

Sunrise Meadow Property Owners Association



Professionally managed by

August 30, 2018

Dear Member,

The Board of Directors of Sunrise Meadow Property Owners Association has signed a resolution to approve the assessment rate(s) and the annual budget for the 2019 fiscal year.

The assessment rate(s) will remain the same for the 2019 fiscal year. The assessment rates for the 2019 fiscal year are effective as of January 01, 2019:

The STANDARD homeowner assessment rate for the upcoming fiscal year remains the same as last year and will be billed at \$330.00 per annum.

Assessments are invoiced by Statements.

As a reminder, you can access your account, register for the ACH assessment payment option, and access other association information using the RealManage Resident Portal at www.realmanage.com.

The Annual Budget for the 2019 fiscal year is attached.

Sincerely,

Sunrise Meadow Property Owners Association Board of Directors

Sunrise Meadow Property Owners Association Revenue and Expense Budget Summary for FY 2019

	Operating Fund	Replacement Fund	Consolidated
Revenues			
Assessments			
Regular Assessments	\$321,090	-	\$321,090
Assessment Allocation	(\$10,000)	\$10,000	
TOTAL of Assessments	\$311,090	\$10,000	\$321,090
Other Income			
TOTAL of Other Income			
TOTAL of Revenues	\$311,090	\$10,000	\$321,090
Expenses			
Operating Expenses			
Direct Operating Expenses			
Landscape Maint.	\$34,000	-	\$34,000
Repair/Maint - General	\$30,000	-	\$30,000
Repairs/Maint - Irrigation	\$10,000	-	\$10,000
Taxes - Real Property	\$400	-	\$400
Water and Wastewater	\$6,000	-	\$6,000
Electricity	\$59,000	-	\$59,000
TOTAL of Direct Operating Expenses	\$139,400	-	\$139,400
General and Administrative Expenses			
Professional Fees	\$16,500	-	\$16,500
Bad Debts		-	
Bank Charges		-	
Collection Expense	\$8,472	-	\$8,472
Homeowner Activities	\$1,200	-	\$1,200
Homeowner Communications		-	
Insurance	\$15,900	-	\$15,900
Management Fee	\$31,392	-	\$31,392
Administration	\$15,672	-	\$15,672
TOTAL of General and Administrative Expenses	\$89,136	-	\$89,136
TOTAL of Operating Expenses	\$228,536	-	\$228,536
Capital Expenditures (Non-capitalized)			
Capital Expenditures		-	
TOTAL of Capital Expenditures		-	
TOTAL of Capital Expenditures (Non-capitalized)		-	
Depreciation			
TOTAL of Expenses	\$228,536	-	\$228,536
Net Surplus (Deficit)	\$82,554	\$10,000	\$92,554

Final

Printed on 8/30/2018

Sunrise Meadow Property Owners Association Cash Flow Budget Summary for FY 2019

	Operating Fund	Replacement Fund	Consolidated
Beginning Cash Balance (All Cash Accounts)	\$252,753	\$28,893	\$281,646
Cash from Operating Activities	-	-	-
Net Surplus (Deficit)	\$82,554	\$10,000	\$92,554
Add Back Depreciation Expense (non-cash)	-	-	-
Add/Subtract Projected Decrease/Increase in A/R, Prepaid Expenses and Other Assets	(\$19,265)	-	(\$19,265)
Add/Subtract Projected Increase/Decrease in A/P, Prepaid Assessments, and Other Current Liabilities	-	-	-
Net Cash Flow from Operating Activities	\$63,289	\$10,000	\$73,289
Cash from Investing Activities	-	-	-
Purchase/Repair of Facilities & Equipment (Capitalized)	-	-	-
Net Cash Flow from Investing Activities	-	-	-
Cash from Financing Activities	-	-	-
Loan Principal Payments	-	-	-
Interfund Borrowing (Due To / Due From Other Funds)	-	-	-
Fund Transfers (Permanent Transfer To / From Another Fund)	-	-	-
Net Cash Flow from Financing Activities	-	-	-
Net Cash Increase (Decrease)	\$63,289	\$10,000	\$73,289
Ending Cash Balance	\$316,042	\$38,893	\$354,935

Final

Printed on 8/30/2018