

**View Ridge
Division 95
2021-22 Budget
38 Units**

<i>Monthly/Unit</i>		<i>Monthly/Unit</i>	
<i>View Ridge Assessments</i>	<i>2020-21</i>	<i>2021-22</i>	
<i>Neighborhood Assessment</i>	<i>\$ 225.48</i>	<i>\$ 226.37</i>	
<i>IHCA Master Assessment</i>	<i>\$ 78.00</i>	<i>\$ 79.00</i>	
<i>Total Assessment</i>	<i>\$ 303.48</i>	<i>\$ 305.37</i>	
<i>\$ Increase / Decrease:</i>		<i>\$ 1.89</i>	
<i>% Increase / Decrease:</i>		<i>0.62%</i>	

<i>INCOME</i>	<i>2020-21</i>	<i>YTD</i>	<i>Year End</i>	<i>2021-22</i>	<i>2021-22</i>
	<i>Budget</i>	<i>Actual</i>	<i>Forecast</i>	<i>Budget</i>	<i>Inc / Dec</i>
Neighborhood Assessments	102,818		102,818	103,226	408
Late/NSF Charges	0		0		0
Interest Income	0		0		0
TOTAL INCOME	102,818	0	102,818	103,226	408

NEIGHBORHOOD EXPENSES

<i>Maintenance Expenses</i>					
Utilities - Electric and gas	133	74	126	150	17
Landscaping - Contract	9,776	5,703	9,776	10,079	303
Landscaping - Non Contract	2,500	2,185	2,185	2,500	0
Irrigation - Water	7,700	2,058	3,528	6,000	(1,700)
Irrigation Maintenance and Repair	500	205	351	500	0
Pest Control	500	0	250	500	0
Roof/Gutter Maintenance	500	440	754	750	250
Roof/Gutter Cleaning	1,936	1,762	1,762	1,765	(171)
Dryer Vent Cleaning	711	0	711	750	39
Inclement Weather	500	0	500	500	0
Neighborhood Maintenance	1,500	0	1,500	1,000	(500)
TOTAL MAINTENANCE	26,256	12,427	21,443	24,494	(1,762)

<i>Administrative Expenses</i>					
Management Fees	8,700	5,075	8,700	8,700	0
Reserve Study	1,140	570	1,140	1,140	0
Bad Debt	0	0	0	0	0
Legal Fees	375	0	375	375	0
Administrative Fees	0	0	0	0	0
Property Insurance	9,881	9,984	9,984	10,483	602
Neighborhood Contingency	1,737	0	1,737	1,500	(237)
Federal Income Tax Return	150	0	150	434	284
TOTAL ADMINISTRATIVE	21,983	15,629	22,086	22,632	649

TOTAL OPERATING EXPENSE	48,239	28,056	43,529	47,126	(1,113)
ANNUAL RESERVE CONTRIBUTION	54,580	31,838	54,580	56,100	1,520
TOTAL EXPENSES	102,819	59,894	98,109	103,226	

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Disclosure Statement: The information contained herein, while not guaranteed, has been secured from the sources believed to be the most current and correct data available. Prospective purchaser should verify all such information on their own behalf.

<i>Reserve Budget</i>	<i>2020-21</i>	<i>Actual</i>	<i>Variance</i>	<i>2021-22</i>	
Beginning Balance	288,042	291,395	3,353	334,805	96.2% Funded
Contribution	54,580	54,580	0	56,100	
Interest Income	1,936	1,310	(626)	1,400	
Total Reserves:	344,558	347,285	2,727	392,305	
<i>Expenses</i>					
Building Exterior Repairs	0	5,000		10,000	
Roof Cleaning		7,480			
Total Expenses:	0	12,480	(12,480)	10,000	
Ending Balance:	344,558	334,805	9,753	382,305	