

**SUNSET LAKES HOMEOWNER ASSOCIATION, INC.  
 MINUTES BOARD OF DIRECTORS MEETING  
 VIA ZOOM.COM  
 MONDAY SEPT 16, 2024 @ 7:00PM**

Meeting Call to order @ 7:00pm

Certification of Quorum for Board Meeting

PRESENT:

X	President	Julie Song
	Vice President	
X	Secretary	Tim Bowlin
X	Treasurer	Ken Persson
X	Director at Large	David Diamond

Additional Attendee:

	Leland Mgmt.	Brittany Robberecht

NOTE: Per Statue 720.3032 c(1) only items on this Agenda will be discussed at this meeting

Notice of Meeting Posted at entrance community boards and on the SLHOA.com website

PROPERTY MANAGER REPORT – emailed to board on 15th of every month

LEGAL MATTERS: No Report

COMPLIANCE MATTERS: No Report

ARC REPORT: emailed to board 9/16/2024

REPORTS FROM OFFICERS:

- President: Parking Issue – emails/calls
- Treasurer: Approval of Finance Committee 2025 Budget; Ken reported on 2025 Proposed budget excel draft report for details. Ken moved to approve/ Julie seconded \$1053.90 new annual fee. All in favor, motion passed
- Secretary: Approval of BOD August 19 & 26 Sept 3 Minutes/ All Passed
- Tim made a motion to open areas (4) within the community for additional parking. Sunset Lakes Drive, Starlight (2) and Sierra – David 2<sup>nd</sup> Tim David Yea – Julie Ken Nay. Research set back from mailboxes and fire hydrants. Motion did not carry
- Tim Motion for website access, 2<sup>nd</sup> by David; have back up to webmaster. All documents added to website must go through webmaster first. All in favor motion adopted
- Oak Trimming over roads and sidewalk reminding Residents of trimming; send out in board update letter and 2025 Budget packet
- Director at Large: David made a motion for normal maintenance to be approved without bids and vote if no larger than 5% increase over prior year. 2<sup>nd</sup> by Tim/ All – Passed.

NEW BUSINESS/ VOTE (V) vote (D) Discussion:

- Bid of \$2600 for dry retention area in Island Estates: David/ Julie 2<sup>nd</sup> Motion – Passed.
- Halloween – patrol 2 Officer 6-9pm Julie Motion / 2<sup>nd</sup> Tim All Passed.
- Tasha Drabek on compliance: Julie Motion / 2<sup>nd</sup> Tim / All Passed

- New board member – Darcy Conrad – Fernando Dominicis – MaryAlice Istvan: David made a motion for Fernando Dominicis added to the board / 2<sup>nd</sup> Tim; Vote – 3 Yes/ 1Nay – Julie.
- Bids for – Palm Trimming, Mulch, Common areas, lifting oaks front of Sunset Lakes, removal of dead palms, trimming Washingtonians IE, pressure washing common areas per bid: Julie Motion / 2<sup>nd</sup> David; All Passed
- Community Standards Draft: Julie Motion / 2<sup>nd</sup> Ken New Updates in doc’s All Passed:
  - Extend prior of Time (72 Hrs – Parking Change) Ken – Motion / Julie 2<sup>nd</sup> All Passed
  - Shed’s 6x6x8’ Height
  - 4’ for Sunset Lake only (Page 35/ 36).
  - 6.10 e/f Birdbaths
- Towing policy – identifying no parking zones: David Motion – Painting on the Street for No Parking/ Curve Areas/ 2<sup>nd</sup> Tim; All Passed
- Atty draw up amendment regarding legal process for violations (call with atty)
  - Julie Motion Atty Draw up , 2<sup>nd</sup> David: All Passed
- Hurricane preparedness team & Hurricane preparedness plan (per statute)
  - Tabled for next meeting in OCT

UNFINISHED BUSINESS

- Resolution – Voting & Communication – Pending/ Tabled
- Update C&Rs – board review then to atty: Julie Motion, 2<sup>nd</sup> Tim Cost – Est \$9000.00/ \$9548.00: Motion Tabled.
- IE Sign – finding sign company to freshen: Pending/ Tabled

MEETING ADJOURNED: @ 9:04PM

REORGANIZATIONAL MEETING NEW BOD: @ 9:05

President	Julie Song
Vice President	David Diamond
Secretary	Tim Bowlin
Treasurer	Ken Persson
Director at Large	Fernando Dominico

**Next Meeting: OCTOBER 21, 2024 @ 7:00pm via ZOOM**

# Sunset Lakes Homeowners Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

8/31/2024

Prepared  
By:



