HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

SUNSET MEADOWS CONDOMINIUM HOMES ASSOCIATION, INC.

12/31/2024

Date: 5/5/2025
Time: 4:21 pm
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Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$50,810.00	$51,888.00	($1,078.00)	$621,908.94	$622,656.00	($747.06)	$622,656.00
60200-00 LATE CHARGE INCOME	3.82	-	3.82	267.17	-	267.17	-
60400-00 LEGAL REIMBURSEMENT	-	-	-	1,106.38	-	1,106.38	-
60500-00 MISCELLANEOUS/NSF FEES	22.00	-	22.00	59.26	-	59.26	-
60600-00 INTEREST - RESERVE	4,624.18	333.37	4,290.81	48,409.64	4,000.00	44,409.64	4,000.00
60650-00 INTEREST - OPERATING	-	2.50	(2.50)	-	30.00	(30.00)	30.00
60800-00 FROM RESERVE	35,000.00	19,143.38	15,856.62	96,334.54	229,721.00	(133,386.46)	229,721.00
62000-00 PREPAID ASSESSMENTS	4,035.68	-	4,035.68	1,324.36	-	1,324.36	-
Total INCOME	$94,495.68	$71,367.25	$23,128.43	$769,410.29	$856,407.00	($86,996.71)	$856,407.00
Total OPERATING INCOME	**$94,495.68**	**$71,367.25**	**$23,128.43**	**$769,410.29**	**$856,407.00**	**($86,996.71)**	**$856,407.00**
OPERATING EXPENSE							
EXPENSES							
80050-00 ACCOUNTING	-	20.87	20.87	195.00	250.00	55.00	250.00
80100-00 BANK FEES	-	8.37	8.37	-	100.00	100.00	100.00
80200-00 ELECTRIC	-	536.62	536.62	5,444.50	6,439.00	994.50	6,439.00
80300-00 FEDERAL INCOME TAX	-	750.00	750.00	8,909.00	9,000.00	91.00	9,000.00
80350-00 FIRE SAFETY	-	416.63	416.63	2,619.62	5,000.00	2,380.38	5,000.00
80400-00 GROUNDS MAINTENANCE	-	3,520.37	3,520.37	35,835.50	42,244.00	6,408.50	42,244.00
80500-00 INSURANCE	7,732.29	3,621.25	(4,111.04)	47,626.64	43,455.00	(4,171.64)	43,455.00
80550-00 LANDSCAPE	-	-	-	5,645.82	-	(5,645.82)	-
80600-00 LEGAL	-	125.00	125.00	1,106.38	1,500.00	393.62	1,500.00
80700-00 MAINT/REPAIRS - GENERAL	240.00	1,000.00	760.00	4,690.00	12,000.00	7,310.00	12,000.00
80750-00 MAINT/REPAIRS - CONTRACTOR	450.00	2,333.37	1,883.37	28,487.93	28,000.00	(487.93)	28,000.00
80800-00 MAINT/REPAIRS - SUPPLIES	-	183.37	183.37	1,520.36	2,200.00	679.64	2,200.00
80850-00 MANAGEMENT - FEE	3,350.88	3,350.88	-	40,405.32	40,211.00	(194.32)	40,211.00
80900-00 MISCELLANEOUS	-	8.37	8.37	90.00	100.00	10.00	100.00
81000-00 ADMINISTRATIVE EXPENSE	-	166.63	166.63	2,460.16	2,000.00	(460.16)	2,000.00
81100-00 REFUSE/RECYCLING	4,876.00	5,119.87	243.87	63,388.00	61,438.00	(1,950.00)	61,438.00
81200-00 SNOW PLOWING	8,800.00	3,666.63	(5,133.37)	44,000.00	44,000.00	-	44,000.00
81400-00 WATER & SEWER	-	6,250.00	6,250.00	76,395.49	75,000.00	(1,395.49)	75,000.00
81500-00 TO RESERVE	21,628.37	21,628.37	-	281,168.33	259,540.00	(21,628.33)	259,540.00
82000-00 ROOF REPLACEMENT	-	-	-	1,370.00	-	(1,370.00)	-
82050-00 WINDOWS	275.00	-	(275.00)	4,815.00	-	(4,815.00)	-
82100-00 GARAGE DOOR REPAIRS	335.00	-	(335.00)	470.00	-	(470.00)	-
82500-00 INTEREST ADJUSTMENT	4,624.18	333.37	(4,290.81)	48,409.64	4,000.00	(44,409.64)	4,000.00
Total EXPENSES	$52,311.72	$53,039.97	$728.25	$705,052.69	$636,477.00	($68,575.69)	$636,477.00
RESERVE EXPENSES							
90200-00 CONCRETE REPLACEMENT	-	2,422.12	2,422.12	-	29,065.00	29,065.00	29,065.00
90500-00 WINDOW REPLACEMENT	-	11,353.13	11,353.13	9,575.00	136,238.00	126,663.00	136,238.00
90600-00 GARAGE DOOR REPLACEMENT	-	1,450.38	1,450.38	6,995.00	17,405.00	10,410.00	17,405.00
90700-00 ENTRY DOOR REPLACEMENT	-	3,917.75	3,917.75	2,575.00	47,013.00	44,438.00	47,013.00
90900-00 SIDING & TRIM	-	-	-	27,690.00	-	(27,690.00)	-
Total RESERVE EXPENSES	$-	$19,143.38	$19,143.38	$46,835.00	$229,721.00	$182,886.00	$229,721.00
Total OPERATING EXPENSE	**$52,311.72**	**$72,183.35**	**$19,871.63**	**$751,887.69**	**$866,198.00**	**$114,310.31**	**$866,198.00**
Net Income:	**$42,183.96**	**($816.10)**	**$43,000.06**	**$17,522.60**	**($9,791.00)**	**$27,313.60**	**($9,791.00)**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Sunset Meadows Condominium Homes Association, Inc.

