6200 · Community Events				
6202 · Christmas Decorating Contest	-	300	(300)	0.0%
6204 · Annual Garage Sale	2,532	2,000	532	126.62%
Total 6200 · Community Events	<u>2,532</u>	<u>2,300</u>	<u>232</u>	<u>110.1%</u>
6215 · Storage Expense	300	300	-	100.0%
Total 6000 · Admin Expenses	<u>40,114</u>	<u>30,690</u>	<u>9,424</u>	<u>130.71%</u>
Total Expense	<u>65,148</u>	<u>56,040</u>	<u>9,108</u>	<u>116.25%</u>
Net Ordinary Income	<u>(8,671)</u>	<u>-</u>	<u>(8,671)</u>	<u>100.0%</u>
Reserve Income/Expense				
Income				
4125 · Reserve Interest	756	-	756	100.0%
4110 · Reserve Assmts	3,231	3,240	(10)	99.71%
Total Reserve Income	<u>3,987</u>	<u>3,240</u>	<u>747</u>	<u>123.05%</u>
Net Reserve Income	<u>3,987</u>	<u>3,240</u>	<u>747</u>	<u>123.05%</u>
Net Income	<u><u>(4,684)</u></u>	<u><u>3,240</u></u>	<u><u>(7,924)</u></u>	<u><u>(144.57%)</u></u>

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