

**Sunset Lakes Homeowner Association, Inc.**  
**APPROVED MINUTES**  
**Board of Directors Meeting**  
**VIA ZOOM**  
**Monday, April 13, 2026 – 7pm**

A. Meeting Call to order: The meeting was called to order by Julie Song at **7:10 pm**

B. Certification of Quorum for Board Meeting

**Present:**

X	<b>President</b>	<b>Julie Song</b>
X	<b>Vice President</b>	<b>Brent Krebs</b>
X	<b>Secretary</b>	<b>Tim Bowlin</b>
X	<b>Treasurer</b>	<b>Cleon “Buzz” Buzzell</b>
X	<b>Director at Large</b>	<b>Ken Persson</b>

**Additional Attendee:**

	Leland	<b>Amanda Smith</b>

**Notice of Meeting**

Posted at entrance community boards and on the SLHOA.com website along with Agenda

**Property Manager Report:** emailed to Board on 15<sup>th</sup> of each month

**Legal Matters:**

**Compliance Matters:** Julie made motion to send 710 Sunset Lakes Drive and 3341 Tipperary Drive to compliance for fining per the report from Amanda Smith, Brent seconded; motion passed unanimously.

**ARC Matters:** Report emailed with board report

**Reports from Officers:**

President –

- Julie reported last communication on the Fiber project was that AT&T was still in approval process and has not heard back from Converge on Spectrum
- Julie reported Foundation Repair Solutions has started the drain repairs on the nine identified drains with damage – this project will take 3-6 weeks

Vice President –

Secretary –

- Julie made a motion to accept the minutes of the March 16<sup>th</sup> BOD meeting, Ken seconded it, motion passed unanimously.

Treasurer –

- Buzz made a motion to accept February 2026 financials as provided by Leland, Ken seconded, motion passed unanimously.
- Buzz would like to see volunteers on each street to talk to neighbors to get homeowners to vote in the next round for the amended and reinstated covenants.

Director at Large – Nothing to report

### **Vote**

- Julie made a motion to accept Brevard Lawn Maintenance \$4,000 proposal to clean up all the dead trees and trim back all that was damaged by the freeze, Brent seconded, motion passed unanimously.
- Julie made the to accept the proposal from Sign Lords for new back lit letters for the Sunset Lakes front entrance, Ken seconded, motion passed unanimously.
- Julie made a motion to terminate the contract with Leland Management with just cause provide 60 days notice with and accept Showcase Management contract to be the new management company for Sunset Lakes HOA, Buzz seconded, motion passed unanimously.
- Julie made a motion to MandM Beachside Maintenance proposal for maintenance of community common areas Brent seconded, motion passed unanimously.
- Brent made a motion to cancel via 30-day notice Doggie DooDoo contract and supply our own stations and have MandM service weekly basis, Julie seconded, motion passed unanimously.
- Julie made the motion to allow homeowner located at 3804 Sunbeam to install two French pop up drains on common area away from her home to avoid further flooding with homeowner signing a waiver if any damages, homeowner will be responsible, Buzz Seconded, motion passed unanimously. Julie will contact homeowner
- Julie made a motion to purchase for the HOA a golf cart type vehicle to use around the property, Brent seconded, discussion Buzz will head the search for a reasonably priced unit between \$3,000-\$7,000 motion passed unanimously.
- Julie made the motion to accept Gretta Demming's proposal of \$1,500 to demo the retaining wall around the playground Brent seconded, motion passed unanimously.

Meeting Adjourned 8:40pm

**Next Meeting – May, 18, 2026 7pm VIA ZOOM**

**Sunset Lakes Homeowners Association, Inc.**  
**Balance Sheet**  
**3/31/2026**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$137,563.21
1070 - Operating ICS - Alliance	\$175,476.20

<u>Cash - Operating Total</u>	\$313,039.41
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$73,047.95
1170 - Reserves ICS - Alliance	\$378,380.48

<u>Cash - Reserves Total</u>	\$451,428.43
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$39,028.04
1220 - Allowance for Bad Debt	(\$9,717.26)
1250 - Violation / Fines Receivable	\$5,100.00

<u>Current Assets - Accts Receivable Total</u>	\$34,410.78
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Current Assets - Other

1410 - Prepaid Insurance 11.28.26	\$3,654.80
1420 - Prepaid Insurance: Liability / Property 11.28.26	\$3,887.12
1510 - Prepaid Expenses	\$1,570.00

<u>Current Assets - Other Total</u>	\$9,111.92
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<i>Assets Total</i>		\$807,990.54
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$4,360.18
2020 - Prepaid Assessments	\$22,503.28
2060 - Deferred Assessments	\$134,837.51