12/31/2025

Date: 7/15/2026
Time: 2:52 pm
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Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 52,691.64	$ 52,992.00	($ 300.36)	$636,214.24	$635,904.00	$ 310.24	$635,904.00
60200-00 LATE CHARGE INCOME	54.53	-	54.53	302.41	-	302.41	-
60400-00 LEGAL REIMBURSEMENT	-	-	-	472.38	-	472.38	-
60500-00 MISCELLANEOUS/NSF FEES	60.61	-	60.61	543.09	-	543.09	-
60600-00 INTEREST - RESERVE	4,950.29	416.63	4,533.66	56,945.07	5,000.00	51,945.07	5,000.00
60650-00 INTEREST - OPERATING	-	2.50	(2.50)	-	30.00	(30.00)	30.00
60800-00 FROM RESERVE	-	23,532.38	(23,532.38)	17,000.00	282,389.00	(265,389.00)	282,389.00
61000-00 INSURANCE CLAIMS PROCEEDS	37,932.90	-	37,932.90	136,781.59	-	136,781.59	-
62000-00 PREPAID ASSESSMENTS	510.70	-	510.70	(957.08)	-	(957.08)	-
Total INCOME	$ 96,200.67	$ 76,943.51	$ 19,257.16	$847,301.70	$923,323.00	($76,021.30)	$923,323.00
Total OPERATING INCOME	**$ 96,200.67**	**$ 76,943.51**	**$ 19,257.16**	**$847,301.70**	**$923,323.00**	**($ 76,021.30)**	**$923,323.00**
OPERATING EXPENSE							
EXPENSES							
80050-00 ACCOUNTING	-	20.87	20.87	-	250.00	250.00	250.00
80200-00 ELECTRIC	-	543.32	543.32	6,024.05	6,520.50	496.45	6,520.50
80300-00 FEDERAL INCOME TAX	-	1,125.00	1,125.00	13,649.00	13,500.00	(149.00)	13,500.00
80350-00 FIRE SAFETY	850.50	416.63	(433.87)	9,447.71	5,000.00	(4,447.71)	5,000.00
80400-00 GROUNDS MAINTENANCE	-	3,750.00	3,750.00	27,231.75	45,000.00	17,768.25	45,000.00
80500-00 INSURANCE	4,602.86	4,360.88	(241.98)	55,828.64	52,331.00	(3,497.64)	52,331.00
80550-00 LANDSCAPE	-	1,666.63	1,666.63	42,153.30	20,000.00	(22,153.30)	20,000.00
80600-00 LEGAL	-	125.00	125.00	472.38	1,500.00	1,027.62	1,500.00
80700-00 MAINT/REPAIRS - GENERAL	981.00	1,000.00	19.00	10,505.47	12,000.00	1,494.53	12,000.00
80750-00 MAINT/REPAIRS - CONTRACTOR	-	2,333.37	2,333.37	10,695.24	28,000.00	17,304.76	28,000.00
80800-00 MAINT/REPAIRS - SUPPLIES	-	183.37	183.37	356.90	2,200.00	1,843.10	2,200.00
