

**Sunset Lakes Homeowner Association, Inc.**  
**MINUTES**  
**Board of Directors Meeting**  
**Via Zoom**  
**Monday, July 15, 2024 @ 7:00pm**

A. Meeting Call to order: The meeting was called to order by Julie Song at 7:01 pm

B. Certification of Quorum for Board Meeting

**Present:**

X	<b>President</b>	<b>Julie Song</b>
	<b>Vice President</b>	<b>Jim Wagner</b>
X	<b>Secretary</b>	<b>Tim Bowlin</b>
	<b>Treasurer</b>	
X	<b>Director at Large</b>	<b>David Diamond</b>

**Additional Attendee:**

X	Leland	<b>Brittany Robberecht</b>

**Notice of Meeting**

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

**Special Guest:** Amy Losek provided board with options for fiber agreement in Sunset Lakes. Amy will follow up with Board questions and get back on how to proceed if Board votes to do so.

**Property Manager Report:** emailed to Board on 7/15

**Legal Matters:** Call with new Attorney regarding Rules & Regulations, atty will send Board final document to post on website and vote on; goal is August meeting.

514 Sunset Lakes Drive request for waiver of \$45 NSF fee; Julie made motion to deny request Tim Seconded; Julie & David Yea – Tim Nay

**Compliance Matters: NONE**

**ARC Matters:** Report emailed to board July 1<sup>st</sup> and is included in monthly report.

**Reports from Officers:**

President –

- Julie informed board the asphalt repairs were completed on 7/9.
- Spring toy will be install week of 7/15
- Stop sign corner of Waterford & Sunset Lakes Drive reinstalled.
- Frank will pick up the 17 signs for the lakes regarding no swimming, boating, fishing and place them around

Vice President – Absent

Secretary –

- Julie made a motion to accept the minutes of the June 17, 2024 meeting, Tim seconded, motion passed unanimously.

Treasurer –

- Finance Committee met on July 26 to do mid-year budget review; Julie made motion to accept the recommendations from the Finance Committee, David seconded – motion carried unanimously.
- Julie made motion to accept financials for May 2024, David seconded, motion carried unanimously.

Director at Large – Nothing to report

### **Vote**

- Julie made a motion approve variance request for 3802 Sunbeam, David seconded, motion carried unanimously.
- David made a motion to bring new board member on Ken Persson, Tim Seconded; Julie Nay, Tim & David Yea, motion carried.
- Julie made a motion to not allow any other items to be placed in the ponds except for fountains Tim seconded; motion carried unanimously.
- Julie made motion to accept All Pro Clearing bid of \$1800 (up to \$2100) to clean up the dry retention area in Island Estates, David seconded, motion carried unanimously.

### **Discussion**

- The eight tall palms in Island Estates are too high for the 60' cherry picker of our tree company, they suggested we remove them or let them be. David asked if we could find a company that has someone that can climb the trees and trim them, Brittany will seek such a person.
- Tabled Hurricane Team discussion as Jim wasn't present.

### **Unfinished Business**

- Julie will set up an appointment with Blacks to see where we can cut costs in the fertilization we have been doing, what is necessary.
- Resolution for Electronic Voting & Communication, need to send notices to homeowners of the resolution and notice the meeting where the board will vote on this.
- IE Sign refreshing – still need a company that will come and paint the sign that has faded over the years from sun
- New atty will work with Board on document updates.

**Homeowners comments:** There were no comments.

Next Meeting – Monday, August 19, 2024 – 7pm via Zoom  
Meeting Adjourned 7:58 pm

**Reorganizational Meeting:** Julie made a motion for the make up of the board to be

Julie Song – President

Jim Wagner – Vice President

Ken Persson – Treasurer

Tim Bowlin – Secretary

David Diamond – Director at Large

David seconded; motion carried unanimously.

Meeting Adjourned at 8:00

**Sunset Lakes Homeowners Association, Inc.**  
**Balance Sheet**  
**6/30/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$187,464.05
1070 - Operating ICS - Alliance	\$145,805.55

<u>Cash - Operating Total</u>	\$333,269.60
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$91,953.76
1170 - Reserves ICS - Alliance	\$165,971.03

<u>Cash - Reserves Total</u>	\$257,924.79
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$1,695.35
1220 - Allowance for Bad Debt	(\$7,631.47)
1250 - Violation / Fines Receivable	\$9,000.00

<u>Current Assets - Accts Receivable Total</u>	\$3,063.88
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Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 11.28.24	\$4,078.55
1510 - Prepaid Expenses	\$5,738.57