<u>Liabilities Total</u>	\$161,700.97
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Reserves

3005 - Reserves - Pooled	\$395,913.04
3006 - Spent From Reserves Pooled	(\$55,336.13)
3030 - Reserves - Playground Equipment	\$9,927.97
3080 - Reserves - Entrance Sign	\$10,596.27
3390 - Deferred Cable Contract - 12-2025	\$87,937.50
3399 - Interest on Reserve Acct	\$2,389.78

<u>Reserves Total</u>	\$451,428.43
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<u>Retained Earnings</u>	\$176,851.57
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<u>Net Income</u>	\$18,009.57
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<i>Liabilities &amp; Equity Total</i>		\$807,990.54
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**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2026 - 3/31/2026**

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$44,945.83	\$44,945.83	\$0.00	\$134,837.49	\$134,837.49	\$0.00	\$539,350.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00	\$0.00
4070 - Interest on Delinquent Balance	\$124.24	\$0.00	\$124.24	\$673.04	\$0.00	\$673.04	\$0.00
4180 - Interest on Operating Acct	\$310.39	\$0.00	\$310.39	\$900.72	\$0.00	\$900.72	\$0.00
4190 - Interest on Reserve Acct	\$877.22	\$0.00	\$877.22	\$2,389.78	\$0.00	\$2,389.78	\$0.00
4200 - Allocate Reserve Interest	(\$877.22)	\$0.00	(\$877.22)	(\$2,389.78)	\$0.00	(\$2,389.78)	\$0.00
4380 - Gate Remote Income	\$26.00	\$0.00	\$26.00	\$454.00	\$0.00	\$454.00	\$0.00
<u>Total Income</u>	\$45,406.46	\$44,945.83	\$460.63	\$138,065.25	\$134,837.49	\$3,227.76	\$539,350.00
<b>Total Income</b>	\$45,406.46	\$44,945.83	\$460.63	\$138,065.25	\$134,837.49	\$3,227.76	\$539,350.00
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,800.00
6040 - Legal Fees	\$2,389.00	\$1,250.00	(\$1,139.00)	\$3,506.50	\$3,750.00	\$243.50	\$15,000.00
6050 - Other Professional Services	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
6080 - Bank Fees / Payment Processing	\$0.00	\$0.00	\$0.00	\$3,283.00	\$3,283.00	\$0.00	\$3,283.00
6090 - Postage / Copies / Supplies	\$255.08	\$666.67	\$411.59	\$1,551.35	\$2,000.01	\$448.66	\$8,000.00
6110 - Insurance	\$942.74	\$908.33	(\$34.41)	\$2,828.22	\$2,724.99	(\$103.23)	\$10,900.00
6160 - Management Fees	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$24,000.00
6170 - Website	\$84.37	\$50.00	(\$34.37)	\$146.55	\$150.00	\$3.45	\$600.00
6180 - Meeting Room Rental	\$0.00	\$8.33	\$8.33	\$50.00	\$24.99	(\$25.01)	\$100.00
6220 - Corporate Annual Report	\$61.25	\$0.00	(\$61.25)	\$122.50	\$61.25	(\$61.25)	\$61.25
6240 - Bad Debt	\$100.00	\$100.00	\$0.00	\$300.00	\$300.00	\$0.00	\$1,200.00
6250 - HOA Supplies	\$0.00	\$83.33	\$83.33	\$126.68	\$249.99	\$123.31	\$1,000.00
6260 - Electronic Voting & Communications	\$0.00	\$105.00	\$105.00	\$0.00	\$315.00	\$315.00	\$1,260.00
6310 - Federal Income Tax	\$2,745.00	\$3,000.00	\$255.00	\$2,745.00	\$3,000.00	\$255.00	\$3,000.00
6320 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.00
6330 - Violation Fines	\$0.00	\$270.83	\$270.83	\$0.00	\$812.49	\$812.49	\$3,250.00
<u>Total General &amp; Administrative</u>	\$8,577.44	\$8,525.82	(\$51.62)	\$20,659.80	\$22,921.71	\$2,261.91	\$77,604.25
<u>Grounds</u>							
6510 - Lawn Care / Landscaping	\$6,695.00	\$7,020.83	\$325.83	\$20,085.00	\$21,062.49	\$977.49	\$84,250.00
6530 - Mulch / Sod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,000.00
6540 - Berm Maintenance	\$1,800.00	\$950.00	(\$850.00)	\$3,600.00	\$2,850.00	(\$750.00)	\$11,400.00
6550 - Tree Trim / Removal / Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
6560 - Landscaping Replacement / Enhancement	\$2,001.25	\$125.00	(\$1,876.25)	\$3,510.54	\$375.00	(\$3,135.54)	\$1,500.00
6570 - Fertilization and Chemicals	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
6610 - Irrigation - Repairs / Maintenance	\$230.00	\$166.67	(\$63.33)	\$970.00	\$500.01	(\$469.99)	\$2,000.00
6630 - Lakes / Ponds / Waterways	\$1,500.00	\$1,845.83	\$345.83	\$4,500.00	\$5,537.49	\$1,037.49	\$22,150.00
6720 - Stormwater Minor Repairs / Maintenance	\$0.00	\$1,051.67	\$1,051.67	\$0.00	\$3,155.01	\$3,155.01	\$12,620.00
6730 - On Site Maintenance Labor	\$938.00	\$1,885.00	\$947.00	\$952.00	\$5,655.00	\$4,703.00	\$22,620.00
6735 - Project Assistance Time / Labor	(\$448.00)	\$125.00	\$573.00	\$532.00	\$375.00	(\$157.00)	\$1,500.00
6750 - Locks / Keys / Signs	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
6770 - Doggie Station Services	\$334.00	\$344.17	\$10.17	\$1,002.00	\$1,032.51	\$30.51	\$4,130.00

