Sunset Ridge Master Association, Inc.

October 29,2026

SUNSET RIDGE MASTER ASSOCIATION, INC. NOTICE OF INFORMATIVE MEETING

Dear Sunset Ridge Owners,

The Sunset Ridge Annual Meeting will be held in March 2027. A separate budget Town Hall meeting is being held prior to the annual meeting for anyone who would like to meet the Board and ask questions regarding the 2027 budget.

Notice is hereby given that the Sunset Ridge Master Association, Inc. informative budget Townhall will be held as follows:

Place:	**Sunset Ridge Clubhouse**
	1158 Endeavour Way Ocean Isle Beach, NC
Date:	**Monday, November 16, 2026**
Time:	**2:30pm**

The purpose of this informative townhall is to discuss the 2026 financials, review the 2027 budget and answer homeowners' questions received in advance of the townhall. No formal business will be conducted at the town hall.

Please find enclosed with this notice a summary of 2026 YTD expenses vs 2026 budget, the proposed 2027 budget, and a form to submit any questions you may have prior to the townhall. If you have questions for the Board, please use the enclosed Homeowner Question Request Form to submit your questions prior to the informative meeting. The Board will do its best to answer any pre-submitted questions during the townhall.

The Board has adopted a budget that **reflects NO increase in assessments and will remain $170 per quarter.**

Please mail the Homeowner Question Request Form to the Association at P.O. Box 12051, Wilmington, NC 28405 or email to Heather.Lutz@PremierManagementNC.com. Homeowner question request forms should be returned **no later than 5:00 p.m. on Wednesday, November 11, 2026.**

If you have any questions, please do not hesitate to contact Association Manager, Heather Lutz, Heather.Lutz@PremierManagementNC.com.

Sincerely,

Sunset Ridge Master Association, Inc.

Sunset Ridge Master Association, Inc.				
Account	**Description**	**2026 Budget**	**9/30 Actual**	**2027 Budget**
Operating Accounts				
Income Accounts				
OPERATING INCOME				
30-3001-0000-00	General Assessments	$333,880.00	$229,514.38	**$333,880.00**
30-3004-0000-00	Late Fee Income	$0.00	$1,420.00	**$0.00**
30-3008-0000-00	Clubhouse Income	$0.00	$300.00	**$0.00**
30-3009-0000-00	Interest Income - Operating	$6,500.00	$6,332.51	**$0.00**
30-3015-0000-00	Owner Contribution at Closing	$0.00	$1,860.00	**$0.00**
30-3025-0000-00	FOB income	$100.00	$250.00	**$0.00**
30-3034-0000-00	Fines & Violations	$100.00	$500.00	**$0.00**
30-3035-0000-00	Returned Check Fees	$0.00	$50.00	**$0.00**
30-3059-0000-00	Legal Reimbursement	$0.00	$768.46	**$0.00**
30-3062-0000-00	Landscape Improvement Income	$0.00	$202.50	**$0.00**
30-3991-1000-00	Banking Incentive	$0.00	$1,143.74	**$0.00**
Income Accounts Total		**$340,580.00**	**$242,341.59**	**$333,880.00**
Expense Accounts				
EXPENSES - BUILDINGS & GROUNDS				
40-4015-0000-00	Clubhouse Maintenance	$8,900.00	$1,875.98	**$9,000.00**
40-4019-0000-00	Miscellaneous-Maint./Repairs/Supplies	$2,000.00	$537.47	**$0.00**
40-4030-0000-00	Cleaning	$9,050.00	$4,297.21	**$6,170.00**
40-4036-0000-00	Pressure Washing	$500.00	$0.00	**$500.00**
40-4095-0000-00	Pet Waste Clean Up	$660.00	$360.00	**$720.00**
40-5000-0000-00	Landscape Contract	$65,508.00	$43,180.84	**$72,076.00**
40-5010-0000-00	Gazebo Maintenance	$1,000.00	$59.90	**$200.00**
40-5012-0000-00	Landscape Construction	$7,750.00	$8,335.00	**$0.00**
40-5016-0000-00	Irrigation System	$3,000.00	$3,330.96	**$3,500.00**
40-5400-0000-00	Pool Contract	$10,838.00	$7,975.75	**$12,000.00**
40-5406-0000-00	Pool Supplies/Chemicals	$5,262.00	$2,996.94	**$5,700.00**
40-5410-0000-00	Pool/Clubhouse Committee	$3,600.00	$513.76	**$0.00**
40-5610-0000-00	Exercise Facility	$1,140.00	$533.76	**$1,080.00**
40-6002-0000-00	Electricity	$39,600.00	$25,599.80	**$39,600.00**
40-6004-0000-00	Water & Sewer	$15,160.00	$5,674.84	**$14,600.00**
40-6010-0000-00	Gas Service	$280.00	$192.34	**$0.00**
40-6012-0000-00	Telephone/Cable	$3,480.00	$1,768.84	**$1,860.00**
40-7004-0000-00	Pest Control	$575.00	$175.00	**$575.00**
40-7010-0000-00	Trash Removal	$2,604.00	$1,702.56	**$2,580.00**
40-7020-0000-00	Security Services	$3,200.00	$2,856.57	**$3,200.00**
40-7027-0000-00	Fire Prevention / Life Safety	$600.00	$143.49	**$145.00**
40-7096-0000-00	Pond/Lake Ecology	$17,520.00	$11,452.81	**$18,001.00**
EXPENSES - ADMINISTRATIVE				
80-8002-0000-00	Office Supplies Expense	$5,520.00	$4,001.01	**$6,300.00**
80-8006-0000-00	Accounting Expense	$415.00	$450.00	**$450.00**
80-8008-0000-00	Legal Expense	$4,000.00	$1,579.71	**$4,000.00**