<u>Current Assets - Other Total</u>	\$9,817.12
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<i>Assets Total</i>		\$604,075.39
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$15,896.94
2020 - Prepaid Assessments	\$148,749.15

<u>Liabilities Total</u>	\$164,646.09
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Reserves

3005 - Reserves - Pooled	\$219,565.03
3006 - Spent From Reserves Pooled	(\$2,236.39)
3020 - Reserves - Roads	\$22,896.91
3021 - Spent From Reserves Roads	(\$16,340.00)
3030 - Reserves - Playground Equipment	\$11,091.15
3031 - Spent From Reserves Playground Equipment	(\$863.18)
3050 - Reserves - Gazebos / Docks / Piers / Bridges	\$45,610.64
3051 - Spent From Reserves Gazebos / Docks / Piers / Bridges	(\$7,720.00)
3070 - Reserves - Capital Assets	\$32,567.72
3071 - Spent From Capital Assets	(\$68,050.00)
3080 - Reserves - Entrance Sign	\$18,523.26
3081 - Spent from reserves Entrance Sign	(\$327.99)
3399 - Interest on Reserve Acct	\$3,207.64

<u>Reserves Total</u>	\$257,924.79
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<u>Retained Earnings</u>	\$161,280.01
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<u>Net Income</u>	\$20,224.50
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<i>Liabilities &amp; Equity Total</i>		\$604,075.39
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**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$37,441.67	\$37,441.67	\$0.00	\$224,651.00	\$224,651.00	\$0.00	\$449,302.00
4025 - Prior Year Surplus	\$0.00	\$4,078.21	(\$4,078.21)	\$0.00	\$24,469.26	(\$24,469.26)	\$48,938.50
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,075.00	\$0.00	\$1,075.00	\$0.00
4070 - Interest on Delinquent Balance	\$12.28	\$0.00	\$12.28	\$445.36	\$0.00	\$445.36	\$0.00
4180 - Interest on Operating Acct	\$451.24	\$0.00	\$451.24	\$3,715.52	\$0.00	\$3,715.52	\$0.00
4190 - Interest on Reserve Acct	\$530.61	\$0.00	\$530.61	\$3,207.64	\$0.00	\$3,207.64	\$0.00
4200 - Allocate Reserve Interest	(\$530.61)	\$0.00	(\$530.61)	(\$3,207.64)	\$0.00	(\$3,207.64)	\$0.00
4380 - Gate Remote Income	\$180.00	\$0.00	\$180.00	\$865.00	\$0.00	\$865.00	\$0.00
<u>Total Income</u>	\$38,085.19	\$41,519.88	(\$3,434.69)	\$230,751.88	\$249,120.26	(\$18,368.38)	\$498,240.50
<b>Total Income</b>	\$38,085.19	\$41,519.88	(\$3,434.69)	\$230,751.88	\$249,120.26	(\$18,368.38)	\$498,240.50
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$1,650.00	\$1,650.00	\$1,650.00
6040 - Legal Fees	\$320.00	\$1,250.00	\$930.00	\$3,648.77	\$7,500.00	\$3,851.23	\$15,000.00
6050 - Other Professional Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
6080 - Bank Fees / Semi Annual Assessment Stmt	\$0.00	\$0.00	\$0.00	\$938.00	\$938.00	\$0.00	\$1,876.00
6090 - Postage / Copies / Supplies	\$185.37	\$1,250.00	\$1,064.63	\$3,668.22	\$7,500.00	\$3,831.78	\$15,000.00
6110 - Insurance	\$886.26	\$849.60	(\$36.66)	\$5,317.56	\$5,097.60	(\$219.96)	\$10,195.22
6160 - Management Fees	\$1,900.00	\$1,900.00	\$0.00	\$11,400.00	\$11,400.00	\$0.00	\$22,800.00
6170 - Website	\$0.00	\$41.67	\$41.67	\$271.21	\$250.02	(\$21.19)	\$500.00
6180 - Meeting Room Rental	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$100.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$86.25	\$25.00	\$86.25
6240 - Bad Debt	\$100.00	\$100.00	\$0.00	\$600.00	\$600.00	\$0.00	\$1,200.00
6250 - HOA Supplies	\$176.97	\$41.67	(\$135.30)	\$176.97	\$250.02	\$73.05	\$500.00
6320 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
6330 - Violation Fines	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
