

**SUNRISE BAY HOA
FIVE YEAR PROPOSED BUDGET**

	APPROVED 2026	PROPOSED 2027	PROPOSED 2028	PROPOSED 2029	PROPOSED 2030	
<u>INCOME</u>						
TOTAL INCOME (88 lot owners x \$955 / lot)	\$ 84,040	\$ 84,040	\$ 84,040	\$ 84,040	\$ 84,040	
LESS : CONTRIBUTION TO RESERVE (2025-2027 Per Reserve Study 2028 & 2029 same as 2027)	\$ 49,256	\$ 52,212	\$ 52,200	\$ 52,200	\$ 52,200	
OPERATING INCOME	<u>\$ 34,784</u>	<u>\$ 31,828</u>	<u>\$ 31,840</u>	<u>\$ 31,840</u>	<u>\$ 31,840</u>	
<u>PROPOSED OPERATING BUDGET</u>						
	12 MOS BUDGET 2026	12 MOS BUDGET 2027	12 MOS BUDGET 2028	12 MOS BUDGET 2029	12 MOS BUDGET 2030	
a/c name						
OPERATING /ASSESSMENT INCOME (per above)	\$ 34,784	\$ 31,828	\$ 31,840	\$ 31,840	\$ 31,840	
INTEREST INCOME						
FINES						
LATE FEE INCOME						
CD INCOME	\$ 3,500	\$ 3,500	\$ 1,000	\$ 1,000.00	\$ 1,000.00	
TOTAL INCOME	<u>\$ 38,284</u>	<u>\$ 35,328</u>	<u>\$ 32,840</u>	<u>\$ 32,840</u>	<u>\$ 32,840</u>	
ACCOUNTING FEES	\$ 800	\$ 824	\$ 849	\$ 874	\$ 900	+ 3% / year
CAPITAL RESERVE STUDY	\$ 1,600	\$ 400	\$ 400	\$ 400	\$ 400	Annual Accrual
LEGAL FEES	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	+ 3% / year
LICENSES	\$ 100	\$ 103	\$ 106	\$ 109	\$ 113	+ 3% / year
MANAGEMENT FEE	\$ 4,800	\$ 4,944	\$ 5,092	\$ 5,245	\$ 5,402	+ 3% / year
MEETING EXPENSE	\$ 750	\$ 773	\$ 796	\$ 820	\$ 844	+ 3% / year
OFFICE EXPENSE	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	+ 3% / year
OTHER PROFESSIONAL SERVICES	\$ 500	\$ 515	\$ 530	\$ 546	\$ 563	+ 3% / year
TAXES						
TOTAL ADMINISTRATIVE EXPENSES	<u>\$ 11,550</u>	<u>\$ 10,649</u>	<u>\$ 10,956</u>	<u>\$ 11,273</u>	<u>\$ 11,599</u>	
UTILITIES	<u>\$ 1,800</u>	<u>\$ 1,854</u>	<u>\$ 1,910</u>	<u>\$ 1,967</u>	<u>\$ 2,026</u>	
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INSURANCE - FIDELITY BOND	\$ 600	\$ 618	\$ 637	\$ 656	\$ 675	+ 3% / year
INSURANCE - GENERAL	\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	+ 3% / year
INSURANCE - UMBRELLA	\$ 950	\$ 979	\$ 1,008	\$ 1,038	\$ 1,069	+ 3% / year
TOTAL INSURANCE EXPENSE	<u>\$ 3,950</u>	<u>\$ 4,069</u>	<u>\$ 4,191</u>	<u>\$ 4,316</u>	<u>\$ 4,446</u>	

COMMON AREA MAINTENANCE	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	capped at \$5k
LANDSCAPING CONTRACT	\$ 14,950	\$ 14,950	\$ 15,399	\$ 15,860	\$ 16,336	+ 3% / year
LANDSCAPING - MISC						

TOTAL GROUND REPAIR & MAINTENANCE	<u>\$ 18,950</u>	<u>\$ 18,950</u>	<u>\$ 19,399</u>	<u>\$ 19,860</u>	<u>\$ 20,336</u>	
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TOTAL OPERATING EXPENSES	<u>\$ 36,250</u>	<u>\$ 35,521</u>	<u>\$ 36,455</u>	<u>\$ 37,416</u>	<u>\$ 38,407</u>	
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NET OPERATING INCOME	<u>\$ 2,034</u>	<u>\$ (193)</u>	<u>\$ (3,615)</u>	<u>\$ (4,576)</u>	<u>\$ (5,567)</u>	
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FORECASTED RETAINED EARNINGS

RETAINED EARNINGS (Accumulated operating profits) BEG OF PERIOD	\$ 38,000	\$ 40,034	\$ 39,841	\$ 36,226	\$ 31,650	
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ESTIMATED OPERATING INCOME (LOSS)	\$ 2,034	\$ (193)	\$ (3,615)	\$ (4,576)	\$ (5,567)	
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RETAINED EARNINGS END OF PERIOD	<u>\$ 40,034</u>	<u>\$ 39,841</u>	<u>\$ 36,226</u>	<u>\$ 31,650</u>	<u>\$ 26,083</u>	
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FOECASTED RESERVE BALANCE

BEG OF PERIOD BALANCE	\$ 142,000	\$ 181,256	\$ 128,558	\$ 70,758	\$ 119,123	
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PLUS: ESTIMATED CONTRIBUTION (per Reserve Study)	\$ 49,256	\$ 52,212	\$ 52,200	\$ 52,200	\$ 52,200	
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LESS: ESTIMATED EXPENDITURE (per RESERVE Study)	\$ (10,000)	\$ (104,910)	\$ (110,000)	\$ (3,835)	\$ (3,835)	
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PLUS: CD INTEREST INCOME

END OF PERIOD BALANCE	<u>\$ 181,256</u>	<u>\$ 128,558</u>	<u>\$ 70,758</u>	<u>\$ 119,123</u>	<u>\$ 167,488</u>	
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