

Sunset Key II								
22 Units - Monthly								
2026 Approved Budget								
For the Period : January 1, 2026 thru December 31, 2026								
Based on 22 Units								
2024 Actual	2025 Budget	2025 YTD 7/31/2025	2025 Est 12/31/2025 Est	GL Account	Description	2026 Budget	Per Month	Per Unit Monthly
\$ 95,900.04	\$ 107,180.03	\$ 62,563.69	\$ 107,252.04	6310	Assessment Fees	\$ 116,881.03	9,740.09	442.73
\$ 16,299.96	\$ 16,300.00	\$ 9,508.31	\$ 16,299.96	6315	Reserve Assessment	\$ 16,300.00	1,358.33	61.74
\$ -	\$ -	\$ -	\$ -	6320	Rental Income Unit #7			
\$ -	\$ -	\$ -	\$ -	6340	Late Fees			
\$ -	\$ -	\$ -	\$ -	6350	Admin/Late Fee			
\$ -	\$ -	\$ -	\$ -	6315	Prior Year Surplus			
\$ 32.15	\$ -	\$ 6.10	\$ 10.46	6340	Owners Interest Income	\$ -	-	-
\$ 12.44	\$ -	\$ 7.69	\$ 13.18	6910	Interest Income	\$ -	-	-
\$ 112,244.59	\$ 123,480.03	\$ 72,085.79	\$ 123,575.64		Total Revenue	\$ 133,181.03	\$ 11,098.42	\$ 504.47
\$ 4,548.00	\$ 4,682.03	\$ 2,731.19	\$ 4,682.04	7010	Management Fees	\$ 4,822.49	401.87	18.27
\$ 148.50	\$ 2,500.00	\$ -	\$ 2,500.00	7030	Legal Fees	\$ 2,675.00	222.92	10.13
\$ 300.00	\$ 300.00	\$ 325.00	\$ 325.00	7035	Accounting	\$ 325.00	27.08	1.23
\$ 1,940.54	\$ 750.00	\$ 823.00	\$ 1,410.86	7040	Office Expenses	\$ 1,525.00	127.08	5.78
\$ 88.00	\$ 88.00	\$ 88.00	\$ 150.86	7045	Fees Payable to Division	\$ 88.00	7.33	0.33
\$ 61.25	\$ 61.00	\$ 61.25	\$ 61.25	7050	Corporate Annual Report	\$ 61.25	5.10	0.23
\$ 4,654.16	\$ 5,356.00	\$ 4,060.58	\$ 6,960.99	7075	Insurance Property/Casualty	\$ 7,915.00	659.58	29.98
\$ 11,740.45	\$ 13,737.03	\$ 8,089.02	\$ 16,091.00		Total Administrative	\$ 17,411.74	\$ 1,450.98	\$ 65.95
\$ 12,698.38	\$ 13,543.00	\$ 7,551.85	\$ 12,946.03	8560	Cable Television	\$ 13,949.29	1,162.44	52.84
\$ 12,698.38	\$ 13,543.00	\$ 7,551.85	\$ 12,946.03		Total Utilities	\$ 13,949.29	\$ 1,162.44	\$ 52.84
\$ 8,956.56	\$ 10,000.00	\$ 6,655.50	\$ 11,409.43	8020	Plant/Tree Replacement	\$ 11,225.00	935.42	42.52
\$ 5,973.98	\$ 9,900.00	\$ 4,290.00	\$ 9,900.00	8030	Tree Trimming	\$ 10,600.00	883.33	40.15
\$ 41,458.15	\$ 52,000.00	\$ 22,734.15	\$ 38,972.83	8045	Landscape Maintenance	\$ 54,600.00	4,550.00	206.82
\$ 3,104.73	\$ 5,000.00	\$ 4,349.33	\$ 7,455.99	8080	General Maintenance	\$ 6,485.00	540.42	24.56
\$ 1,274.63	\$ 3,000.00	\$ 570.09	\$ 3,000.00	8060	Irrigation Maintenance	\$ 2,610.00	217.50	9.89
\$ 60,768.05	\$ 79,900.00	\$ 38,599.07	\$ 70,738.25		Total Grounds	\$ 85,520.00	\$ 7,126.67	\$ 323.94
\$ 85,206.88	\$ 107,180.03	\$ 54,239.94	\$ 99,775.28		Total Expenses	\$ 116,881.03	\$ 9,740.09	\$ 442.73
\$ 16,299.96	\$ 16,300.00	\$ 9,508.31	\$ 16,300.00	9000	Reserves	\$ 16,300.00	1,358.33	61.74
\$ 16,299.96	\$ 16,300.00	\$ 9,508.31	\$ 16,300.00		Total Reserves	\$ 16,300.00	\$ 1,358.33	\$ 61.74
\$ 101,506.84	\$ 123,480.03	\$ 63,748.25	\$ 116,075.28		Total Expenses with Reserves	\$ 133,181.03	\$ 11,098.42	\$ 504.47
		\$ 8,337.54	\$ 7,500.36		Variance			
\$ 5,100	\$ 5,613				Annual Assessment	\$ 6,054		
\$ 425	\$ 468				Monthly Assessment	\$ 504		