**6972 Lake Gloria Blvd  
Orlando, FL 32809-3200**

**Sunset Lakes Homeowners Association, Inc.**

**Balance Sheet**

**8/31/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$103,483.14
1070 - Operating ICS - Alliance	\$246,973.78

Cash - Operating Total \$350,456.92

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$111,429.56
1170 - Reserves ICS - Alliance	\$167,031.54

Cash - Reserves Total \$278,461.10

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$6,280.24
1220 - Allowance for Bad Debt	(\$7,823.60)
1250 - Violation / Fines Receivable	\$8,000.00

Current Assets - Accts Receivable Total \$6,456.64

Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 11.28.24	\$2,447.13
1510 - Prepaid Expenses	\$149.97

Current Assets - Other Total \$2,597.10

*Assets Total*

\$637,971.76

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$6,164.14
2020 - Prepaid Assessments	\$20,992.86
2060 - Deferred Assessments	\$149,767.28

Liabilities Total \$176,924.28

Reserves

3005 - Reserves - Pooled	\$254,748.37
3006 - Spent From Reserves Pooled	(\$46,611.76)
3020 - Reserves - Roads	\$22,896.91
3021 - Spent From Reserves Roads	(\$22,896.91)
3030 - Reserves - Playground Equipment	\$11,091.15
3031 - Spent From Reserves Playground Equipment	(\$1,163.18)
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	\$4,310.61

Reserves Total \$278,461.10

Retained Earnings \$161,280.01

Net Income \$21,306.37

**Sunset Lakes Homeowners Association, Inc.**

**Balance Sheet**

**8/31/2024**

*Liabilities & Equity Total*

\$637,971.76

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**8/1/2024 - 8/31/2024**

	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$37,441.87	\$37,441.87	\$0.00	\$299,534.72	\$299,534.72	\$0.00	\$449,302.00
4025 - Prior Year Surplus	\$0.00	\$4,078.21	(\$4,078.21)	\$0.00	\$32,625.68	(\$32,625.68)	\$48,938.50
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00
4070 - Interest on Delinquent Balance	\$63.80	\$0.00	\$63.80	\$677.38	\$0.00	\$677.38	\$0.00
4180 - Interest on Operating Acct	\$706.16	\$0.00	\$706.16	\$4,891.65	\$0.00	\$4,891.65	\$0.00
4190 - Interest on Reserve Acct	\$553.42	\$0.00	\$553.42	\$4,310.61	\$0.00	\$4,310.61	\$0.00
4200 - Allocate Reserve Interest	(\$553.42)	\$0.00	(\$553.42)	(\$4,310.61)	\$0.00	(\$4,310.61)	\$0.00
4380 - Gate Remote Income	\$115.00	\$0.00	\$115.00	\$1,060.00	\$0.00	\$1,060.00	\$0.00
<u>Total Income</u>	\$38,326.83	\$41,520.08	(\$3,193.25)	\$308,338.75	\$332,160.40	(\$23,821.65)	\$498,240.50
<b>Total Income</b>	\$38,326.83	\$41,520.08	(\$3,193.25)	\$308,338.75	\$332,160.40	(\$23,821.65)	\$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	\$3,950.00	\$916.66	(\$3,033.34)	\$9,418.77	\$9,333.36	(\$85.41)	\$13,000.00
6050 - Other Professional Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,666.64	\$1,666.64	\$2,500.00
6080 - Bank Fees / Semi Annual Assessment Stmt	\$0.00	\$0.00	\$0.00	\$1,876.00	\$1,876.00	\$0.00	\$1,876.00
6090 - Postage / Copies / Supplies	\$339.43	\$1,250.00	\$910.57	\$5,237.91	\$10,000.00	\$4,762.09	\$15,000.00
6110 - Insurance	\$815.71	\$849.60	\$33.89	\$6,948.98	\$6,796.80	(\$152.18)	\$10,195.22
6160 - Management Fees	\$1,900.00	\$1,900.00	\$0.00	\$15,200.00	\$15,200.00	\$0.00	\$22,800.00
6170 - Website	\$827.64	\$41.67	(\$785.97)	\$1,098.85	\$333.36	(\$765.49)	\$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	\$800.00	\$800.00	\$0.00	\$1,200.00
6250 - HOA Supplies	\$0.00	\$41.67	\$41.67	\$176.97	\$333.36	\$156.39	\$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	\$1,000.00	\$1,000.00	\$1,500.00
<u>Total General &amp; Administrative</u>	\$7,932.78	\$5,432.93	(\$2,499.85)	\$40,868.73	\$49,075.77	\$8,207.04	\$72,407.47
<u>Grounds</u>							
6510 - Lawn Care / Landscaping	\$6,695.00	\$6,695.00	\$0.00	\$52,975.00	\$53,560.00	\$585.00	\$80,340.00
6530 - Mulch / Sod	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$10,000.00	\$10,000.00	\$15,000.00
6550 - Tree Trim / Removal / Replacement	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$10,000.00	\$10,000.00	\$15,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$416.67	\$416.67	\$2,550.00	\$1,333.32	(\$1,216.68)	\$3,000.00
6570 - Fertilization and Chemicals	\$558.00	\$931.25	\$373.25	\$7,120.00	\$7,450.00	\$330.00	\$11,175.00
6610 - Irrigation - Repairs / Maintenance	(\$247.41)	\$166.67	\$414.08	\$803.57	\$1,333.36	\$529.79	\$2,000.00
6630 - Lakes / Ponds / Waterways	\$1,323.14	\$1,323.17	\$0.03	\$10,469.45	\$10,585.36	\$115.91	\$15,878.03
6720 - Stormwater Minor Repairs / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
6730 - On Site Maintenance Labor	\$3,297.00	\$1,820.00	(\$1,477.00)	\$12,201.56	\$14,560.00	\$2,358.44	\$21,840.00
6735 - Project Assistance Time / Labor	\$0.00	\$50.00	\$50.00	\$1,219.96	\$400.00	(\$819.96)	\$600.00
6750 - Locks / Keys / Signs	\$406.55	\$41.67	(\$364.88)	\$426.29	\$333.36	(\$92.93)	\$500.00
6790 - General Repairs / Maintenance / Materials	\$24.05	\$833.33	\$809.28	(\$140.25)	\$6,666.64	\$6,806.89	\$10,000.00
6910 - Gate System Maintenance	\$210.00	\$83.34	(\$126.66)	\$758.03	\$2,166.64	\$1,408.61	\$2,500.00
6920 - Gate / Transmitter	\$100.00	\$241.66	\$141.66	\$997.83	\$733.36	(\$264.47)	\$1,700.00
6930 - Sidewalk Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$3,333.36	\$3,333.36	\$5,000.00

