SUNRISE BAY POA
OPERATING BUDGET
2025

a/c number	a/c name	ESTIMATED 12 MOS THRU 12/31/2024	BUDGETED 12 MOS THRU 12/31/2024	VARIANCE TO BUDGET		BOARD APPROVED 12 MOS BUDGET 2025	
41000	ASSESSMENT INCOME	$ 45,360	$ 45,360	$ -		$ 37,572	($ 84,040 - $ 44,468)
43000	INTEREST INCOME	$ 35		$ 35			Total income less required
42700	FINES	$ 573		$ 573			contribution to reserve per Study
44000	FEE INCOME (ARC)	$ 500		$ 500			(SEE 5-YR)
				$ -			
	TOTAL INCOME	$ 46,468	$ 45,360	$ 1,108		$ 37,572	
51000	ACCOUNTING FEES	$ 619	$ 1,500	$ (881)		$ 700	
51700	CAPITAL RESERVE STUDY	$ 400	$ 400	$ -		$ 400	
53000	LEGAL FEES	$ 2,000	$ 4,000	$ (2,000)		$ 3,000	
53500	LICENSES	$ 75	$ 100	$ (25)		$ 100	
54000	MANAGEMENT FEE	$ 4,800	$ 6,500	$ (1,700)		$ 4,800	
54500	MEETING EXPENSE	$ 228	$ 216	$ 12		$ 300	
55000	OFFICE EXPENSE	$ 400	$ 467	$ (67)		$ 400	
55500	OTHER PROFESSIONAL SERVICES	$ 348	$ 269	$ 79		$ 1,000	Now includes electronic voting platform
56500	TAXES		$ 100	$ (100)			
				$ -			
	TOTAL ADMINISTRATIVE EXPENSES	$ 8,870	$ 13,552	$ (4,682)		$ 10,700	
61500	UTILITIES	$ 2,186	$ 2,174	$ 12		$ 2,300	
				$ -			
66300	INSURANCE - FIDELITY BOND	$ 234	$ 234	$ -		$ 450	Increased coverage
66350	INSURANCE - GENERAL	$ (2,581)		$ (2,581)		$ 1,250	
66400	INSURANCE - UMBRELLA	$ 5,496	$ 2,000	$ 3,496		$ 1,900	
				$ -			
	TOTAL INSURANCE EXPENSE	$ 3,149	$ 2,234	$ 915		$ 3,600	
75000	COMMON AREA MAINTENANCE	$ 8,400	$ 14,000	$ (5,600)		$ 5,000	Saved $$ on washing/sealing bid
75300	LANDSCAPING CONTRACT	$ 13,000	$ 13,000	$ -		$ 13,000	
75500	LANDSCAPING - MISC		$ 400	$ (400)			
	TOTAL GROUND REPAIR & MAINTENANCE	$ 21,400	$ 27,400	$ (6,000)		$ 18,000	
	TOTAL OPERATING EXPENSES	$ 35,605	$ 45,360	$ (9,755)		$ 34,600	
	NET OPERATING INCOME	$ 10,863	$ -	$ 10,863	FAVORABLE	$ 2,972	FAVORABLE

SUNRISE BAY POA
FIVE YEAR PROPOSED BUDGET

	ESTIMATED ACTUAL **2024**	APPROVED **2025**	PROPOSED **2026**	PROPOSED **2027**	PROPOSED **2028**	PROPOSED **2029**
INCOME						
TOTAL INCOME (88 lot owners x $955 / lot)	$ 84,040	$ 84,040	$ 84,040	$ 84,040	$ 84,040	$ 84,040
LESS : CONTRIBUTION TO RESREVE (2025-2027 Per Reserve Study 2028 & 2029 same as 2027)	$ 38,680	$ 46,468	$ 49,256	$ 52,212	$ 52,200	$ 52,200
OPERATING INCOME	$ 45,360	$ 37,572	$ 34,784	$ 31,828	$ 31,840	$ 31,840