<u>Total General &amp; Administrative</u>	\$3,568.60	\$5,766.27	\$2,197.67	\$26,131.98	\$37,271.87	\$11,139.89	\$74,107.47
<u>Grounds</u>							
6510 - Lawn Care / Landscaping	\$6,695.00	\$6,695.00	\$0.00	\$39,585.00	\$40,170.00	\$585.00	\$80,340.00
6530 - Mulch / Sod	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
6550 - Tree Trim / Removal / Replacement	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$83.33	\$83.33	\$2,550.00	\$499.98	(\$2,050.02)	\$1,000.00
6570 - Fertilization and Chemicals	\$1,144.00	\$931.25	(\$212.75)	\$5,029.00	\$5,587.50	\$558.50	\$11,175.00
6610 - Irrigation - Repairs / Maintenance	\$617.34	\$166.67	(\$450.67)	\$1,050.98	\$1,000.02	(\$50.96)	\$2,000.00
6630 - Lakes / Ponds / Waterways	\$1,323.14	\$1,323.17	\$0.03	\$7,823.17	\$7,939.02	\$115.85	\$15,878.03
6720 - Stormwater Minor Repairs / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
6730 - On Site Maintenance Labor	\$3,555.16	\$1,820.00	(\$1,735.16)	\$8,904.56	\$10,920.00	\$2,015.44	\$21,840.00
6735 - Project Assistance Time / Labor	\$669.20	\$50.00	(\$619.20)	\$1,219.96	\$300.00	(\$919.96)	\$600.00
6750 - Locks / Keys / Signs	\$0.00	\$41.67	\$41.67	\$19.74	\$250.02	\$230.28	\$500.00
6790 - General Repairs / Maintenance / Materials	\$5.00	\$833.33	\$828.33	(\$324.80)	\$4,999.98	\$5,324.78	\$10,000.00
6910 - Gate System Maintenance	\$105.00	\$333.33	\$228.33	\$348.03	\$1,999.98	\$1,651.95	\$4,000.00
6920 - Gate / Transmitter	\$0.00	\$41.67	\$41.67	\$797.83	\$250.02	(\$547.81)	\$500.00
6930 - Sidewalk Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Grounds</u>	\$14,113.84	\$15,319.42	\$1,205.58	\$67,003.47	\$91,916.52	\$24,913.05	\$183,833.03
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$1,811.52	\$1,916.67	\$105.15	\$9,332.02	\$11,500.02	\$2,168.00	\$23,000.00
7830 - Utilities - Phone Line	\$129.97	\$283.33	\$153.36	\$545.86	\$1,699.98	\$1,154.12	\$3,400.00
7840 - Utilities - Phone Line and Cell Service	\$107.90	\$141.67	\$33.77	\$1,387.25	\$850.02	(\$537.23)	\$1,700.00
7850 - Utilities - Water / Sewer	\$96.41	\$91.67	(\$4.74)	\$576.82	\$550.02	(\$26.80)	\$1,100.00
<u>Total Utilities</u>	\$2,145.80	\$2,433.34	\$287.54	\$11,841.95	\$14,600.04	\$2,758.09	\$29,200.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$17,591.67	\$17,591.67	\$0.00	\$105,549.98	\$105,549.98	\$0.00	\$211,100.00
<u>Total Reserves</u>	\$17,591.67	\$17,591.67	\$0.00	\$105,549.98	\$105,549.98	\$0.00	\$211,100.00
<b>Total Expense</b>	<b>\$37,419.91</b>	<b>\$41,110.70</b>	<b>\$3,690.79</b>	<b>\$210,527.38</b>	<b>\$249,338.41</b>	<b>\$38,811.03</b>	<b>\$498,240.50</b>
Operating Net Income	\$665.28	\$409.18	\$256.10	\$20,224.50	(\$218.15)	\$20,442.65	\$0.00
Net Income	\$665.28	\$409.18	\$256.10	\$20,224.50	(\$218.15)	\$20,442.65	\$0.00

**Sunset Lakes Homeowners Association, Inc.**  
**Balance Sheet**  
**7/31/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$231,019.48
1070 - Operating ICS - Alliance	\$146,270.64

<u>Cash - Operating Total</u>	\$377,290.12
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$105,985.57
1170 - Reserves ICS - Alliance	\$166,500.44

<u>Cash - Reserves Total</u>	\$272,486.01
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$12,979.24
1220 - Allowance for Bad Debt	(\$7,731.47)
1250 - Violation / Fines Receivable	\$9,000.00

<u>Current Assets - Accts Receivable Total</u>	\$14,247.77
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Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 11.28.24	\$3,262.84
1510 - Prepaid Expenses	\$12,319.97