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2026 - 3/31/2026**

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
6790 - General Repairs / Maintenance / Materials	\$0.00	\$464.23	\$464.23	(\$1,000.00)	\$1,392.69	\$2,392.69	\$5,570.75
6900 - Gate System Programming	\$0.00	\$150.00	\$150.00	\$300.00	\$450.00	\$150.00	\$1,800.00
6910 - Gate System Maintenance	\$512.75	\$500.00	(\$12.75)	\$512.75	\$1,500.00	\$987.25	\$6,000.00
6920 - Gate / Transmitter	\$0.00	\$83.75	\$83.75	\$251.45	\$251.25	(\$0.20)	\$1,005.00
6930 - Sidewalk Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$215.94	\$1,250.01	\$1,034.07	\$5,000.00
<u>Total Grounds</u>	\$13,563.00	\$16,420.49	\$2,857.49	\$35,431.68	\$49,261.47	\$13,829.79	\$208,045.75
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$2,002.57	\$1,916.67	(\$85.90)	\$6,025.71	\$5,750.01	(\$275.70)	\$23,000.00
7830 - Utilities - Phone Line	\$234.08	\$150.00	(\$84.08)	\$654.06	\$450.00	(\$204.06)	\$1,800.00
7840 - Utilities - Telephone and Cell Service	\$125.90	\$125.00	(\$0.90)	\$438.70	\$375.00	(\$63.70)	\$1,500.00
7850 - Utilities - Water / Sewer	\$108.32	\$108.33	\$0.01	\$320.76	\$324.99	\$4.23	\$1,300.00
<u>Total Utilities</u>	\$2,470.87	\$2,300.00	(\$170.87)	\$7,439.23	\$6,900.00	(\$539.23)	\$27,600.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$18,841.67	\$18,841.67	\$0.00	\$56,524.97	\$56,524.97	\$0.00	\$226,100.00
<u>Total Reserves</u>	\$18,841.67	\$18,841.67	\$0.00	\$56,524.97	\$56,524.97	\$0.00	\$226,100.00
<b>Total Expense</b>	\$43,452.98	\$46,087.98	\$2,635.00	\$120,055.68	\$135,608.15	\$15,552.47	\$539,350.00
Operating Net Income	\$1,953.48	(\$1,142.15)	\$3,095.63	\$18,009.57	(\$770.66)	\$18,780.23	\$0.00
Net Income	\$1,953.48	(\$1,142.15)	\$3,095.63	\$18,009.57	(\$770.66)	\$18,780.23	\$0.00

**Sunset Lakes Homeowners Association, Inc.**

**Balance Sheet**

**4/30/2026**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$101,289.71
1070 - Operating ICS - Alliance	\$175,773.55

<u>Cash - Operating Total</u>	<u>\$277,063.26</u>
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$85,973.97
1170 - Reserves ICS - Alliance	\$379,021.64

<u>Cash - Reserves Total</u>	<u>\$464,995.61</u>
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$39,090.13
1220 - Allowance for Bad Debt	(\$9,817.26)
1250 - Violation / Fines Receivable	\$5,000.00

<u>Current Assets - Accts Receivable Total</u>	<u>\$34,272.87</u>
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Current Assets - Other