80-8010-0000-00	Insurance Expense	$15,600.00	$540.00	**$9,540.00**
80-8014-0000-00	Management Fees	$25,041.00	$16,694.00	**$25,041.00**
80-8024-0000-00	Late Fees to Mgt. Co.	$0.00	$710.00	**$0.00**
80-8025-0000-00	Fines to Mgt. Co.	$0.00	$125.00	**$0.00**
80-8025-2000-00	Returned Payment Fees to Mgmt Co	$0.00	$50.00	**$0.00**
80-8043-0000-00	Fire Taxes	$800.00	$750.00	**$800.00**
80-8044-0000-00	Federal Income Tax - Association	$2,300.00	$3,874.10	**$4,000.00**
80-8046-0000-00	State Income Tax - Association	$400.00	$259.00	**$400.00**
80-8061-0000-00	Website	$750.00	$0.00	**$910.00**
80-8073-0000-00	Meetings Expense	$1,000.00	$170.00	**$550.00**
80-8078-0000-00	Communication Committee	$300.00	$53.79	**$440.00**
80-8084-0000-00	Grounds Committee	$6,000.00	$151.23	**$7,550.00**
80-8090-0000-00	Misc. Contingency Expenses	$1,227.00	$728.00	**$3,149.00**
RESERVE EXPENSES				
90-9000-0000-00	Reserve - General	$7,200.00	$6,400.00	**$79,243.00**
90-9506-0000-00	Reserve - Clubhouse	$10,200.00	$6,800.00	**$0.00**
90-9516-0000-00	Reserve Legal	$2,400.00	$0.00	**$0.00**
90-9702-0000-00	Reserve - Irrigation	$6,000.00	$4,000.00	**$0.00**
90-9703-0000-00	Reserve - Lake/Pond	$30,000.00	$20,000.00	**$0.00**
90-9803-0000-00	Reserve - Pool	$19,200.00	$12,800.00	**$0.00**
Expense Accounts Total		**$340,580.00**	**$203,699.66**	**$333,880.00**
Operating Accounts Net		**$0.00**	**$38,641.93**	**$0.00**

Sunset Ridge Master Association, Inc.

HOMEOWNER QUESTION REQUEST FORM

Homeowner Name: _____

Property Address: _____

Question to be answered by Sunset Ridge Master Board:

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*****Please return this form no later than 5:00 p.m. on November 11, 2026*****

By email: Heather.Lutz@PremierManagementNC.com(Preferred)

By mail: P.O. Box 12051 Wilmington, NC 28405

By FAX: 888-799-7626.