

**SUNSET WALK**  
**Division 16**  
**2021-22 Budget**  
**70-units**

	Monthly/Unit	Monthly/Unit
<b>Sunset Walk Assessments</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Neighborhood Assessment</b>	<b>\$ 196.96</b>	<b>\$ 202.11</b>
<b>IHCA Master Association Assessment</b>	<b>\$ 78.00</b>	<b>\$ 79.00</b>
<b>Total Assessment</b>	<b>\$ 274.96</b>	<b>\$ 281.11</b>
<b>\$\$\$ Increase / Decrease</b>		<b>\$ 6.15</b>
<b>% Increase / Decrease</b>		<b>2.2%</b>

					Inc / Dec
	2020-21	YTD Actual	Year End	2021-22	Over
<b>INCOME</b>	<b>Budget</b>		<b>Forecast</b>	<b>Budget</b>	<b>2020-21</b>
Residential Assessment	165,450		165,450	169,774	4,324
Interest Income	0		0		0
Other	0		0		0
<b>TOTAL INCOME</b>	<b>165,450</b>	<b>0</b>	<b>165,450</b>	<b>169,774</b>	<b>4,324</b>

**NEIGHBORHOOD EXPENSES**

<b>Utilities, Landscape &amp; Maintenance Expenses</b>					
Neighborhood Bad Debt	0	0	0	0	0
Neighborhood Electricity	850	597	789	850	0
Landscaping - Contract	21,930	12,794	21,930	22,610	680
Non-Contract Landscaping	7,000	4,050	6,943	7,000	0
Neighborhood Water - Irrigation	14,050	11,037	14,100	14,523	473
Neighborhood Irrigation Maint. & Repair	1,200	2,380	2,380	1,500	300
Inclement Weather Maintenance	750	0	750	750	0
Dryer Vent Cleaning	1,386	0	1,386	1,386	0
Roof and Gutter Cleaning	1,815	1,652	1,652	1,700	(115)
Pest Control	600	0	600	500	(100)
Maintenance	6,113	2,218	3,802	6,000	(113)
Neighborhood Contingency	750	0	750	750	0
<b>TOTAL MAINTENANCE</b>	<b>56,444</b>	<b>34,727</b>	<b>55,081</b>	<b>57,569</b>	<b>1,125</b>

<b>Administrative Expenses</b>					
Management	12,060	7,035	12,060	12,060	0
Reserve Study	1,270	635	1,270	1,341	71
Bad Debt	0	0	0	0	
Legal	0	0	0	0	0
Administrative (Postage, Copy, Other)	50	0	50	0	(50)
Property Insurance	13,341	15,975	15,975	16,454	3,113
Federal Income Tax	325		325	350	25
Bank Fees	0	10	10	0	0
<b>TOTAL ADMINISTRATIVE</b>	<b>27,046</b>	<b>23,655</b>	<b>29,690</b>	<b>30,205</b>	<b>3,159</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>83,490</b>	<b>58,382</b>	<b>84,771</b>	<b>87,774</b>	<b>4,284</b>
<b>Annual Reserve Contributions</b>	<b>82,000</b>	<b>57,400</b>	<b>82,000</b>	<b>82,000</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>165,490</b>			<b>169,774</b>	

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

<i>Reserve Budget</i>	2020-21	Actual	Variance	2021-22	77.8% Funded
Beginning Balance	446,528	449,886	3,358	523,017	
Contribution	71,160	82,000	10,840	82,000	
Interest Income	7,401	5,200	(2,201)	5,831	
<b>Total Reserves:</b>	<b>525,089</b>	<b>537,086</b>	<b>11,997</b>	<b>610,848</b>	
<i>Expenses</i>					
Partial Paint	0		0		
Caulk, etc - Inspect / Repair	0	2,629	2,629		
Roof Cleaning	0	11,440	(11,440)		
Asphalt Seal	0				
<b>Total Expenses:</b>	<b>0</b>	<b>14,069</b>	<b>(8,811)</b>	<b>0</b>	
<b>Ending Balance:</b>	<b>525,089</b>	<b>523,017</b>	<b>20,808</b>	<b>610,848</b>	