

Sunset Villas Phase III Condominium Association, Inc.
440 Condo Units
Approved Operating Budget - January 1, 2026 - December 31, 2026

Income Account	Adopted 2025 Annual Budget	Adopted 2024 Monthly Budget	Adopted 2026 Annual Budget	Adopted 2026 Monthly Budget
6310 Maintenance Assessments w/ SIRS	\$ 2,785,440.00	\$ 232,120.00	\$ 2,898,632.09	\$ 241,552.67
6311 Maintenance Assessments w/Full Reserves			\$ 3,422,126.93	\$ 285,177.24
Expenses Account				
07010 Management Fees	\$ 54,000.00	\$ 4,500.00	\$ 63,360.00	\$ 5,280.00
07140 Audit/Tax Return Fees	\$ 10,000.00	\$ 833.33	\$ 10,000.00	\$ 833.33
07160 Legal Fees	\$ 30,000.00	\$ 2,500.00	\$ 40,000.00	\$ 3,333.33
07250 Bank Charges	\$ 300.00	\$ 25.00	\$ -	\$ -
07260 Office Supplies/Postage/Mailings	\$ 9,500.00	\$ 791.67	\$ 9,500.00	\$ 791.67
07280 Insurance-General Liability	\$ 750,000.00	\$ 62,500.00	\$ 689,000.00	\$ 57,416.67
07410 Association Website	\$ 5,280.00	\$ 440.00	\$ 3,000.00	\$ 250.00
07440 Licenses, Fees & Permits	\$ 5,000.00	\$ 416.67	\$ 5,000.00	\$ 416.67
07890 Misc. G & A	\$ 12,000.00	\$ 1,000.00	\$ 12,000.00	\$ 1,000.00
07990 Bad Debt Expense	\$ 25,000.00	\$ 2,083.33	\$ 25,000.00	\$ 2,083.33
08610 Payroll - Salaries	\$ 360,000.00	\$ 30,000.00	\$ 360,000.00	\$ 30,000.00
08650 Payroll - Fees	\$ 5,000.00	\$ 416.67	\$ -	\$ -
Utilities				
08915 Electricity	\$ 70,000.00	\$ 5,833.33	\$ 70,000.00	\$ 5,833.33
08930 Water & Sewer	\$ 440,000.00	\$ 36,666.67	\$ 370,000.00	\$ 30,833.33
08950 Gas	\$ 2,000.00	\$ 166.67	\$ 2,100.00	\$ 175.00
08990 Internet/Telephone	\$ 15,000.00	\$ 1,250.00	\$ 12,000.00	\$ 1,000.00
Maintenance				
09010 Tree Maintenance	\$ 20,000.00	\$ 1,666.67	\$ 20,000.00	\$ 1,666.67
09045 Fire & Safety Protection Equip	\$ 20,000.00	\$ 1,666.67	\$ 10,000.00	\$ 833.33
09110 Gen. Maint. & Repair	\$ 90,000.00	\$ 7,500.00	\$ 25,000.00	\$ 2,083.33
09170 Intercom/Gate Entry Repairs & Maintenance	\$ 5,000.00	\$ 416.67	\$ 7,500.00	\$ 625.00
09180 Plumbing Expense	\$ 100,000.00	\$ 8,333.33	\$ 25,000.00	\$ 2,083.33
09200 Janitorial Supplies	\$ 12,000.00	\$ 1,000.00	\$ 3,000.00	\$ 250.00
09260 Security Camera	\$ 20,000.00	\$ 1,666.67	\$ 20,000.00	\$ 1,666.67
09270 Electrical Repairs & Maint.	\$ 3,000.00	\$ 250.00	\$ 3,000.00	\$ 250.00
09280 Forklift & Golf Cart Repairs & Maintenance	\$ 10,000.00	\$ 833.33	\$ 10,000.00	\$ 833.33
09290 Locksmith	\$ 4,000.00	\$ 333.33	\$ 4,000.00	\$ 333.33
09610 Lawn Maint. & Landscaping	\$ 24,000.00	\$ 2,000.00	\$ 30,000.00	\$ 2,500.00
09620 Pool Operation & Mgmt.	\$ 15,000.00	\$ 1,250.00	\$ 15,000.00	\$ 1,250.00
09630 Pump Station	\$ 10,000.00	\$ 833.33	\$ 25,000.00	\$ 2,083.33
09640 Elevator Maintenance	\$ 35,000.00	\$ 2,916.67	\$ 40,000.00	\$ 3,333.33
09650 Security Services	\$ 265,000.00	\$ 22,083.33	\$ 275,000.00	\$ 22,916.67
09680 DERM Compliance	\$ 50,000.00	\$ 4,166.67	\$ -	\$ -
09700 Trash Removal	\$ 100,000.00	\$ 8,333.33	\$ 100,000.00	\$ 8,333.33
09750 Pest Control/Extermination	\$ 4,080.00	\$ 340.00	\$ 4,080.00	\$ 340.00
09850 Janitorial Services	\$ 5,280.00	\$ 440.00	\$ 186,000.00	\$ 15,500.00
	\$ 2,585,440.00	\$ 215,453.33	\$ 2,473,540.00	\$ 206,128.33
Reserves SIRS	\$ 200,000.00	\$ 16,666.67	\$ 425,092.09	\$ 35,424.34
Reserves NON SIRS			\$ 523,494.84	\$ 43,624.57
	\$ 2,785,440.00	\$ 232,120.00	\$ 2,898,632.09	\$ 241,552.67
			\$ 3,422,126.93	

