

Sunset Grove

2026 Budget

	<u>YE Projected</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
Ordinary Income/Expense			
Income			
Operating Income			
Annual Assessments	23,055.00	23,055.00	26,500.00
Late Fees	0.00	0.00	0.00
Other Income	0.00	0.00	0.00
Total Operating Income	<u>23,055.00</u>	<u>23,055.00</u>	<u>26,500.00</u>
Total Income	23,055.00	23,055.00	26,500.00
Expense			
Administration			
Audit / Tax Returns	240.00	240.00	240.00
Insurance- GL / D&O	2,248.00	2,250.00	2,300.00
Management Contract	5,280.00	5,280.00	5,280.00
Postage and Printing	30.00	0.00	0.00
Total Administration	<u>7,798.00</u>	<u>7,770.00</u>	<u>7,820.00</u>
Grounds & Landscaping			
BMP Maintenance Contract	1,500.00	1,800.00	3,700.00
BMP Inspections	500.00	1,500.00	3,980.00
BPM Repairs			1,500.00
Common Area Repairs	380.00	500.00	500.00
Grounds Maintenance Contract	13,200.00	12,600.00	13,900.00
Irrigation Repairs	0.00	0.00	0.00
Landscape Other	1,500.00	2,000.00	1,500.00
Total Grounds & Landscaping	<u>17,080.00</u>	<u>18,400.00</u>	<u>25,080.00</u>
Utilities			
Electric	450.00	450.00	450.00
Irrigation Water	500.00	900.00	900.00
Total Utilities	<u>950.00</u>	<u>1,350.00</u>	<u>1,350.00</u>
YE Operating Surplus	<u>--2,773.00</u>	<u>--4,465.00</u>	<u>0.00</u>
Total Expense	<u>23,055.00</u>	<u>23,055.00</u>	<u>34,250.00</u>
Net Ordinary Income	0.00	0.00	--7,750.00
Other Income/Expense			
Other Income			
Reserve Income			
Reserve Interest	1.00	60.00	12.00
YE Operating Contribution	<u>--2,773.00</u>	<u>--4,465.00</u>	<u>0.00</u>
Total Reserve Income	<u>--2,772.00</u>	<u>--4,405.00</u>	<u>12.00</u>
Total Other Income	--2,772.00	--4,405.00	12.00
Other Expense			
Reserve Expenses			
BMP Projects	0.00	0.00	0.00
Grounds Projects	0.00	0.00	0.00
Total Reserve Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>--2,772.00</u>	<u>--4,405.00</u>	<u>12.00</u>
Net Income	<u>--2,772.00</u>	<u>--4,405.00</u>	<u>--7,738.00</u>

As noted, the current 2026 budget is running in a deficit. Further information regarding the 2026 budget and a meeting will be sent out to homeowners in the coming weeks.