

Attachment 9

Iron Horse HOA BUDGET 2023

	1/31/23	2/28/23	3/31/23	4/30/23	5/31/23	6/30/23	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	Total
INCOME													
Home & Utilities Allowance	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 4,729.65	\$ 56,755.80
Administration	964.14	964.14	964.14	964.14	964.14	964.14	964.14	964.14	964.14	964.14	964.14	964.14	11,569.68
Plan Submittal Fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Outdoor Maintenance and Repair	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	18,900.00
Private Road Maintenance	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
Power for Lift Station	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
Common Area Property Taxes	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	1,044.00
Insurance	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	898.00
Maintaining Vacant Land & Trail	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
Crestline & Blackstone Assessments to Strengthen Capital	314.36	314.36	314.36	314.36	314.36	314.36	314.36	314.36	314.36	314.36	314.36	314.36	3,772.32
Saddleback Assessments to Strengthen Capital	3,016.00												3,016.00
TOTAL INCOME	11,385.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	8,369.98	103,455.80
EXPENSES													
Administration Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Landscaping	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	18,900.00
Water/Sewer/Trash/Storm Drain	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	28,800.00
Internet & Security & Home Monitoring	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	2,274.65	27,295.80
Utilities - Power Lift Station	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	1,260.00
Accounting & Legal Fees	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
Repairs & Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Property Taxes	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Business Insurance	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	74.83	898.00
Contract Services	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Miscellaneous Expense	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
TOTAL EXPENSE	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	7,979.48	95,753.80
Capital Enhancement (Profit Margin)	\$ 3,406.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	\$ 390.50	7,702.00

*For anyone with additional questions or who wants additional information, please contact Brett Warby (brett-warby@leavitt.com)

**Iron Horse HOA
BUDGET
2023**

	<u># Lots</u>	<u># sold Lots</u>
<u>Blackstone Townhomes: MONTHLY</u>	22 units	16
City Fees: Water & Usage		
35.00		
Sewer		
10.00		
Garbage		
10.00		
Storm Drain		
7.00		
Internet		
39.99		
Security & Home Monitoring System		
25.00		
Total Utility Fees		
126.99		
Private Road Maintenance		
1.00		
Power for Lift Station		
5.00		
Capital Enhancement		
9.15		
Landscaping, Outdoor Maintenance, and Repairs		
45.00		
Administration, Accounting, and Legal Costs		
19.95		
Common Area Property Taxes		
1.00		
Insurance		
0.90		
Total HOA Fees		
82.00		
<u>Crestline: MONTHLY</u>	32 units	19
City Fees: Water & Usage		
35.00		
Sewer		
23.00		
Garbage		
12.00		
Storm Drain		
7.00		
Internet		
39.99		
Security & Home Monitoring System		
25.00		
Total Utility Fees		
141.99		
Private Road Maintenance		
1.00		
Capital Enhancement		
8.84		
Landscaping, Outdoor Maintenance, and Repairs		
45.00		
Administration, Accounting, and Legal Costs		
20.26		
Common Area Property Taxes		
1.00		
Insurance		
0.90		
Total HOA Fees		
77.00		
<u>Saddleback Ridge: ANNUAL</u>	<u># Lots</u>	<u># sold Lots</u>
Capital Enhancement	21 Phase 1	13
58.00	17 Phase 2	10
Maintaining Vacant Land & Trails	17 Phase 3	11
60.00	24 Phase 4	8
Administration, Accounting, and Legal Costs	11 Phase 5	9
60.00	44 Phase 6	1
Insurance	7 Phase 7	0
10.00		
Property Taxes for Vacant Land		
12.00		
Total HOA Fees		
200.00	141	52