SUNSET LAKES HOMEOWNERS ASSOCIATION INC.
PROPOSED BUDGET
YEAR ENDING DECEMBER 31, 2026

	2025 Approved	2026 Proposed
Annual Assessment (469 Units)	**1,053.80**	**1,150.00**
Semi - Annual $575		
INCOME TOTAL	**$ 494,232.20**	**$ 539,350.00**
EXPENSES		
GENERAL & ADMINISTRATIVE		
6020 - Accounting Fees / Tax Preparation	1,700.00	3,800.00
6040 - Legal Fees	14,000.00	15,000.00
6050 - Other Professional Services	500.00	1,000.00
6080 - Bank Fees / Payment Processing	1,876.00	3,283.00
6090 - Postage / Copies / Supplies	12,000.00	8,000.00
6110 - Insurance	9,770.64	10,900.00
6160 - Management Fees	24,000.00	24,000.00
6170 - Website	600.00	600.00
6180 - Meeting Room Rental	400.00	100.00
6220 - Corporate Annual Report	86.25	61.25
6240 - Bad Debt	1,200.00	1,200.00
6250 - Electronic Voting & Communications	-	1,260.00
6260 - HOA Supplies	600.00	1,000.00
6310 - Federal Income Tax	-	3,000.00
6320 - Property Tax	1,100.00	1,150.00
6330 - Violation Fines	1,500.00	3,250.00
GENERAL & ADMINISTRATIVE TOTAL	**$ 69,332.89**	**$ 77,604.25**
GROUNDS MAINTENANCE		
6510 - Lawn Care / Landscaping	80,340.00	84,250.00
6530 - Mulch / Sod	14,309.31	11,000.00
6520 - Berm Maintenance	-	11,400.00
6550 - Tree Trim / Removal / Replacement	15,000.00	10,000.00
6560 - Landscaping Replacement / Enhancement	3,000.00	1,500.00
6570 - Fertilization and Chemicals	-	5,000.00
6610 - Irrigation - Repairs / Maintenance	3,000.00	2,000.00
6630 - Lakes / Ponds / Waterways	18,000.00	22,150.00
6720 - Stormwater Minor Repairs / Maintenance	1,000.00	12,620.00
6730 - On Site Maintenance Labor	23,400.00	22,620.00
6735 - Project Assistance Time / Labor	1,500.00	1,500.00
6750 - Locks / Keys / Signs	500.00	500.00
6770 - Doggie Station Services	-	4,130.00
6790 - General Repairs / Maintenance / Materials	9,000.00	5,570.75
6900 - Gate System Programming	1,800.00	1,800.00
6910 - Gate System Maintenance	2,500.00	6,000.00
6920 - Gate / Transmitter	600.00	1,005.00
6930 - Sidewalk Repairs / Maintenance	5,000.00	5,000.00
GROUNDS MAINTENANCE TOTAL	**$ 178,949.31**	**$ 208,045.75**
UTILITIES		
7810 - Electricity - Common Areas	23,000.00	23,000.00
7830 - Utilities - Phone Line	1,800.00	1,800.00
7840 - Utilities - Telephone and Call Service	1,400.00	1,500.00
7850 - Utilities - Water / Sewer	1,250.00	1,300.00
UTILITIES TOTAL	**$ 27,450.00**	**$ 27,600.00**
RESERVES EXPENSES		
8005 - Reserves - Pooled	218,500.00	226,100.00
RESERVE EXPENSES TOTAL	**$ 218,500.00**	**$ 226,100.00**
TOTAL EXPENSES	**$ 494,232.20**	**$ 539,350.00**

DISCLAIMER: THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.