

**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	<b>5,700.00</b>	<b>475.00</b>	<b>6,091.20</b>	<b>507.60</b>
	<b>\$ Increase / Decrease</b>		<b>391.20</b>	<b>32.60</b>
	<b>% Change</b>			<b>6.86%</b>
IHCA Master Assessment	<b>1,008.00</b>	<b>84.00</b>	<b>1,044.00</b>	<b>87.00</b>

<b>INCOME</b>	2024-25 Budget	2024-25 Forecast	2025-26 Budget	\$ Inc/Dec
Residential Assessment	57,000	57,000	60,912	<b>3,912</b>
<b>TOTAL INCOME</b>	<b>57,000</b>	<b>57,000</b>	<b>60,912</b>	<b>3,912</b>

**NEIGHBORHOOD EXPENSES**

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

**Essential Maintenance Expenses**

Pervious Concrete Maintenance	500	500	500	-
Geothermal Heat / Cool Plant	450	450	450	<b>0</b>

**Administrative Expenses**

Management	5,418	5,418	5,581	<b>163</b>
Reserve Study	1,110	1,110	1,110	-
Property Insurance	4,097	4,097	4,712	<b>615</b>
Federal Income Tax	200	200	1,350	1,150.00

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

<b>ANNUAL RESERVE CONTRIBUTION</b>	<b>34,000</b>	<b>34,000</b>	<b>35,000</b>	<b>1,000</b>
<b>TOTAL ANNUAL EXPENSES</b>	<b>57,000</b>	<b>57,000</b>	<b>60,912</b>	<b>3,912</b>

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

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.