PROPOSED OPERATING BUDGET

a/c number	a/c name	ESTIMATED 12 MOS 2024	12 MOS BUDGET 2025	12 MOS BUDGET 2026	12 MOS BUDGET 2027	12 MOS BUDGET 2028	12 MOS BUDGET 2029	
41000	OPERATING /ASSESSMENT INCOME (per above)	$ 45,360	$ 37,572	$ 34,784	$ 31,828	$ 31,840	$ 31,840	
43000	INTEREST INCOME	$ 35						Did not project "misc " income
42700	FINES	$ 573						
44000	LATE FEE INCOME	$ 500						
	TOTAL INCOME	$ 46,468	$ 37,572	$ 34,784	$ 31,828	$ 31,840	$ 31,840	
51000	ACCOUNTING FEES	$ 619	$ 700	$ 721	$ 743	$ 765	$ 788	+ 3% / year
51700	CAPITAL RESERVE STUDY	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	Annual Accrual
53000	LEGAL FEES	$ 2,000	$ 3,000	$ 3,090	$ 3,183	$ 3,278	$ 3,377	+ 3% / year
53500	LICENSES	$ 75	$ 100	$ 103	$ 106	$ 109	$ 113	+ 3% / year
54000	MANAGEMENT FEE	$ 4,800	$ 4,800	$ 4,944	$ 5,092	$ 5,245	$ 5,402	+ 3% / year
54500	MEETING EXPENSE	$ 228	$ 300	$ 309	$ 318	$ 328	$ 338	+ 3% / year
55000	OFFICE EXPENSE	$ 400	$ 400	$ 412	$ 424	$ 437	$ 450	+ 3% / year
55500	OTHER PROFESSIONAL SERVICES	$ 348	$ 1,000	$ 1,030	$ 1,061	$ 1,093	$ 1,126	+ 3% / year
56500	TAXES							
	TOTAL ADMINISTRATIVE EXPENSES	$ 8,870	$ 10,700	$ 11,009	$ 11,327	$ 11,655	$ 11,993	
61500	UTILITIES	$ 2,186	$ 2,300	$ 2,369	$ 2,440	$ 2,513	$ 2,589	+ 3% / year
66300	INSURANCE - FIDELITY BOND	$ 234	$ 450	$ 464	$ 477	$ 492	$ 506	+ 3% / year
66350	INSURANCE - GENERAL	$ (2,581)	$ 1,250	$ 1,288	$ 1,326	$ 1,366	$ 1,407	+ 3% / year
66400	INSURANCE - UMBRELLA	$ 5,496	$ 1,900	$ 1,957	$ 2,016	$ 2,076	$ 2,138	+ 3% / year
	TOTAL INSURANCE EXPENSE	$ 3,149	$ 3,600	$ 3,708	$ 3,819	$ 3,934	$ 4,052	
75000	COMMON AREA MAINTENANCE	$ 8,400	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	capped at $5k
75300	LANDSCAPING CONTRACT	$ 13,000	$ 13,000	$ 13,390	$ 13,792	$ 14,205	$ 14,632	+ 3% / year
75500	LANDSCAPING - MISC							
	TOTAL GROUND REPAIR & MAINTENANCE	$ 21,400	$ 18,000	$ 18,390	$ 18,792	$ 19,205	$ 19,632	
	TOTAL OPERATING EXPENSES	$ 35,605	$ 34,600	$ 35,476	$ 36,378	$ 37,308	$ 38,265	

NET OPERATING INCOME	$ 10,863	$ 2,972	$ (692)	$ (4,550)	$ (5,468)	$ (6,425)

FORECASTED RETAINED EARNINGS

RETAINED EARNINGS (Accumulated operating profits) BEG OF PERIOD	$ 14,828	$ 25,691	$ 28,663	$ 27,971	$ 23,421	$ 17,953
ESTIMATED OPERATING INCOME (LOSS)	$ 10,863	$ 2,972	$ (692)	$ (4,550)	$ (5,468)	$ (6,425)
RETAINED EARNINGS END OF PERIOD	$ 25,691	$ 28,663	$ 27,971	$ 23,421	$ 17,953	$ 11,528

FOECASTED RESERVE BALANCE

BEG OF PERIOD BALANCE	$ 71,775	$ 103,075	$ 139,543	$ 178,799	$ 126,101	$ 68,301
PLUS: ESTIMATED CONTRIBUTION (per Reserve Study)	$ 38,680	$ 46,468	$ 49,256	$ 52,212	$ 52,200	$ 52,200
LESS: ESTIMATED EXPENDITURE (per RESERVE Study)	$ (7,380) (actual)	$ (10,000)	$ (10,000)	$ (104,910)	$ (110,000)	$ (3,835)
END OF PERIOD BALANCE	$ 103,075	$ 139,543	$ 178,799	$ 126,101	$ 68,301	$ 116,666