Sunset Villas Phase III Condominium Association, Inc.
Approved 2026 - Reserves Schedule

Reserve Type	Estimated Total Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	Estimated Fund Balance Jan. 1, 2026	Required Funding 2026	Required Monthly 2026
SIRS Expenditures						
5011/9911 Electric Panels	40	40	\$ 588,350.00	0.00	\$ 14,708.75	\$ 1,225.73
5012/9912 Fire Alarm Panel & Devices	25	25	\$ 829,840.00	0.00	\$ 33,193.60	\$ 2,766.13
5013/9913 Fire Pump Controller	25	25	\$ 25,112.00	0.00	\$ 1,004.48	\$ 83.71
5015/9915 Fire Pump Motors	55	55	\$ 76,362.00	0.00	\$ 1,388.40	\$ 115.70
5016/9916 Fire Stand Pipes & Valves	45	45	\$ 50,184.00	0.00	\$ 1,115.20	\$ 92.93
5017/9917 Fire Suppression System	40	40	\$ 256,250.00	0.00	\$ 6,406.25	\$ 533.85
5020/9920 Concrete Restoration	25	25	\$ 243,689.00	0.00	\$ 9,747.56	\$ 812.30
5030/9930 Stairs	25	25	\$ 1,213,600.00	0.00	\$ 48,544.00	\$ 4,045.33
5045/9945 Railings	44	38	\$ 633,245.00	0.00	\$ 16,664.34	\$ 1,388.70
5060/9960 Roofs	18	18	\$ 1,719,540.00	0.00	\$ 95,530.00	\$ 7,960.83
5065/9965 Painting	7	7	\$ 976,449.00	200,000.00	\$ 110,921.29	\$ 9,243.44
5067/9967 Piping & Plumbing	55	55	\$ 1,082,400.00	0.00	\$ 19,680.00	\$ 1,640.00
5068/9968 Piping Cast Iron	52	52	\$ 832,096.00	0.00	\$ 16,001.85	\$ 1,333.49
5070/9970 Doors	52	52	\$ 265,578.00	0.00	\$ 5,107.27	\$ 425.61
5072/9972 Windows & Doors	60	60	\$ 139,605.00	0.00	\$ 2,326.75	\$ 193.90
5075/9975 Rooftop Exhaust Fans	15	15	\$ 23,062.00	0.00	\$ 1,537.47	\$ 128.12
5080/9980 Seawall	60	60	\$ 1,402,046.00	0.00	\$ 23,367.43	\$ 1,947.29
5082/9982 HVAC Stands	42	42	\$ 496,100.00	0.00	\$ 11,811.90	\$ 984.33
5085/9985 SIRS Study	10	9	\$ 13,320.00	0.00	\$ 1,480.00	\$ 123.33
5087/9987 Recertification	10	9	\$ 41,000.00	0.00	\$ 4,555.56	\$ 379.63
			\$ 10,907,828.00	\$ 200,000.00	\$ 425,092.09	\$ 35,424.34
Non Structural						
Access Control	15	14	\$ 18,450.00	0.00	\$ 1,317.86	\$ 109.82
5020/9915 Paving/Sealcoat Reserve	25	25	\$ 37,165.00	0.00	\$ 1,486.60	\$ 123.88
Washers/Dryers	15	14	\$ 116,235.00	0.00	\$ 8,302.50	\$ 691.88
Clubhouse Windows&Doors	60	9	\$ 41,718.00	0.00	\$ 4,635.33	\$ 386.28
Dumpster Enclosures	35	9	\$ 11,275.00	0.00	\$ 1,252.78	\$ 104.40
5080/9925 Elevator	30	6	\$ 1,234,612.00	0.00	\$ 205,768.67	\$ 17,147.39
Fences	25	10	\$ 48,329.00	0.00	\$ 4,832.90	\$ 402.74