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**8/1/2024 - 8/31/2024**

	8/1/2024 - 8/31/2024			1/1/2024 - 8/31/2024			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
<u>Total Grounds</u>	\$12,366.33	\$15,602.76	\$3,236.43	\$89,381.44	\$123,122.04	\$33,740.60	\$185,533.03
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$1,819.51	\$1,916.67	\$97.16	\$12,978.30	\$15,333.36	\$2,355.06	\$23,000.00
7830 - Utilities - Phone Line	\$129.97	\$283.33	\$153.36	\$805.80	\$2,266.64	\$1,460.84	\$3,400.00
7840 - Utilities - Telephone and Cell Service	\$107.90	\$141.67	\$33.77	\$1,495.15	\$1,133.36	(\$361.79)	\$1,700.00
7850 - Utilities - Water / Sewer	\$96.41	\$91.67	(\$4.74)	\$769.64	\$733.36	(\$36.28)	\$1,100.00
<u>Total Utilities</u>	\$2,153.79	\$2,433.34	\$279.55	\$16,048.89	\$19,466.72	\$3,417.83	\$29,200.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$17,591.67	\$17,591.67	\$0.00	\$140,733.32	\$140,733.32	\$0.00	\$211,100.00
<u>Total Reserves</u>	\$17,591.67	\$17,591.67	\$0.00	\$140,733.32	\$140,733.32	\$0.00	\$211,100.00
<b>Total Expense</b>	<b>\$40,044.57</b>	<b>\$41,060.70</b>	<b>\$1,016.13</b>	<b>\$287,032.38</b>	<b>\$332,397.85</b>	<b>\$45,365.47</b>	<b>\$498,240.50</b>
Operating Net Income	(\$1,717.74)	\$459.38	(\$2,177.12)	\$21,306.37	(\$237.45)	\$21,543.82	\$0.00
Net Income	(\$1,717.74)	\$459.38	(\$2,177.12)	\$21,306.37	(\$237.45)	\$21,543.82	\$0.00

# Sunset Lakes Homeowners Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

9/30/2024

Prepared  
By:



