

# Terrace Green HOA

## 2026 HOA Budget

Updated: 11/04/2025

Item	2026	2027
Snow Removal	\$ 25,000	\$ 27,500
Landscape Maintenance	\$ 15,000	\$ 20,000
Irrigation	\$ 2,500	\$ 2,500
Electric- Irrigation	\$ 1,000	\$ 1,500
Electric- Septic Pump Station	\$ 1,500	\$ 1,500
Electric- Pavilion	\$ 2,000	\$ 2,000
Cable/Internet- Pavilion	\$ 3,000	\$ 3,000
Water- Pavilion	\$ 1,000	\$ 1,000
Trash/Recycling Pick Up	\$ 4,000	\$ 5,000
Septic- Pavilion Inspections and Pumping	\$ 1,500	\$ 375
Septic- Generator Maintenance	\$ 1,000	\$ 500
Hydrant Fees	\$ 2,000	\$ 2,000
Building Maintenance- Pavilion	\$ -	\$ 500
Cleaning- Pavilion	\$ 5,000	\$ 3,000
Pump Station Monitoring & Maintenance	\$ 5,000	\$ 5,500
SW Management Maintenance	\$ -	\$ 1,500
Admin/Legal/Accounting	\$ 500	\$ 1,000
Insurance	\$ 2,000	\$ 4,000
<b>Total Operating Fees</b>	<b>\$ 72,000</b>	<b>\$ 82,375</b>
<b>Reserve</b>		
Capital Reserve	\$ 7,500	\$ 9,000
<b>Grand Total</b>	<b>\$ 79,500</b>	<b>\$ 91,375</b>
Number of Lots:	39	39
Monthly Operating Per Lot	154	176
Monthly Capital Reserve Per Lot	16	19
Monthly Total Fees Per Lot:	\$ 170	\$ 195

Note: Budget for 2027 is an estimate only and will be revised prior to the start of the year

Landscape scope- weekly park and entrance shoulder mowing, leach field mowing weekly, entrance bed maintenance, pond berm mowing, gravel road maintenance, pavilion mowing and bed maintenance

Snow scope- road plowing, sidewalk clearing, CBU clearing, pavilion parking and access clearing

Building Maintenance Pavilion- includes parking lot maintenance