Sunset Key Condo Assoc		4/1/25- 3/31/26				Proposed		
	Operating/Reserve Budget							
		2024-25	Estimated		**2025-26**			
25	Units	Budget	Income		**Budget**			
Monthly Maintenance Fees		$147,104	$147,104		$134,549			
Reserve Interest Income		$3,500	$5,899		$5,899			
Prior Ywaer Surplus		$0	$0.00		$0			
total income		$150,604	$153,003		$140,448			
			2024-25					
		2024-25	Estimate		**2025-26**			
ADMINISTRATION		**Budget**	Expense		**Budget**	Variance		
4010	Accting/Tax Prep	**$250**	$250		**$250**			
4015	Corporation Filing Fees	**$62**	$62		**$62**			
4020	Fees to Division	**$100**	$100		**$100**			
4068	Legal	**$1,000**	$0		**$1,000**			
4087	Office Expense	**$300**	$45		**$300**			
MAINTENANCE								
4058	Lawn Maintenance	**$32,400**	$32,400		**$34,668**			
4065	Landscape Replacement	**$14,000**	$11,271		**$14,500**			
4050	Irrigation Maintenance	**$2,000**	$1,100		**$2,500**			
4051	Other Maintenance	**$8,000**	$7,200		**$8,500**			
4063	Palm Trimming	**$9,500**	$5,400		**$10,000**			
OTHER EXPENSES								
4014	Cablevision	**$17,738**	$17,738		**$18,625**			
4044	Insurance - Liability/Fidelity	**$5,610**	$5,610		**$6,171**			
4047	Insurance D & O	**$2,750**	$2,750		**$3,025**			
4070	Management Fee	**$6,842**	$6,842		**$7,047**			
4100	Hurricane Expense	**$0**	$0		**$0**			
4085	Miscellaneous	**$7,100**	$950		**$7,100**			
Sub-Total Operating Expenses		**$107,652**	$91,718		**$106,748**			
4090	Reserve Funding	**$33,700**	$33,700		**$33,700**			
4089	Reserve Interest	**$3,500**	$4,200		**$3,500**			
Total Expense		**$144,852**	$129,618		**$140,448**			
	2023-2024 Fee: $490		***Monthly Assessment Fee***		***$448***			
2025 - 2026 Reserve Schedule								
		Replacement Cost	Beginning Balance	Fund Balance 3/31/25	Remaining Years	Required Funds	Reserve Required 2025/26	
Common Element Reserve		$500,000	$77,343	$153,932		$33,700	$33,700	
	Totals	$500,000	$77,343	$153,932		$33,700	$33,700	
WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF								
EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT								
OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.								