Sunset Key II Condominium Association, Inc.
2026 Approved Budget
For the Period : January 1, 2026 thru December 31, 2026

Budget 2025				1/1/2025		12/31/2025		2026
	TOTAL EST USEFUL LIFE	EST REMAINING USEFUL LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE	YTD ALLOCATION	YTD DISBURSEMENTS	ESTIMATED FUND BALANCE	
Pooled Reserves				71,294.65	16,300.00	0.00	87,594.65	16,300.00
				2867.75	227	0	3,094.75	
				74,162.40	16,527.00	0.00	90,689.40	
Components								
Fence Painting	7	5	20,000.00					
Irrigation/Plumbing	30	14	66,000.00					
Wall Repair	10	3	18,000.00					
Mailboxes	7	5	6,000.00					
Interest								
TOTALS			110,000.00					

SUMMARY DISTRIBUTION USING CASH FLOW METHOD

YEAR	BEG. BALANCE	CONTRIBUTIONS	Interest	EXPENDITURES	END BALANCE	
2010	\$15,005.80	\$15,000.00		\$12,192.04	\$17,813.76	Wall Repair
2011	\$17,813.76	\$12,850.00	\$118.03	\$0.00	\$30,781.79	
2012	\$30,781.79	\$12,850.00	\$95.06	\$1,525.87	\$42,200.98	Mail Boxes
2013	\$42,200.98	\$12,850.00	\$75.99	\$0.00	\$55,126.97	
2014	\$55,126.97	\$12,850.00	\$91.73	\$0.00	\$68,068.70	
2015	\$68,068.70	\$14,000.00	\$109.53	\$20,808.00	\$61,370.23	Fence Painting
2016	\$61,370.23	\$14,500.00	\$86.50	\$5,397.00	\$70,559.73	Mail Boxes
2017	\$70,559.73	\$7,500.00	\$73.89	\$0.00	\$78,133.62	
2018	\$78,133.62	\$7,500.00	\$340.32	\$3,542.00	\$82,431.94	Paint Stairs
2019	\$82,431.94	\$7,500.00	\$1,169.37	\$0.00	\$91,101.31	
2020	\$91,101.31	\$7,500.00	\$397.47	\$16,593.00	\$82,405.78	Wall Repair
2021	\$99,010.87	\$7,500.00	\$54.00	\$26,149.25	\$80,415.62	
2022	\$80,415.62	\$11,460.00	\$15.71	\$46,131.75	\$45,759.58	6485
2023	\$46,393.24	\$16,300.00	\$30.00	\$0.00	\$62,723.24	2610
2024	\$62,723.24	\$16,300.00	\$3,764.00	\$5,950.00	\$76,837.24	
2025	\$76,837.24	\$16,300.00	\$227.00	\$0.00	\$93,364.24	
2026	\$93,364.24	\$16,300.00		\$0.00	\$109,664.24	
2027	\$109,664.24	\$16,300.00		\$33,000.00	\$92,964.24	Plumbing Replacement
2028	\$92,964.24	\$16,300.00		\$0.00	\$109,264.24	
2029	\$109,264.24	\$16,300.00			\$125,564.24	
2030	\$125,564.24	\$16,300.00		\$30,000.00	\$111,864.24	Wall Repair/Mailboxes
2031	\$111,864.24	\$16,300.00		\$0.00	\$128,164.24	
2032	\$128,164.24	\$16,300.00		\$33,000.00	\$111,464.24	Plumbing Replacement
2033	\$111,464.24	\$16,300.00		\$0.00	\$127,764.24	
2034	\$127,764.24	\$16,300.00		\$0.00	\$144,064.24	
2035	\$144,064.24	\$16,300.00		\$0.00	\$160,364.24	
2036	\$160,364.24	\$16,300.00		\$60,000.00	\$116,664.24	Fence Painting
2037	\$116,664.24	\$16,300.00		\$8,000.00	\$124,964.24	Mail Boxes
2038	\$124,964.24	\$16,300.00		\$0.00	\$141,264.24	
2039	\$141,264.24	\$16,300.00		\$30,000.00	\$127,564.24	Wall Repair
2040	\$127,564.24	\$16,300.00		\$33,000.00	\$110,864.24	Wall Repair
TOTALS		\$437,260.00	\$6,648.60	\$365,288.91		