

zHome - Block 9C
2025-26 Budget
10 Units

	2024-25 Annual/Unit	2024-25 Monthly/Unit	2025-26 Annual/Unit	2025-26 Monthly/Unit
Neighborhood Operating Assessment	2,300.00	191.67	2,591.20	215.93
Neighborhood Reserve Assessment	3,400.00	283.33	3,500.00	291.67
Neighborhood Total	5,700.00	475.00	6,091.20	507.60
	\$ Increase / Decrease		391.20	32.60
	% Change		6.86%	
IHCA Master Assessment	1,008.00	84.00	1,044.00	87.00
INCOME	2024-25 Budget	2024-25 Forecast	2025-26 Budget	\$ Inc/Dec
Residential Assessment	57,000	57,000	60,912	3,912
TOTAL INCOME	57,000	57,000	60,912	3,912

NEIGHBORHOOD EXPENSES

Utilities, Landscape & Maintenance Expenses				
Neighborhood Bad Debt	-	-	-	-
Neighborhood Garbage	2,200	2,807	3,000	800
Neighborhood Electric / Gas	400	400	400	-
Neighborhood Landscaping - Contract	3,675	3,619	3,859	184
Non-Contract Landscaping-other	1,200	1,200	1,200	0
Neighborhood Water - Irrigation	200	200	200	-
Neighborhood Pest Control	500	500	500	0
Neighborhood Roof / Gutter Maintenance	350	350	350	-
Neighborhood Roof & Gutter Cleaning	1,000	1,000	1,000	0
Inclement Weather Maintenance	400	400	400	-
Neighborhood Maintenance	700	700	700	-
Dryer Vent Cleaning	400	400	400	0
Neighborhood Contingency	200	200	200	-

Essential Maintenance Expenses				
Pervious Concrete Maintenance	500	500	500	-
Geothermal Heat / Cool Plant	450	450	450	0

Administrative Expenses				
Management	5,418	5,418	5,581	163
Reserve Study	1,110	1,110	1,110	-
Property Insurance	4,097	4,097	4,712	615
Federal Income Tax	200	200	1,350	1,150.00

TOTAL ADMINISTRATIVE	10,825	10,825	12,753	1,928
TOTAL MAINTENANCE	12,175	12,175	13,159	984
TOTAL OPERATING EXPENSES	23,000	23,000	25,912	2,912

ANNUAL RESERVE CONTRIBUTION	34,000	34,000	35,000	1,000
TOTAL ANNUAL EXPENSES	57,000	57,000	60,912	3,912

<i>RESERVE BUDGET</i>	2024-2025 Budget	YTD Actual	2025-26 Budget	<i>56% funding at fu</i>
Reserve Beginning Balance	223,317	219,853	259,431	
Reserve Contribution	34,000	34,000	35,000	
Reserve Interest Income		5,578	-	
<i>TOTAL RESERVES</i>	257,317	259,431	294,431	
<i>RESERVE EXPENSES</i>				
Drain line- clean/inspect/repair	2,400.00	-	2,470	<i>Per 25/26 RS</i>
Roofs-Inspect/Clean/Repair	8,485	-	8,730	<i>Per 25/26 RS</i>
<i>TOTAL EXPENSES</i>	10,885	-	11,200	
<i>ENDING BALANCE</i>	246,432	259,431	283,231	

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.