1410 - Prepaid Insurance 11.28.26	\$3,197.95
1420 - Prepaid Insurance: Liability / Property 11.28.26	\$3,401.23

<u>Current Assets - Other Total</u>	<u>\$6,599.18</u>
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<i>Assets Total</i>	<i>\$782,930.92</i>
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$1,511.00
2020 - Prepaid Assessments	\$23,778.31
2030 - Accrued Expenses	\$125.90
2060 - Deferred Assessments	\$89,891.68

<u>Liabilities Total</u>	<u>\$115,306.89</u>
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Reserves

3005 - Reserves - Pooled	\$414,754.71
3006 - Spent From Reserves Pooled	(\$55,336.13)
3030 - Reserves - Playground Equipment	\$9,927.97
3031 - Spent From Reserves Playground Equipment	(\$1,771.61)
3080 - Reserves - Entrance Sign	\$10,596.27
3081 - Spent from reserves Entrance Sign	(\$4,320.00)
3390 - Deferred Cable Contract - 12-2025	\$87,937.50
3399 - Interest on Reserve Acct	\$3,206.90

<u>Reserves Total</u>	<u>\$464,995.61</u>
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<u>Retained Earnings</u>	\$176,851.57
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<u>Net Income</u>	\$25,776.85
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<i>Liabilities &amp; Equity Total</i>	<i>\$782,930.92</i>
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**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$44,945.83	\$44,945.83	\$0.00	\$179,783.32	\$179,783.32	\$0.00	\$539,350.00
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00	\$0.00
4070 - Interest on Delinquent Balance	\$118.40	\$0.00	\$118.40	\$791.44	\$0.00	\$791.44	\$0.00
4180 - Interest on Operating Acct	\$300.12	\$0.00	\$300.12	\$1,200.84	\$0.00	\$1,200.84	\$0.00
4190 - Interest on Reserve Acct	\$817.12	\$0.00	\$817.12	\$3,206.90	\$0.00	\$3,206.90	\$0.00
4200 - Allocate Reserve Interest	(\$817.12)	\$0.00	(\$817.12)	(\$3,206.90)	\$0.00	(\$3,206.90)	\$0.00
4380 - Gate Remote Income	\$67.00	\$0.00	\$67.00	\$521.00	\$0.00	\$521.00	\$0.00
<b>Total Income</b>	<b>\$45,431.35</b>	<b>\$44,945.83</b>	<b>\$485.52</b>	<b>\$183,496.60</b>	<b>\$179,783.32</b>	<b>\$3,713.28</b>	<b>\$539,350.00</b>
<b>Total Income</b>	<b>\$45,431.35</b>	<b>\$44,945.83</b>	<b>\$485.52</b>	<b>\$183,496.60</b>	<b>\$179,783.32</b>	<b>\$3,713.28</b>	<b>\$539,350.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	\$3,800.00
6040 - Legal Fees	\$830.00	\$1,250.00	\$420.00	\$4,336.50	\$5,000.00	\$663.50	\$15,000.00
6050 - Other Professional Services	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
6080 - Bank Fees / Payment Processing	\$0.00	\$0.00	\$0.00	\$3,283.00	\$3,283.00	\$0.00	\$3,283.00
6090 - Postage / Copies / Supplies	\$388.04	\$666.67	\$278.63	\$1,939.39	\$2,666.68	\$727.29	\$8,000.00
6110 - Insurance	\$942.74	\$908.33	(\$34.41)	\$3,770.96	\$3,633.32	(\$137.64)	\$10,900.00
6160 - Management Fees	\$2,000.00	\$2,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$24,000.00
6170 - Website	\$0.00	\$50.00	\$50.00	\$146.55	\$200.00	\$53.45	\$600.00
6180 - Meeting Room Rental	\$0.00	\$8.33	\$8.33	\$50.00	\$33.32	(\$16.68)	\$100.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$122.50	\$61.25	(\$61.25)	\$61.25
6240 - Bad Debt	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$0.00	\$1,200.00
6250 - HOA Supplies	\$19.98	\$83.33	\$63.35	\$146.66	\$333.32	\$186.66	\$1,000.00
6260 - Electronic Voting & Communications	\$0.00	\$105.00	\$105.00	\$0.00	\$420.00	\$420.00	\$1,260.00
6310 - Federal Income Tax	\$0.00	\$0.00	\$0.00	\$2,745.00	\$3,000.00	\$255.00	\$3,000.00
6320 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.00
6330 - Violation Fines	\$0.00	\$270.83	\$270.83	\$0.00	\$1,083.32	\$1,083.32	\$3,250.00
<b>Total General &amp; Administrative</b>	<b>\$4,530.76</b>	<b>\$5,775.82</b>	<b>\$1,245.06</b>	<b>\$25,190.56</b>	<b>\$28,697.53</b>	<b>\$3,506.97</b>	<b>\$77,604.25</b>
<u>Grounds</u>							
6510 - Lawn Care / Landscaping	\$6,895.00	\$7,020.83	\$125.83	\$26,980.00	\$28,083.32	\$1,103.32	\$84,250.00
6530 - Mulch / Sod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,000.00
6540 - Berm Maintenance	\$0.00	\$950.00	\$950.00	\$3,600.00	\$3,800.00	\$200.00	\$11,400.00
6550 - Tree Trim / Removal / Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$125.00	\$125.00	\$3,510.54	\$500.00	(\$3,010.54)	\$1,500.00
6570 - Fertilization and Chemicals	\$750.00	\$416.67	(\$333.33)	\$750.00	\$1,666.68	\$916.68	\$5,000.00
6610 - Irrigation - Repairs / Maintenance	\$220.00	\$166.67	(\$53.33)	\$1,190.00	\$666.68	(\$523.32)	\$2,000.00
6630 - Lakes / Ponds / Waterways	\$1,500.00	\$1,845.83	\$345.83	\$6,000.00	\$7,383.32	\$1,383.32	\$22,150.00
6720 - Stormwater Minor Repairs / Maintenance	\$0.00	\$1,051.67	\$1,051.67	\$0.00	\$4,206.68	\$4,206.68	\$12,620.00
6730 - On Site Maintenance Labor	\$1,106.00	\$1,885.00	\$779.00	\$2,058.00	\$7,540.00	\$5,482.00	\$22,620.00
6735 - Project Assistance Time / Labor	\$140.00	\$125.00	(\$15.00)	\$672.00	\$500.00	(\$172.00)	\$1,500.00
6750 - Locks / Keys / Signs	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
6770 - Doggie Station Services	\$334.00	\$344.17	\$10.17	\$1,336.00	\$1,376.68	\$40.68	\$4,130.00
6790 - General Repairs / Maintenance / Materials	\$597.03	\$464.23	(\$132.80)	(\$402.97)	\$1,856.92	\$2,259.89	\$5,570.75
6900 - Gate System Programming	\$0.00	\$150.00	\$150.00	\$300.00	\$600.00	\$300.00	\$1,800.00

