

Sunset Lakes Master Association, Inc.
Approved Budget for the Period January 1, 2026 through December 31, 2026

Description	2025 Approved Budget	2026 Proposed Budget
Rust Control	18,000.00	18,000.00
General Repairs & Maintenance	40,000.00	41,200.00
Signage Repairs	2,000.00	1,500.00
Boat & Gator Maintenance	2,000.00	6,000.00
Repairs & Maintenance - Light Fixtures	6,000.00	6,000.00
Pressure Cleaning	111,280.00	99,875.00
Holiday Lighting & Decorations	34,825.00	35,870.00
Landscape Service Contract Pest Control	21,600.00	18,600.00
Violations Correct & Bill	1,000.00	0.00
Total Grounds Maintenance	1,018,685.00	1,021,005.00
Access Control/Gatehouse		
Access Control/Gate repairs	27,000.00	32,000.00
Standing Callbox Maintenance	24,800.00	25,000.00
Gate Damage Expenses	15,000.00	10,000.00
Security Clubhouse-Interior Guard	117,097.00	121,195.00
Entrance Security System	7,691.00	10,000.00
Security Guard Contract	626,456.00	630,454.04
Monitored Alarm System	328,279.00	328,279.00
Total Access Control/Gatehouse	1,146,323.00	1,156,928.04
Recreation (Sports, Aquatic & Tennis)		
Pool / Spa & Fountains Service	34,200.00	35,226.00
Pool / Spa & Fountains Supplies and Repairs	12,000.00	12,000.00
Fitness Equipment Maintenance & Repairs	12,000.00	12,360.00
Tennis Club General Maintenance	1,000.00	53,000.00
Total Recreation (Sports, Aquatic & Tennis)	59,200.00	112,586.00
Clubhouse		
Repairs & Maintenance - Air Conditioners	3,000.00	3,000.00
Other Pest Control	6,000.00	6,180.00
Janitorial/Maintenance	296,407.00	410,244.82
Cleaning Supplies	20,000.00	18,394.31
Club - General Activities	15,000.00	15,450.00
Party Facilitator - Clubhouse Rental	0.00	0.00
Total Clubhouse	340,407.00	453,269.13
Reserves		
General	0.00	15,500.00
Clubhouse Complex	50,000.00	218,000.00
Recreation Facilities	50,000.00	132,000.00
Security	0.00	102,000.00
Entry Feature	0.00	7,000.00
Landscape Replacement	50,000.00	22,000.00
Irrigation System	50,000.00	11,500.00
Street Lights/Sidewalks	100,000.00	108,000.00
<i>901536A BLI - Asphalt Roads</i>	0.00	165,000.00
Total Reserves	300,000.00	781,000.00
Total Expenses	6,253,791.00	7,049,025.03
New Income Loss	0.00	0.00

Sunset Lakes Master Association, Inc.
Approved Budget for the Period January 1, 2026 through December 31, 2026

