SUN KETCH II CONDOMINIUM ASSOCIATION, INC

NOTICE OF 2027 BUDGET ADOPTION MEETING

To **SUN KETCH II CONDOMINIUM ASSOCIATION, INC.** Members,

The **2027 BUDGET MEETING** of **SUN KETCH II CONDOMINIUM ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, NOVEMBER 10, 2026 AT 6:00 PM**
- **LOCATION: ONSITE POOLSIDE**

This Board Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 Proposed Budget for your review.

Budget Meeting Agenda

Agenda items are as follows:

1. **Call to Order**
2. **Certify Quorum of the Board**
3. **Board Discussion and Approval of 2027 Annual Budget**
4. **Adjournment**

By Order of the Board of Directors,

Scott Vignery

Scott Vignery, LCAM

Ameri-Tech Community Management Partners LLC 10/20/26

SUN KETCH II

JANUARY 1, 2027- DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 Budget	2027 APPROVED BUDGET	2027 APPROVED BUDGET PER UNIT
	TOTAL REVENUE	**$978,912**	**$979,020**	**$735**
	OPERATING EXPENSES			
5010	Bank / Coupons / Administrative	$4,880	$4,880	$4
5020	Website	$1,410	$1,410	$1
5045	EFPTS Tax Return Payments	$3,363	$6,375	$5
5210	Exterminating Contract	$9,278	$9,278	$7
5400	Grounds & Landscaping Contract	$72,000	$72,000	$54
5420	Irrigation System Maintenance	$3,002	$8,500	$6
5610	Permits,Licenses,Fees, & Taxes	$744	$744	$1
5625	Tenant Check Application Fees	$927	$927	$1
5800	Management Fee	$19,092	$19,092	$14
5900	Professional - Legal	$12,000	$5,000	$4
5920	Audit & Accounting	$5,225	$5,500	$4
6100	General Repair & Maint.	$4,069	$23,085	$17
6150	Pond Maintenance	$2,460	$2,460	$2
6200	Pool Maintenance & Repair	$10,219	$10,219	$8
7000	Electric	$14,495	$13,500	$10
7001	Water, Sewage & Trash	$200,395	$200,395	$150
7009	Cable	$91,240	$91,362	$69
	TOTAL OPERATING EXPENSES	**$454,800**	**$474,727**	**$356**
	RESERVES			
9010	Reserves - Painting	$14,732	$23,663	$18
9020	Reserves - Paving	$51,000	$16,642	$12
9030	Reserves - Roof	$46,379	$115,230	$87
9040	Reserves - Insurance	$360,000	$294,000	$221
9090	Reserves - Pool	$4,001	$3,250	$2
9100	Reserves - Deferred Maintenance	$24,000	$27,508	$21
9117	Reserves - Tenting	$24,000	$24,000	$18
	TOTAL RESERVES	**$524,112**	**$504,293**	$379
	TOTAL EXPENSES	**$978,912**	**$979,020**	**$735**

MONTHLY CONDO FEES 2027	$735

RESERVE ANALYSIS
SUN KETCH II
JANUARY 1, 2027 - DECEMBER 31, 2027

RESERVES	Current Replacement cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Reserves - Painting	$178,364	$60,048	10	5	$118,316	$23,663	$23,663
Reserves - Paved Surfaces	$374,532	$58,343	20	19	$316,189	$16,642	$16,642
Reserves - Roofing	$1,857,308	$244,090	20	14	$1,613,218	$115,230	$115,230
Reserves - Insurance	$877,894	$583,894	1	1	$294,000	$294,000	$294,000
Reserves - Pool Renovation	$52,500	$46,000	15	2	$6,500	$3,250	$3,250
Reserves - Deferred	$46,103	$18,595	1	1	$27,508	$27,508	$27,508
Reserves - Termites	$33,929	$9,929	1	1	$24,000	$24,000	$24,000
TOTALS	**$3,420,630**	**$1,020,899**			**$2,399,731**	**$504,293**	**$504,293**

Notes

2022 Painting Contract was $109,500 + 5% increase per year
2026 Paving Contract was $141,157 + 5% increase per year
2021 Roofing Contract was $700,000 + 5% increase per year
2026 Insurance Cost was Flood $82,474 & Wind $267,930