

**zHome - Block 9C**  
**2021-22 Budget**  
**10 Units**

	2020-21 Annual/Unit	2020-21 Monthly/Unit	2021-22 Annual/Unit	2021-22 Monthly/Unit
Neighborhood Operating Assessment	2,320.85	193.40	2,084.05	173.67
Neighborhood Reserve Assessment	2,603.20	216.93	2,840.00	236.67
Neighborhood Total	<b>4,924.05</b>	<b>410.34</b>	<b>4,924.05</b>	<b>410.34</b>
IHCA Master Assessment	936.00	78.00	<b>948.00</b>	<b>79.00</b>
Total Assessment per Unit	<b>5,860.05</b>	<b>488.34</b>	<b>5,872.05</b>	<b>489.34</b>
	\$ Increase / Decrease		<b>12.00</b>	<b>1.00</b>
	% Change			<b>0.2%</b>

INCOME	2020-21 Budget	2020-21 Forecast	Variance	2021-22 Budget	\$ Inc/Dec
Residential Assessment	49,240	49,240	0	49,240	0
Interest Income	0	0	0	0	0
Late Fees	0	0	0	0	0
Other	0	0	0	0	0
<b>TOTAL INCOME</b>	<b>49,240</b>	<b>49,240</b>	<b>0</b>	<b>49,240</b>	<b>0</b>

**NEIGHBORHOOD EXPENSES**

<b>Utilities, Landscape &amp; Maintenance Expenses</b>					
Neighborhood Bad Debt	0	0	0	0	0
Neighborhood Garbage	1,726	1,726	0	1,780	54
Neighborhood Electric / Gas	0		0	0	0
Neighborhood Landscaping - Contract	3,181	3,181	0	3,280	99
Non-Contract Landscaping	600	650	(50)	800	200
Neighborhood Water - Irrigation	200	200	0	200	0
Neighborhood Pest Control	500	500	0	500	0
Neighborhood Roof / Gutter Maintenance	150	550	(400)	550	400
Neighborhood Roof & Gutter Cleaning	850	850	0	850	0
Inclement Weather Maintenance	400	400	0	400	0
Neighborhood Maintenance	900	935	(35)	900	0
Dryer Vent Cleaning	275	275	0	321	46
Neighborhood Contingency	500	0	500	500	0

<b>Essential Systems Maintenance Expenses</b>					
Pervious Concrete Maintenance	500	500	0	500	0
Solar Array (Maintenance)	0	0	0	0	0
Geothermal Heat / Cool Plant	800	849	(49)	850	50

<b>Administrative Expenses</b>					
Management	5,160	5,160	0	5,160	0
Reserve Study	960	960	0	1,950	990
Property Insurance	6,106	1,997	4,109	2,100	(4,006)
Federal Income Tax	400	190	(210)	200	(200)

<b>TOTAL ADMINISTRATIVE</b>	<b>12,626</b>	<b>8,307</b>	<b>4,319</b>	<b>9,410</b>	<b>(3,216)</b>
<b>TOTAL MAINTENANCE</b>	<b>10,582</b>	<b>10,616</b>	<b>(34)</b>	<b>11,430</b>	<b>848</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>23,208</b>	<b>18,923</b>	<b>4,285</b>	<b>20,840</b>	

<b>ANNUAL RESERVE CONTRIBUTION</b>	<b>26,032</b>	<b>26,032</b>	<b>0</b>	<b>28,400</b>	<b>2,368</b>
<b>TOTAL ANNUAL EXPENSES</b>	<b>49,240</b>	<b>44,955</b>	<b>4,285</b>	<b>49,240</b>	<b>0</b>

RESERVE BUDGET	2020-21 Budget	YTD Actual	Variance	2021-22 Budget	
Reserve Beginning Balance	191,324	197,892	6,568	185,117	89.4% funded
Reserve Contribution	26,032	26,032	0	28,400	Per RS, 100% fun
Reserve Interest Income	640	612	(28)	640	Per KM interst av
<b>TOTAL RESERVES</b>	<b>217,996</b>	<b>224,536</b>		<b>214,157</b>	
<b>RESERVE EXPENSES</b>					
Siding- Fiber Cement Paint/Caulk	40,400	33,000	7400		Completed 9/2020
Caulk, Touch-Up	0	0	0	0	Included with pain
Geothermal Pump Replacement	0	6,419	(6419)		Pump 1 failed & re
Signs/Identifiers - Replace				1,800	1 sign at 1715 9th
Cedar- stain				29,000	
Roofs Clean & Inspect				6,000	
<b>TOTAL EXPENSES</b>	<b>40,400</b>	<b>39,419</b>		<b>36,800</b>	
<b>ENDING BALANCE</b>	<b>177,596</b>	<b>185,117</b>		<b>177,357</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.