Description	2025 Approved Budget	2026 Proposed Budget
Revenues		
Maintenance Fees	3,858,768.00	4,597,484.79
Fines	3,000.00	12,000.00
ARC Processing Fees	20,000.00	20,000.00
Decal and Clubhouse ID Income	15,000.00	15,000.00
Alarm System Income	328,279.00	328,279.00
Late/NSF/Collection Monitor	33,000.00	40,000.00
40th Street Round Reimbursement	636.00	0.00
Interest Income	5,000.00	2,000.00
Bank Interest Income	30,000.00	20,000.00
Cable TV Income	1,905,108.00	1,962,261.24
Comcast Rebate		0.00
Clubhouse Rental Income	40,000.00	45,000.00
Gate Damage Reimbursement	5,000.00	5,000.00
Tennis Income	5,000.00	0.00
Miscellaneous Income	5,000.00	2,000.00
Total Revenues	6,253,791.00	7,049,025.03
General & Administrative Expenses		
Insurance	362,142.00	363,960.98
Printing & Postage	25,000.00	25,000.00
NSF & Collection Monitoring Fee	28,000.00	15,000.00
IT Support & Equipment	5,000.00	4,000.00
Management Administrative Fees	7,000.00	6,000.00
Office Expenses	3,000.00	5,000.00
Miscellaneous	1,000.00	1,000.00
Vehicle Damages	5,000.00	5,000.00
Accounting Fees	6,785.00	6,785.00
Legal Fees	15,000.00	26,800.00
Licenses, Fees, Permits	5,000.00	10,000.00
Taxes	0.00	20,000.00
Office Staff	395,940.00	419,463.00
Management Service Contract	118,201.00	121,747.03
Total General & Administrative Expenses	977,068.00	1,029,756.01
Utilities		
Electricity	380,000.00	379,799.62
Water & Sewer	65,000.00	88,000.00
Backflow Recertification/ Fire Panel	5,000.00	4,000.00
Cable TV	1,905,108.00	1,962,261.24
Trash Removal	14,000.00	14,420.00
Telephone/Internet	43,000.00	46,000.00
Total Utilities	2,412,108.00	2,494,480.86
Grounds Maintenance		
Landscape Maintenance	407,100.00	410,360.00
Landscape Maintenance – Enhancements	10,000.00	25,000.00
Mulching	113,300.00	115,000.00
Fertilization	29,880.00	18,200.00
Tree Trimming	100,900.00	99,000.00
Landscape Sprinkler Maintenance Contract	69,600.00	65,200.00
Additional Sprinkler Repairs	20,000.00	30,000.00
Lake Maintenance	31,200.00	31,200.00

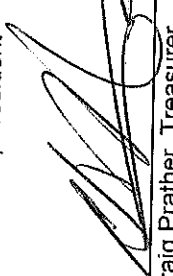
Sunset Lakes Master Association, Inc.
Approved Budget for the Period January 1, 2026 through December 31, 2026

Description	2025	2026
	Approved Budget	Proposed Budget
 Dionne Chin, President		
 Craig Prather, Treasurer		

Sunset Lakes Community Association, Inc.
Proposed Budget for Period
January 1, 2026 through December 31, 2026
Approved Maintenance Fee Schedule

	Parcel	# of Homes	Total	Non-Rounded Maint. Fees	2026 Proposed Maintenance Fees	Rounded Maintenance Fees
Townhomes						
	Grand Key	252	\$261.81	\$ 791,699.40	262.00	\$ 792,288.00
Single Family Homes						
	Grand Isle	216	\$314.96	\$ 816,370.95	315.00	\$ 816,480.00
	Monaco	73	\$314.96	\$ 275,903.14	315.00	\$ 275,940.00
	Monaco Cove	247	\$314.96	\$ 933,535.30	315.00	\$ 933,660.00
	Las Brisas/Vizcaya	167	\$314.96	\$ 631,175.69	315.00	\$ 631,260.00
	Isles	910	\$314.96	\$ 3,439,340.56	315.00	\$ 3,439,800.00
Total Homes		1865		\$ 6,888,025.03		\$ 6,889,428.00
Other Income						
	Clubhouse Rental			\$ 45,000.00		\$ 45,000.00
	Amortized Cable Income			\$ -		\$ -
	Round About Income			\$ -		\$ -
	Late/NSF/Collection Monitor			\$ 40,000.00		\$ 40,000.00
	ARC Processing Fees			\$ 20,000.00		\$ 20,000.00
	Decal and Clubhouse ID Income			\$ 15,000.00		\$ 15,000.00
	Gate Damage Reimbursement			\$ 5,000.00		\$ 5,000.00
	Tennis Income			\$ -		\$ -
	Miscellaneous Income			\$ 2,000.00		\$ 2,000.00
	Bank Interest Income			\$ 20,000.00		\$ 20,000.00
	Interest Income			\$ 2,000.00		\$ 2,000.00
	Total Non Assessment Revenue			\$ 149,000.00		\$ 149,000.00
				\$ 7,037,025.03		\$ 7,038,428.00
				Annual Rounding Difference		\$1,402.97
				Budget Total		\$ 7,037,025.03


Dionne Chin, President


Craig Prather, Treasurer