Flooring	35	15	\$ 569,565.00	0.00	\$ 37,971.00	\$ 3,164.25
5210 Golf Carts	8	4	\$ 26,650.00	0.00	\$ 6,662.50	\$ 555.21
Gutters & Downspouts	30	28	\$ 49,817.00	0.00	\$ 1,779.18	\$ 148.26
Clubhouse Renovation	25	24	\$ 25,624.00	0.00	\$ 1,067.67	\$ 88.97
5220 Lift Station	15	5	\$ 27,316.00	0.00	\$ 5,463.20	\$ 455.27
Light Fixtures Interior	20	10	\$ 120,958.00	0.00	\$ 12,095.80	\$ 1,007.98
Light Fixtures Posts	21	1	\$ 138,375.00	0.00	\$ 138,375.00	\$ 11,531.25
Mailbox Clusters	25	10	\$ 237,616.00	0.00	\$ 23,761.60	\$ 1,980.13
Monuments	16	3	\$ 9,738.00	0.00	\$ 3,246.00	\$ 270.50
Playground Equip.	20	5	\$ 25,625.00	0.00	\$ 5,125.00	\$ 427.08
Pool Equip.	40	15	\$ 35,875.00	0.00	\$ 2,391.67	\$ 199.31
Pool 1 Deck	15	7	\$ 19,640.00	0.00	\$ 2,805.71	\$ 233.81
Pool 2 Deck	15	9	\$ 18,109.00	0.00	\$ 2,012.11	\$ 167.68
Pool 1 Finish & Tiles	12	6	\$ 30,381.00	0.00	\$ 5,063.50	\$ 421.96
Pool 2 Finish & Tiles	12	4	\$ 31,564.00	0.00	\$ 7,891.00	\$ 657.58
Roofs for Common Bldgs.	30	9	\$ 56,375.00	0.00	\$ 6,263.89	\$ 521.99
Sports Courts	25	11	\$ 148,830.00	0.00	\$ 13,530.00	\$ 1,127.50
Surveillance Systems	12	9	\$ 25,625.00	0.00	\$ 2,847.22	\$ 237.27
5120/9955 Tennis Courts Refinish	6	5	\$ 5,041.00	0.00	\$ 1,008.20	\$ 84.02
Tennis Courts Fence	25	11	\$ 32,985.00	0.00	\$ 2,998.64	\$ 249.89
Tennis Courts Light Poles	25	11	\$ 10,250.00	0.00	\$ 931.82	\$ 77.65
Trash Chutes	35	10	\$ 98,400.00	0.00	\$ 9,840.00	\$ 820.00
Water Heater Common	15	14	\$ 38,745.00	0.00	\$ 2,767.50	\$ 230.63
			3,290,888.00	0.00	523,494.84	\$ 43,624.57

Sunset Villas Phase III Condominium Association, Inc.
Approved 2026 Maintenance Payments By Unit

Annual Maintenance Revenues with SIRS Reserves \$ 2,898,632.09
Annual Maintenance Revenues with Full Reserves \$ 3,422,126.93

Unit	# of Units	% Ownership	Total Model %	COLUMN A	COLUMN B	COLUMN C	COLUMN D
				Proposed Annual Maintenance with Full Reserves	Proposed Monthly Maintenance with Full Reserves	Approved Annual Maintenance with SIRS Reserves	Approved Monthly Maintenance with SIRS Reserves
Model A	44	0.002757	12%	9,432.00	786.00	7,992.00	666.00
Model B	253	0.0024072	61%	8,232.00	686.00	6,972.00	581.00
Model C	62	0.0015827	10%	5,412.00	451.00	4,584.00	382.00
Model D	37	0.0021826	8%	7,464.00	622.00	6,324.00	527.00
Model E	44	0.0020626	9%	7,056.00	588.00	5,976.00	498.00