**6972 Lake Gloria Blvd  
Orlando, FL 32809-3200**

**Sunset Lakes Homeowners Association, Inc.**

**Balance Sheet**

**9/30/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$72,330.41
1070 - Operating ICS - Alliance	\$247,708.98

Cash - Operating Total \$320,039.39

Cash - Reserves

1100 - Reserve Money Market - Alliance	\$129,045.39
1170 - Reserves ICS - Alliance	\$167,528.76

Cash - Reserves Total \$296,574.15

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$3,776.33
1220 - Allowance for Bad Debt	(\$7,923.60)
1250 - Violation / Fines Receivable	\$8,000.00

Current Assets - Accts Receivable Total \$3,852.73

Current Assets - Other

1420 - Prepaid Insurance: Liability / Property 11.28.24	\$1,631.42
1510 - Prepaid Expenses	\$149.97

Current Assets - Other Total \$1,781.39

*Assets Total*

\$622,247.66

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$6,462.76
2020 - Prepaid Assessments	\$21,455.70
2030 - Accrued Expenses	\$315.00
2060 - Deferred Assessments	\$112,325.41

Liabilities Total \$140,558.87

Reserves

3005 - Reserves - Pooled	\$272,340.04
3006 - Spent From Reserves Pooled	(\$46,611.76)
3020 - Reserves - Roads	\$22,896.91
3021 - Spent From Reserves Roads	(\$22,896.91)
3030 - Reserves - Playground Equipment	\$11,091.15
3031 - Spent From Reserves Playground Equipment	(\$1,163.18)
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	\$4,831.99

Reserves Total \$296,574.15

Retained Earnings \$161,280.01

Net Income \$23,834.63

**Sunset Lakes Homeowners Association, Inc.**  
**Balance Sheet**  
**9/30/2024**

*Liabilities & Equity Total*

\$622,247.66

**Sunset Lakes Homeowners Association, Inc.**

**Budget Comparison Report**

**9/1/2024 - 9/30/2024**

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$37,441.87	\$37,441.87	\$0.00	\$336,976.59	\$336,976.59	\$0.00	\$449,302.00
4025 - Prior Year Surplus	\$0.00	\$4,078.21	(\$4,078.21)	\$0.00	\$36,703.89	(\$36,703.89)	\$48,938.50
4060 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00
4070 - Interest on Delinquent Balance	\$33.16	\$0.00	\$33.16	\$710.54	\$0.00	\$710.54	\$0.00
4180 - Interest on Operating Acct	\$817.08	\$0.00	\$817.08	\$5,708.73	\$0.00	\$5,708.73	\$0.00
4190 - Interest on Reserve Acct	\$521.38	\$0.00	\$521.38	\$4,831.99	\$0.00	\$4,831.99	\$0.00
4200 - Allocate Reserve Interest	(\$521.38)	\$0.00	(\$521.38)	(\$4,831.99)	\$0.00	(\$4,831.99)	\$0.00
4380 - Gate Remote Income	\$185.00	\$0.00	\$185.00	\$1,245.00	\$0.00	\$1,245.00	\$0.00
<u>Total Income</u>	\$38,477.11	\$41,520.08	(\$3,042.97)	\$346,815.86	\$373,680.48	(\$26,864.62)	\$498,240.50
<b>Total Income</b>	\$38,477.11	\$41,520.08	(\$3,042.97)	\$346,815.86	\$373,680.48	(\$26,864.62)	\$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	\$1,377.50	\$916.66	(\$460.84)	\$10,796.27	\$10,250.02	(\$546.25)	\$13,000.00
6050 - Other Professional Services	\$0.00	\$208.33	\$208.33	\$0.00	\$1,874.97	\$1,874.97	\$2,500.00
6080 - Bank Fees / Semi Annual Assessment Stmt	\$0.00	\$0.00	\$0.00	\$1,876.00	\$1,876.00	\$0.00	\$1,876.00
6090 - Postage / Copies / Supplies	\$276.14	\$1,250.00	\$973.86	\$5,514.05	\$11,250.00	\$5,735.95	\$15,000.00
6110 - Insurance	\$815.71	\$849.60	\$33.89	\$7,764.69	\$7,646.40	(\$118.29)	\$10,195.22
6160 - Management Fees	\$1,900.00	\$1,900.00	\$0.00	\$17,100.00	\$17,100.00	\$0.00	\$22,800.00
6170 - Website	\$0.00	\$41.67	\$41.67	\$1,098.85	\$375.03	(\$723.82)	\$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	\$900.00	\$900.00	\$0.00	\$1,200.00
6250 - HOA Supplies	\$0.00	\$41.67	\$41.67	\$176.97	\$375.03	\$198.06	\$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	\$1,125.00	\$1,125.00	\$1,500.00
<u>Total General &amp; Administrative</u>	\$4,469.35	\$5,432.93	\$963.58	\$45,338.08	\$54,508.70	\$9,170.62	\$72,407.47
<u>Grounds</u>							
6510 - Lawn Care / Landscaping	\$6,695.00	\$6,695.00	\$0.00	\$59,670.00	\$60,255.00	\$585.00	\$80,340.00
6530 - Mulch / Sod	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$11,250.00	\$11,250.00	\$15,000.00
6550 - Tree Trim / Removal / Replacement	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$11,250.00	\$11,250.00	\$15,000.00
6560 - Landscaping Replacement / Enhancement	\$0.00	\$416.67	\$416.67	\$2,550.00	\$1,749.99	(\$800.01)	\$3,000.00
6570 - Fertilization and Chemicals	\$1,562.00	\$931.25	(\$630.75)	\$8,682.00	\$8,381.25	(\$300.75)	\$11,175.00
6610 - Irrigation - Repairs / Maintenance	\$450.00	\$166.67	(\$283.33)	\$1,253.57	\$1,500.03	\$246.46	\$2,000.00
6630 - Lakes / Ponds / Waterways	\$1,323.14	\$1,323.17	\$0.03	\$11,792.59	\$11,908.53	\$115.94	\$15,878.03
6720 - Stormwater Minor Repairs / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
6730 - On Site Maintenance Labor	\$1,394.40	\$1,820.00	\$425.60	\$13,595.96	\$16,380.00	\$2,784.04	\$21,840.00
6735 - Project Assistance Time / Labor	\$0.00	\$50.00	\$50.00	\$1,219.96	\$450.00	(\$769.96)	\$600.00
6750 - Locks / Keys / Signs	\$0.00	\$41.67	\$41.67	\$426.29	\$375.03	(\$51.26)	\$500.00
6790 - General Repairs / Maintenance / Materials	\$104.79	\$833.33	\$728.54	(\$35.46)	\$7,499.97	\$7,535.43	\$10,000.00
6910 - Gate System Maintenance	\$0.67	\$83.34	\$82.67	\$758.70	\$2,249.98	\$1,491.28	\$2,500.00
6920 - Gate / Transmitter	\$100.00	\$241.66	\$141.66	\$1,097.83	\$975.02	(\$122.81)	\$1,700.00
6930 - Sidewalk Repairs / Maintenance	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$5,000.00