80850-00 MANAGEMENT - FEE	3,444.67	3,444.63	(0.04)	41,336.04	41,336.00	(0.04)	41,336.00
80900-00 MISCELLANEOUS	-	8.37	8.37	913.20	100.00	(813.20)	100.00
81000-00 ADMINISTRATIVE EXPENSE	182.83	200.00	17.17	4,374.31	2,400.00	(1,974.31)	2,400.00
81050-00 PROFESSIONAL	-	-	-	195.00	-	(195.00)	-
81100-00 REFUSE/RECYCLING	4,876.00	5,119.87	243.87	48,760.00	61,438.00	12,678.00	61,438.00
81200-00 SNOW PLOWING	-	3,833.37	3,833.37	35,470.00	46,000.00	10,530.00	46,000.00
81400-00 WATER & SEWER	-	6,666.63	6,666.63	64,800.69	80,000.00	15,199.31	80,000.00
81500-00 TO RESERVE	-	18,196.56	18,196.56	181,965.40	218,358.50	36,393.10	218,358.50
82050-00 WINDOWS	-	-	-	11,500.00	-	(11,500.00)	-
82100-00 GARAGE DOOR REPAIRS	-	-	-	2,196.50	-	(2,196.50)	-
82350-00 INSURANCE CLAIM	61,386.55	-	(61,386.55)	64,452.59	-	(64,452.59)	-
82500-00 INTEREST ADJUSTMENT	4,950.29	416.63	(4,533.66)	56,945.07	5,000.00	(51,945.07)	5,000.00
Total EXPENSES	$ 81,274.70	$ 53,411.13	($ 27,863.57)	$689,273.24	$640,934.00	($48,339.24)	$640,934.00
RESERVE EXPENSES							
90200-00 CONCRETE REPLACEMENT	-	2,422.12	2,422.12	-	29,065.00	29,065.00	29,065.00
90500-00 WINDOW REPLACEMENT	-	11,682.37	11,682.37	-	140,188.00	140,188.00	140,188.00
90600-00 GARAGE DOOR REPLACEMENT	-	1,492.38	1,492.38	-	17,909.00	17,909.00	17,909.00
90700-00 ENTRY DOOR REPLACEMENT	-	4,031.37	4,031.37	-	48,376.00	48,376.00	48,376.00
90810-00 MAILBOX REPLACEMENT	-	-	-	52,000.00	-	(52,000.00)	-
91000-00 MASONRY RESTORATION	-	3,904.25	3,904.25	-	46,851.00	46,851.00	46,851.00
Total RESERVE EXPENSES	$ -	$ 23,532.49	$ 23,532.49	$ 52,000.00	$282,389.00	$230,389.00	$282,389.00
Total OPERATING EXPENSE	**$ 81,274.70**	**$ 76,943.62**	**($ 4,331.08)**	**$741,273.24**	**$923,323.00**	**$182,049.76**	**$923,323.00**
Net Income:	**$ 14,925.97**	**($ 0.11)**	**$ 14,926.08**	**$106,028.46**	**$ 0.00**	**$106,028.46**	**$ 0.00**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Sunset Meadows Condominium Homes Association, Inc.

