

SUNSET PALMS WEST CONDOMINIUM ASSOCIATION, INC
Proposed Budget for the Period January 1 to December 31, 2025
Based on 88 Units

INCOME		Monthly 2025	Yearly 2025	Percentage of Budget 2025
CHART 1				
Account:	Income:	WITH PARTIAL RESERVES		
	Maintenance Assessments	41,631	499,572	
	Total:	\$ 41,631	\$ 499,572	
Account:	Administrative Expenses:			
	Accounting/Taxes CPA Expenses	250	3,000	0.60%
	Annual Corporate Filing Fees	5	60	0.01%
	Annual Fees Payable to Division (DBPR)	29	348	0.07%
	Website	99	1,188	0.24%
	Bank Charges & Fees	70	840	0.17%
	Bad Debt Expenses	1,700	20,400	4.08%
	Printing & Postage	200	2,400	0.48%
	Legal Expenses	350	4,200	0.84%
	Licenses & Permits-Alarms & Pool	125	1,500	0.30%
	Licenses & Permits-Fire Extinguishers	30	360	0.07%
	Licenses & Permits-County Registration	15	180	0.04%
	SubTotal:	\$ 2,873	\$ 34,476	
Account:	Payroll			
	Gross Payroll - Paychex	3,200	38,400	7.69%
	Social Security	198	2,381	0.48%
	Medicare	46	556	0.11%
	FUTA	19	230	0.05%
	SUTA	86	1,037	0.21%
	Paychex Processing Fee	180	2,160	0.43%
	SubTotal:	\$ 3,730	\$ 44,764	
Account:	Insurance:			
	Commercial Property, Workers Comp & Liability	13,171	158,052	31.64%
	Directors & Officers (D&O)	223	2,676	0.54%
	Crime (Bond)	19	225	0.05%
	SubTotal:	\$ 13,413	\$ 160,953	
Account:	Contracts:			
	Property Management Fees	1,650	19,800	3.96%
	First Century Bank Loan	2,547	30,560	
	SubTotal:	\$ 4,197	\$ 50,360	
Account:	Property Repairs & Maintenance Expenses:			
	Building Supplies & Maintenance	1,000	12,000	2.40%
	General Repairs	700	8,400	1.68%
	Cleaning & General Supplies	50	600	0.12%
	Contingencies/Minor Repair			
	Electrical Repairs	100	1,200	0.24%
	Plumbing Repairs	200	2,400	0.48%
	Roofing Repairs	300	3,600	0.72%
	Pool Repair & Supplies	200	2,400	0.48%
	Tree Trimming	200	2,400	0.48%
	Lawn Maintenance	1,200	14,400	2.88%
	Pest Control (Building)	80	960	0.19%
	Pool Service	500	6,000	1.20%
	SubTotal:	\$ 4,530	\$ 54,360	
Account:	Utilities:			
	Electricity Service	133	1,596	0.32%
	Sanitation & Recycling Removal	3,255	39,060	7.82%
	Water/Sewer	8,000	96,000	19.22%
	SubTotal:	\$ 11,388	\$ 136,656	
	Total Expense and Reserve	\$ 40,131	\$ 481,568	90%
	Reserve Expense:			
	Reserves	1,500	18,000	4%
	SubTotal:	\$ 1,500	\$ 18,000	
	Total Expense and Reserve	\$ 41,631	\$ 499,572	

Sunset Palms West Condominium Association, Inc
 c/o Gold Property Management & Associates Inc
 10887 NW 17 St Miami, Florida 33172

2025 Proposed Annual Budget
 For the Period January 1 to December 31, 2025

MONTHLY ANNUAL		
MAINTENANCE	\$ 40,131	481,568
RESERVES	\$ 1,500	\$ 18,000
TOTAL	\$ 41,631	\$ 499,572

FEES PER UNIT
 WITH PARTIAL
 RESERVES



BLDG MODEL	UNITS	% OWNER (Factor)	MONTHLY MAINTENANCE	RESERVES	EXPENSES + RESERVES	MONTHLY ASSESSMENTS	TOTAL CONTRIBUTIONS
A	22	0.90489000	\$ 363	\$ 14	\$ 14	\$ 376.56	\$ 8,294
B	66	1.21352200	\$ 487	\$ 18	\$ 18	\$ 504.94	\$ 33,336
TOTAL	88					\$ 41,630	

HOW TO CALCULATE YOUR UNIT REGULAR ASSESSMENTS
 (COMO CALCULAR LA CUOTA REGULAR DE SU UNIDAD)

YOU PAY		YOU WILL	
IN-2024		PAY IN 2025	DECREASE
(SI UD. PAGA)	(USTED PAGARA)	(REDUCCION)	

UNIT TYPE A	\$ 376.52	\$ 376.52	\$ -
UNIT TYPE B	\$ 504.94	\$ 504.94	\$ -