

## **Sunset Lakes Home Owners Association**

c/o Leland Management Company

1221 Admiralty Blvd.

Rockledge, FL 32955

321.549.0951

[board@slhoa.info](mailto:board@slhoa.info)

December 4, 2024

Homeowners:

The 2025 budget was adopted by the Board on November 19, 2024 with a few changes of moving money into GL accounts where we were made aware of actual costs (Insurance) and increasing room rental as the cost of renting the Moose increased from \$50 to \$200 for our meetings (Budget and Annual). These changes however did not change the assessment amount that was presented to the homeowners.

After the Budget meeting, the Board conducted regular Board business and passed the increase of expenses up to \$4,000 for Doggie Doo Doo Stations instead of having homeowners fund the stations. The \$4000 will come from surplus money and still balances our budget to all money coming into the Association is being allocated per the attached budget with the reflected changes.

Homeowners received their Assessment Notices in December and will be expected to pay no later than January 15, 2025 to avoid late fees, interest and any attorney fees associated with collecting assessments.

If you have any questions regarding the budget changes, please feel free to contact the board at [board@slhoa.info](mailto:board@slhoa.info).

Sincerely,



Julie Song  
President

**Vice President:** David Diamond

**Secretary:** Tim Bowlin

**Treasurer:** Ken Persson

**Director at Large:** Fernando Dominicis

**President:** Julie Song

**Property Manager:** Holly Flinchum

**SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.**  
**APPROVED BUDGET**  
**YEAR ENDING DECEMBER 31, 2025**

**2025**  
**Approved**

INCOME

526.90

**INCOME TOTAL**

**\$ 494,232.20**

Prior Year Surplus used for Doggie Doo Doo Stations

\$ 4,000.00

**498,232.20**

**EXPENSES**

GENERAL & ADMINISTRATIVE

6020 - Accounting Fees / Tax Preparation	1,700.00
6040 - Legal Fees	14,000.00
6050 - Other Professional Services	500.00
6080 - Bank Fees / Semi Annual Assessment Strmts	1,876.00
6090 - Postage / Copies / Supplies	12,000.00
6110 - Insurance	9,770.64
6160 - Management Fees	24,000.00
6170 - Website	600.00
6180 - Meeting Room Rental	400.00
6220 - Corporate Annual Report	86.25
6240 - Bad Debt	1,200.00
6250 - HOA Supplies	600.00
6320 - Property Tax	1,100.00
6330 - Violation Fines	1,500.00

**GENERAL & ADMINISTRATIVE TOTAL**

**\$ 69,332.89**

GROUNDS MAINTENANCE

6510 - Lawn Care / Landscaping	80,340.00
6530 - Mulch / Sod	14,309.31
6550 - Tree Trim / Removal / Replacement	15,000.00
6560 - Landscaping Replacement / Enhancement	3,000.00
6610 - Irrigation - Repairs / Maintenance	3,000.00
6630 - Lakes / Ponds / Waterways	18,000.00
6720 - Stormwater Minor Repairs / Maintenance	1,000.00
6730 - On Site Maintenance Labor	23,400.00
6735 - Project Assistance Time / Labor	1,500.00
6750 - Locks / Keys / Signs	500.00
6790 - General Repairs / Maintenance / Materials	9,000.00
TBA - Gate System Programming	1,800.00
6910 - Gate System Maintenance	2,500.00
6920 - Gate Transmitter	600.00
6930 - Sidewalk Repairs / Maintenance	5,000.00
6770 Doggie Doo Doo Stations	4,000.00

**GROUNDS MAINTENANCE TOTAL**

**\$ 182,949.31**

UTILITIES

7810 - Electricity - Common Areas	23,000.00
7830 - Utilities - Phone Line	1,800.00
7840 - Utilities - Telephone and Call Service	1,400.00
7850 - Utilities - Water / Sewer	1,250.00

**UTILITIES TOTAL**

**\$ 27,450.00**

RESERVES EXPENSES

8005 - Reserves - Pooled	218,500.00
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**RESERVE EXPENSES TOTAL**

**\$ 218,500.00**

**TOTAL EXPENSES**

**\$ 498,232.20**

**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.**