

zHome - Block 9C
2022-23 Budget
10 Units

	2021-22 Annual/Unit	2021-22 Monthly/Unit	2022-23 Annual/Unit	2022-23 Monthly/Unit
Neighborhood Operating Assessment	2,084.09	173.67	1,944.00	162.00
Neighborhood Reserve Assessment	2,840.00	236.67	3,000.00	250.00
Neighborhood Total	4,924.09	410.34	4,944.00	412.00
IHCA Master Assessment	948.00	79.00	960.00	80.00
Total Assessment per Unit	5,872.09	489.34	5,904.00	492.00
	\$ Increase / Decrease		31.90	2.66
	% Change			0.54%

INCOME	2021-22 Budget	2021-22 Forecast	Variance	2022-23 Budget	\$ Inc/Dec
Residential Assessment	49,240	49,240	0	49,440	200
Interest Income	0	0	0	0	0
Late Fees	0	0	0	0	0
Other	0	0	0	0	0
TOTAL INCOME	49,240	49,240	0	49,440	200

NEIGHBORHOOD EXPENSES

Utilities, Landscape & Maintenance Expenses					
Neighborhood Bad Debt	0	0	0	0	0
Neighborhood Garbage	1,780	1,596	(184)	1,600	(180)
Neighborhood Electric / Gas	0	300	300	300	300
Neighborhood Landscaping - Contract	3,280	3,280	0	3,378	98
Non-Contract Landscaping	800	800	0	800	0
Neighborhood Water - Irrigation	200	136	(64)	200	0
Neighborhood Pest Control	500	500	0	500	0
Neighborhood Roof / Gutter Maintenance	550	300	(250)	350	(200)
Neighborhood Roof & Gutter Cleaning	850	771	(79)	800	(50)
Inclement Weather Maintenance	400	686	286	400	0
Neighborhood Maintenance	900	700	(200)	700	(200)
Dryer Vent Cleaning	321	275	(46)	300	(21)
Neighborhood Contingency	500	0	(500)	350	(150)

Essential Systems Maintenance Expenses					
Pervious Concrete Maintenance	500	500	0	500	0
Solar Array (Maintenance)	0	0	0	0	0
Geothermal Heat / Cool Plant	850	325	(525)	450	(400)

Administrative Expenses					
Management	5,160	5,160	0	5,160	0
Reserve Study	1,950	960	(990)	1,025	(925)
Property Insurance	2,100	2,311	211	2,427	327
Federal Income Tax	200	200	0	200	0

TOTAL ADMINISTRATIVE	9,410	8,631	779	8,812	(598)
TOTAL MAINTENANCE	11,431	10,169	1,262	10,628	(803)
TOTAL OPERATING EXPENSES	20,841	18,800	2,041	19,440	(1,401)

ANNUAL RESERVE CONTRIBUTION	28,400	28,400	0	30,000	1,600
TOTAL ANNUAL EXPENSES	49,241	47,200	2,041	49,440	199

RESERVE BUDGET	2021-22 Budget	YTD Actual	Variance	2022-23 Budget	
Reserve Beginning Balance	185,117	157,073	(28,044)	155,890	75.9% funded
Reserve Contribution	28,400	28,400	0	30,000	Per RS, 95% thr
Reserve Interest Income	640	618	(22)	618	Per KM interst a
TOTAL RESERVES	214,157	186,091		186,508	
RESERVE EXPENSES					
Signs/Identifiers - Replace	1,800	576	(1,224)		1 sign at 1715 9t.
Cedar- stain	29,000	29,625	625		
Drain line- clean/inspect/repair				2,290	
TOTAL EXPENSES	30,800	30,201		2,290	
ENDING BALANCE	183,357	155,890		184,218	

Disclosure Statement: The information contained herein, while not guaranteed, has been secured from the sources zHomes believes to be reliable and is considered the most current and correct data available. Prospective purchaser should verify all such information on their own behalf, or have information verified by their own attorney, accountant, or business advisor.