

SUNSET WALK
Division 16
2021-22 Budget
70-units

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

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

NEIGHBORHOOD EXPENSES

<i>Utilities, Landscape & Maintenance Expenses</i>					
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
TOTAL MAINTENANCE	56,444	34,727	55,081	57,569	1,125

<i>Administrative Expenses</i>					
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	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
TOTAL ADMINISTRATIVE	27,046	23,655	29,690	30,205	3,159
TOTAL OPERATING EXPENSES	83,490	58,382	84,771	87,774	4,284
Annual Reserve Contributions	82,000	57,400	82,000	82,000	0
TOTAL EXPENSES	165,490			169,774	

Disclosure Statement: The information contained herein, while not guaranteed, has been secured from the sources Issued 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	
Total Reserves:	525,089	537,086	11,997	610,848	
<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				
Total Expenses:	0	14,069	(8,811)	0	
Ending Balance:	525,089	523,017	20,808	610,848	