

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	4,924.05	410.34	4,924.05	410.34
IHCA Master Assessment	936.00	78.00	948.00	79.00
Total Assessment per Unit	5,860.05	488.34	5,872.05	489.34
	\$ Increase / Decrease		12.00	1.00
	% Change			0.2%

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
TOTAL INCOME	49,240	49,240	0	49,240	0

NEIGHBORHOOD EXPENSES

Utilities, Landscape & Maintenance Expenses

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

Essential Systems Maintenance Expenses

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

Administrative Expenses

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)

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

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

RESERVE BUDGET	2020-21 Budget	YTD Actual	Variance	2021-22 Budget	89.4% funded
Reserve Beginning Balance	191,324	197,892	6,568	185,117	
Reserve Contribution	26,032	26,032	0	28,400	Per RS, 100% fun
Reserve Interest Income	640	612	(28)	640	Per KM interst avt
TOTAL RESERVES	217,996	224,536		214,157	

RESERVE EXPENSES

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	
TOTAL EXPENSES	40,400	39,419		36,800	
ENDING BALANCE	177,596	185,117		177,357	

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.