<u>Current Assets - Other Total</u>	\$15,582.81
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<i>Assets Total</i>		\$679,606.71
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$15,220.00
2020 - Prepaid Assessments	\$20,387.43
2060 - Deferred Assessments	\$187,209.15

<u>Liabilities Total</u>	\$222,816.58
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Reserves

3005 - Reserves - Pooled	\$237,156.70
3006 - Spent From Reserves Pooled	(\$43,088.67)
3020 - Reserves - Roads	\$22,896.91
3021 - Spent From Reserves Roads	(\$14,550.00)
3030 - Reserves - Playground Equipment	\$11,091.15
3031 - Spent From Reserves Playground Equipment	(\$863.18)
3050 - Reserves - Gazebos / Docks / Piers / Bridges	\$45,610.64
3051 - Spent From Reserves Gazebos / Docks / Piers / Bridges	(\$7,720.00)
3070 - Reserves - Capital Assets	\$32,567.72
3071 - Spent From Capital Assets	(\$32,567.72)
3080 - Reserves - Entrance Sign	\$18,523.26
3081 - Spent from reserves Entrance Sign	(\$327.99)
3399 - Interest on Reserve Acct	\$3,757.19

<u>Reserves Total</u>	\$272,486.01
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<u>Retained Earnings</u>	\$161,280.01
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<u>Net Income</u>	\$23,024.11
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**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$37,441.85	\$37,441.85	\$0.00	\$262,092.85	\$262,092.85	\$0.00	\$449,302.00
4025 - Prior Year Surplus	\$0.00	\$4,078.21	(\$4,078.21)	\$0.00	\$28,547.47	(\$28,547.47)	\$48,938.50
4060 - Late Fee Income	\$1,100.00	\$0.00	\$1,100.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00
4070 - Interest on Delinquent Balance	\$168.22	\$0.00	\$168.22	\$613.58	\$0.00	\$613.58	\$0.00
4180 - Interest on Operating Acct	\$469.97	\$0.00	\$469.97	\$4,185.49	\$0.00	\$4,185.49	\$0.00
4190 - Interest on Reserve Acct	\$549.55	\$0.00	\$549.55	\$3,757.19	\$0.00	\$3,757.19	\$0.00
4200 - Allocate Reserve Interest	(\$549.55)	\$0.00	(\$549.55)	(\$3,757.19)	\$0.00	(\$3,757.19)	\$0.00
4380 - Gate Remote Income	\$80.00	\$0.00	\$80.00	\$945.00	\$0.00	\$945.00	\$0.00
<b>Total Income</b>	<b>\$39,260.04</b>	<b>\$41,520.06</b>	<b>(\$2,260.02)</b>	<b>\$270,011.92</b>	<b>\$290,640.32</b>	<b>(\$20,628.40)</b>	<b>\$498,240.50</b>
<b>Total Income</b>	<b>\$39,260.04</b>	<b>\$41,520.06</b>	<b>(\$2,260.02)</b>	<b>\$270,011.92</b>	<b>\$290,640.32</b>	<b>(\$20,628.40)</b>	<b>\$498,240.50</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$1,650.00	\$1,650.00	\$1,650.00
6040 - Legal Fees	\$1,820.00	\$916.70	(\$903.30)	\$5,468.77	\$8,416.70	\$2,947.93	\$13,000.00
6050 - Other Professional Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,458.31	\$1,458.31	\$2,500.00
6080 - Bank Fees / Semi Annual Assessment Stmt	\$938.00	\$938.00	\$0.00	\$1,876.00	\$1,876.00	\$0.00	\$1,876.00
6090 - Postage / Copies / Supplies	\$1,230.26	\$1,250.00	\$19.74	\$4,898.48	\$8,750.00	\$3,851.52	\$15,000.00
6110 - Insurance	\$815.71	\$849.60	\$33.89	\$6,133.27	\$5,947.20	(\$186.07)	\$10,195.22
6160 - Management Fees	\$1,900.00	\$1,900.00	\$0.00	\$13,300.00	\$13,300.00	\$0.00	\$22,800.00
6170 - Website	\$0.00	\$41.67	\$41.67	\$271.21	\$291.69	\$20.48	\$500.00
6180 - Meeting Room Rental	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$100.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$86.25	\$25.00	\$86.25
