

SUNRISE LAKES COMMUNITY ASSOCIATION, INC.
PROPOSED BUDGET
YEAR ENDING DECEMBER 31, 2023

	2022 Budget	2023 Proposed
Assessment Income:		
274 Units at \$290.00 Semi-Annually	\$ 149,604.00	\$ 158,920.00

EXPENSES

GENERAL & ADMINISTRATIVE

6020 Accounting Fees / Tax Preparation	1,100.00	1,150.00
6040 Legal Fees	3,000.00	3,000.00
6080 Semi-Annual Statement	1,200.00	1,200.00
6090 Postage / Copies / Supplies	4,195.00	5,800.00
6120 Insurance Liability / Property	11,352.00	9,200.00
6130 Insurance Directors & Officers	1,576.00	2,500.00
6160 Management Fees	17,280.00	20,000.00
6220 Corporate Annual Report	61.25	61.25
6230 Community Decorations / Events	1,705.48	1,705.48
6240 Bad Debt	5,200.00	326.26
Total General & Administrative	\$ 46,669.73	\$ 44,942.99

GROUNDS MAINTENANCE

6510 Grounds Maintenance	18,660.00	18,660.00
6525 Landscape Improvement	500.00	4,325.00
6550 Tree Trim / Removal / Replacement	1,000.00	1,700.00
6610 Irrigation - Repairs / Maintenance	500.00	1,000.00
6620 Backflow Testing	-	400.00
6630 Lakes / Ponds / Waterways	1,980.00	2,028.00
6670 Signage - Repairs / Maintenance	150.00	150.00
6680 Lighting / Electrical - Repairs	500.00	1,000.00
6690 Wall / Fence - Repairs / Maintenance	500.00	500.00
6700 Pressure Wash	2,000.00	2,000.00
6790 General Repairs / Maintenance	976.31	2,212.57
Total Grounds Maintenance	\$ 26,766.31	\$ 33,975.57

RECREATIONAL

7010 Pool Maintenance	9,600.00	12,420.00
7020 Pool Repairs and Supplies	500.00	5,500.00
7030 Pool Permit	350.00	350.35
7100 Cabana Cleaning	1,200.00	250.00
Total Recreational	\$ 11,650.00	\$ 18,520.35

UTILITIES

7810 Electric - Common Areas	247.00	390.00
7820 Electric - Street Lights	11,250.00	14,950.00
7830 Electric - Pool Area	3,107.64	4,000.00
7840 Water / Sewer - Pool Area	7,940.00	9,700.00
Total Utilities	\$ 22,544.64	\$ 29,040.00

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EXPENSES

RESERVES

8010 Reserve - Rec Area Pavement	2,468.38	2,465.04
8020 Reserves - Pool	16,703.43	1,336.14
8030 Reserves - Cabana Roof	2,294.53	-
8040 Reserves - Cabana Painting	31.11	30.42
8050 Reserves - Tot Lot	3,429.22	3,428.39
8060 Reserves - Other	17,046.65	25,181.10
Total Reserves	\$ 41,973.32	\$ 32,441.09
TOTAL EXPENSES	<u>\$ 149,604.00</u>	<u>\$ 158,920.00</u>

DISCLAIMER: THE BUDGET AND FIGURES ARE IN GOOD FAITH ESTIMATE ONLY AND REPRESENTS 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.

DISCLAIMER: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF THE SECTIONS 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION."