

zHome - Block 9C
2023-24 Budget
10 Units

	2022-23 Annual/Unit	2022-23 Monthly/Unit	2023-24 Annual/Unit	2023-24 Monthly/Unit
Neighborhood Operating Assessment	1,944.00	162.00	1,984.93	165.41
Neighborhood Reserve Assessment	3,000.00	250.00	3,400.00	283.33
Neighborhood Total	4,944.00	412.00	5,384.93	448.74
	\$ Increase / Decrease		440.93	36.74
	% Change		8.92%	
IHCA Master Assessment	960.00	80.00	972.00	81.00

INCOME	2021-22 Budget	2021-22 Forecast	Variance	2022-23 Budget	\$ Inc/Dec
Residential Assessment	49,440	49,440	0	56,016	6,576
Interest Income	0	0	0	0	0
Late Fees	0	0	0	0	0
Other	0	0	0	0	0
TOTAL INCOME	49,440	49,440	0	56,016	6,576

NEIGHBORHOOD EXPENSES

Utilities, Landscape & Maintenance Expenses					
Neighborhood Bad Debt	0	0	0	0	0
Neighborhood Garbage	1,600	1,600	0	1,650	50
Neighborhood Electric / Gas	300	300	0	400	100
Neighborhood Landscaping - Contract	3,378	3,378	0	3,479	101
Non-Contract Landscaping-other	800	800	0	800	0
Neighborhood Water - Irrigation	200	200	0	200	0
Neighborhood Pest Control	500	500	0	500	0
Neighborhood Roof / Gutter Maintenance	350	350	0	350	0
Neighborhood Roof & Gutter Cleaning	800	800	0	800	0
Inclement Weather Maintenance	400	400	0	400	0
Neighborhood Maintenance	700	700	0	700	0
Dryer Vent Cleaning	300	300	0	350	50
Neighborhood Contingency	350	350	0	200	(150)

350					
Pervious Concrete Maintenance	500	500	0	500	0
Solar Array (Maintenance)	0	0	0	0	0
Geothermal Heat / Cool Plant	450	450	0	450	0

Administrative Expenses					
Management	5,160	5,160	0	5,160	0
Reserve Study	1,025	1,025	0	1,110	85
Property Insurance	2,427	2,427	0	2,600	173
Federal Income Tax	200	200	0	200	0

TOTAL ADMINISTRATIVE	8,700	8,700	0	9,070	370
TOTAL MAINTENANCE	10,729	10,729	0	10,779	50
TOTAL OPERATING EXPENSES	19,430	19,430	0	19,849	419

ANNUAL RESERVE CONTRIBUTION	30,000	30,000	0	34,000	4,000
TOTAL ANNUAL EXPENSES	49,430	49,430	0	53,849	4,419

RESERVE BUDGET	2022-2023 Budget	YTD Actual	Variance	2023-24 Budget	
Reserve Beginning Balance	155,453	173,632	18,179	188,932	72.1% funding at
Reserve Contribution	30,000	17,500	12,500	34,000	
Reserve Interest Income	640	90	(550)	640	
TOTAL RESERVES	186,093	191,222		223,572	
RESERVE EXPENSES					
Drain line- clean/inspect/repair	2,290	2,290		0	No reserve expe
TOTAL EXPENSES	0	2,290		0	
ENDING BALANCE	186,093	188,932		223,572	

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.