**Sunset Lakes Homeowners Association, Inc.**  
**Budget Comparison Report**  
**9/1/2024 - 9/30/2024**

	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Grounds</u>	\$11,630.00	\$15,602.76	\$3,972.76	\$101,011.44	\$138,724.80	\$37,713.36	\$185,533.03
<u>Utilities</u>							
7810 - Electricity - Common Areas	\$1,815.65	\$1,916.67	\$101.02	\$14,793.95	\$17,250.03	\$2,456.08	\$23,000.00
7830 - Utilities - Phone Line	\$129.97	\$283.33	\$153.36	\$935.77	\$2,549.97	\$1,614.20	\$3,400.00
7840 - Utilities - Telephone and Cell Service	\$215.80	\$141.67	(\$74.13)	\$1,710.95	\$1,275.03	(\$435.92)	\$1,700.00
7850 - Utilities - Water / Sewer	\$96.41	\$91.67	(\$4.74)	\$866.05	\$825.03	(\$41.02)	\$1,100.00
<u>Total Utilities</u>	\$2,257.83	\$2,433.34	\$175.51	\$18,306.72	\$21,900.06	\$3,593.34	\$29,200.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$17,591.67	\$17,591.67	\$0.00	\$158,324.99	\$158,324.99	\$0.00	\$211,100.00
<u>Total Reserves</u>	\$17,591.67	\$17,591.67	\$0.00	\$158,324.99	\$158,324.99	\$0.00	\$211,100.00
<b>Total Expense</b>	<b>\$35,948.85</b>	<b>\$41,060.70</b>	<b>\$5,111.85</b>	<b>\$322,981.23</b>	<b>\$373,458.55</b>	<b>\$50,477.32</b>	<b>\$498,240.50</b>
Operating Net Income	\$2,528.26	\$459.38	\$2,068.88	\$23,834.63	\$221.93	\$23,612.70	\$0.00
Net Income	\$2,528.26	\$459.38	\$2,068.88	\$23,834.63	\$221.93	\$23,612.70	\$0.00