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6910 - Gate System Maintenance	\$0.00	\$500.00	\$500.00	\$512.75	\$2,000.00	\$1,487.25	\$6,000.00
6920 - Gate / Transmitter	\$278.20	\$83.75	(\$194.45)	\$529.65	\$335.00	(\$194.65)	\$1,005.00
6930 - Sidewalk Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$215.94	\$1,666.68	\$1,450.74	\$5,000.00
<u>Total Grounds</u>	\$11,820.23	\$16,420.49	\$4,600.26	\$47,251.91	\$65,681.96	\$18,430.05	\$208,045.75
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$2,003.11	\$1,916.67	(\$86.44)	\$8,028.82	\$7,666.68	(\$362.14)	\$23,000.00
7830 - Utilities - Phone Line	\$234.08	\$150.00	(\$84.08)	\$888.14	\$600.00	(\$288.14)	\$1,800.00
7840 - Utilities - Telephone and Cell Service	\$125.90	\$125.00	(\$0.90)	\$564.60	\$500.00	(\$64.60)	\$1,500.00
7850 - Utilities - Water / Sewer	\$108.32	\$108.33	\$0.01	\$429.08	\$433.32	\$4.24	\$1,300.00
<u>Total Utilities</u>	\$2,471.41	\$2,300.00	(\$171.41)	\$9,910.64	\$9,200.00	(\$710.64)	\$27,600.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$18,841.67	\$18,841.67	\$0.00	\$75,366.64	\$75,366.64	\$0.00	\$226,100.00
<u>Total Reserves</u>	\$18,841.67	\$18,841.67	\$0.00	\$75,366.64	\$75,366.64	\$0.00	\$226,100.00
<b>Total Expense</b>	\$37,664.07	\$43,337.98	\$5,673.91	\$157,719.75	\$178,946.13	\$21,226.38	\$539,350.00
Operating Net Income	\$7,767.28	\$1,607.85	\$6,159.43	\$25,776.85	\$837.19	\$24,939.66	\$0.00
Net Income	\$7,767.28	\$1,607.85	\$6,159.43	\$25,776.85	\$837.19	\$24,939.66	\$0.00