6240 - Bad Debt	\$100.00	\$100.00	\$0.00	\$700.00	\$700.00	\$0.00	\$1,200.00
6250 - HOA Supplies	\$0.00	\$41.67	\$41.67	\$176.97	\$291.69	\$114.72	\$500.00
6320 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
6330 - Violation Fines	\$0.00	\$125.00	\$125.00	\$0.00	\$875.00	\$875.00	\$1,500.00
<b>Total General &amp; Administrative</b>	<b>\$6,803.97</b>	<b>\$6,370.97</b>	<b>(\$433.00)</b>	<b>\$32,935.95</b>	<b>\$43,642.84</b>	<b>\$10,706.89</b>	<b>\$72,407.47</b>
<u>Grounds</u>							
6510 - Lawn Care / Landscaping	\$6,695.00	\$6,695.00	\$0.00	\$46,280.00	\$46,865.00	\$585.00	\$80,340.00
6530 - Mulch / Sod	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$8,750.00	\$8,750.00	\$15,000.00
6550 - Tree Trim / Removal / Replacement	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$8,750.00	\$8,750.00	\$15,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$416.67	\$416.67	\$2,550.00	\$916.65	(\$1,633.35)	\$3,000.00
6570 - Fertilization and Chemicals	\$1,533.00	\$931.25	(\$601.75)	\$6,562.00	\$6,518.75	(\$43.25)	\$11,175.00
6610 - Irrigation - Repairs / Maintenance	\$0.00	\$166.67	\$166.67	\$1,050.98	\$1,166.69	\$115.71	\$2,000.00
6630 - Lakes / Ponds / Waterways	\$1,323.14	\$1,323.17	\$0.03	\$9,146.31	\$9,262.19	\$115.88	\$15,878.03
6720 - Stormwater Minor Repairs / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
6730 - On Site Maintenance Labor	\$0.00	\$1,820.00	\$1,820.00	\$8,904.56	\$12,740.00	\$3,835.44	\$21,840.00
6735 - Project Assistance Time / Labor	\$0.00	\$50.00	\$50.00	\$1,219.96	\$350.00	(\$869.96)	\$600.00
6750 - Locks / Keys / Signs	\$0.00	\$41.67	\$41.67	\$19.74	\$291.69	\$271.95	\$500.00
6790 - General Repairs / Maintenance / Materials	\$160.50	\$833.33	\$672.83	(\$164.30)	\$5,833.31	\$5,997.61	\$10,000.00
6910 - Gate System Maintenance	\$200.00	\$83.32	(\$116.68)	\$548.03	\$2,083.30	\$1,535.27	\$2,500.00
6920 - Gate / Transmitter	\$100.00	\$241.68	\$141.68	\$897.83	\$491.70	(\$406.13)	\$1,700.00
6930 - Sidewalk Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024			1/1/2024 - 7/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Grounds</u>	\$10,011.64	\$15,602.76	\$5,591.12	\$77,015.11	\$107,519.28	\$30,504.17	\$185,533.03
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$1,826.77	\$1,916.67	\$89.90	\$11,158.79	\$13,416.69	\$2,257.90	\$23,000.00
7830 - Utilities - Phone Line	\$129.97	\$283.33	\$153.36	\$675.83	\$1,983.31	\$1,307.48	\$3,400.00
7840 - Utilities - Telephone and Cell Service	\$0.00	\$141.67	\$141.67	\$1,387.25	\$991.69	(\$395.56)	\$1,700.00
7850 - Utilities - Water / Sewer	\$96.41	\$91.67	(\$4.74)	\$673.23	\$641.69	(\$31.54)	\$1,100.00
<u>Total Utilities</u>	\$2,053.15	\$2,433.34	\$380.19	\$13,895.10	\$17,033.38	\$3,138.28	\$29,200.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$17,591.67	\$17,591.67	\$0.00	\$123,141.65	\$123,141.65	\$0.00	\$211,100.00
<u>Total Reserves</u>	\$17,591.67	\$17,591.67	\$0.00	\$123,141.65	\$123,141.65	\$0.00	\$211,100.00
<b>Total Expense</b>	<b>\$36,460.43</b>	<b>\$41,998.74</b>	<b>\$5,538.31</b>	<b>\$246,987.81</b>	<b>\$291,337.15</b>	<b>\$44,349.34</b>	<b>\$498,240.50</b>
Operating Net Income	\$2,799.61	(\$478.68)	\$3,278.29	\$23,024.11	(\$696.83)	\$23,720.94	\$0.00
Net Income	\$2,799.61	(\$478.68)	\$3,278.29	\$23,024.11	(\$696.83)	\$23,720.94	\$0.00