08/31/2026

Date:	9/29/2026
Time:	2:24 pm
Page:	1

Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 55,093.06	$ 55,016.00	$ 77.06	$439,974.59	$440,128.00	($ 153.41)	$660,192.00
60200-00 LATE CHARGE INCOME	25.71	-	25.71	204.11	-	204.11	-
60500-00 MISCELLANEOUS/NSF FEES	-	-	-	1,139.39	-	1,139.39	-
60600-00 INTEREST - RESERVE	5,231.05	416.67	4,814.38	40,216.01	3,333.36	36,882.65	5,000.00
60800-00 FROM RESERVE	-	13,600.67	(13,600.67)	-	108,805.36	(108,805.36)	163,208.00
62000-00 PREPAID ASSESSMENTS	(606.97)	-	(606.97)	498.50	-	498.50	-
Total INCOME	$ 59,742.85	$ 69,033.34	($ 9,290.49)	$482,032.60	$552,266.72	($70,234.12)	$828,400.00
Total OPERATING INCOME	**$ 59,742.85**	**$ 69,033.34**	**($ 9,290.49)**	**$482,032.60**	**$552,266.72**	**($ 70,234.12)**	**$828,400.00**
OPERATING EXPENSE							
EXPENSES							
80050-00 ACCOUNTING	-	20.83	20.83	-	166.64	166.64	250.00
80200-00 ELECTRIC	-	666.67	666.67	4,601.10	5,333.36	732.26	8,000.00
80300-00 FEDERAL INCOME TAX	-	1,145.83	1,145.83	15,610.00	9,166.64	(6,443.36)	13,750.00
80350-00 FIRE SAFETY	-	416.67	416.67	4,164.27	3,333.36	(830.91)	5,000.00
80400-00 GROUNDS MAINTENANCE	-	3,750.00	3,750.00	3,030.30	30,000.00	26,969.70	45,000.00
80500-00 INSURANCE	-	5,049.42	5,049.42	27,617.08	40,395.36	12,778.28	60,593.00
80550-00 LANDSCAPE	6,195.00	2,083.33	(4,111.67)	39,958.80	16,666.64	(23,292.16)	25,000.00
80600-00 LEGAL	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
80700-00 MAINT/REPAIRS - GENERAL	858.75	1,000.00	141.25	10,765.67	8,000.00	(2,765.67)	12,000.00
80750-00 MAINT/REPAIRS - CONTRACTOR	632.00	2,166.67	1,534.67	5,033.00	17,333.36	12,300.36	26,000.00
80800-00 MAINT/REPAIRS - SUPPLIES	5.61	183.33	177.72	452.18	1,466.64	1,014.46	2,200.00
80850-00 MANAGEMENT - FEE	3,478.25	3,479.11	0.86	27,826.00	27,832.88	6.88	41,749.36
80900-00 MISCELLANEOUS	-	8.33	8.33	285.00	66.64	(218.36)	100.00
81000-00 ADMINISTRATIVE EXPENSE	234.47	250.00	15.53	2,051.24	2,000.00	(51.24)	3,000.00
81100-00 REFUSE/RECYCLING	4,876.00	5,083.33	207.33	39,008.00	40,666.64	1,658.64	61,000.00
81200-00 SNOW PLOWING	-	3,779.17	3,779.17	36,280.00	30,233.36	(6,046.64)	45,350.00
81400-00 WATER & SEWER	-	6,666.67	6,666.67	50,448.58	53,333.36	2,884.78	80,000.00
81500-00 TO RESERVE	18,974.97	18,974.97	-	188,192.86	151,799.76	(36,393.10)	227,699.64
82000-00 ROOF REPLACEMENT	-	-	-	2,885.00	-	(2,885.00)	-
82050-00 WINDOWS	-	-	-	19,100.00	-	(19,100.00)	-
82100-00 GARAGE DOOR REPAIRS	3,982.00	166.67	(3,815.33)	5,027.50	1,333.36	(3,694.14)	2,000.00
82300-00 GARAGE DOOR REPLACEMENT	-	-	-	1,412.50	-	(1,412.50)	-
82500-00 INTEREST ADJUSTMENT	5,231.05	416.67	(4,814.38)	40,216.01	3,333.36	(36,882.65)	5,000.00
Total EXPENSES	$ 44,468.10	$ 55,432.67	$ 10,964.57	$523,965.09	$443,461.36	($80,503.73)	$665,192.00
RESERVE EXPENSES							
90200-00 CONCRETE REPLACEMENT	-	2,083.33	2,083.33	29,550.00	16,666.64	(12,883.36)	25,000.00
90500-00 WINDOW REPLACEMENT	-	4,166.67	4,166.67	-	33,333.36	33,333.36	50,000.00
90600-00 GARAGE DOOR REPLACEMENT	-	1,535.75	1,535.75	-	12,286.00	12,286.00	18,429.00
90700-00 ENTRY DOOR REPLACEMENT	-	4,148.25	4,148.25	-	33,186.00	33,186.00	49,779.00
90900-00 SIDING & TRIM	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
91000-00 MASONRY RESTORATION	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
Total RESERVE EXPENSES	$ -	$ 13,600.66	$ 13,600.66	$ 29,550.00	$108,805.28	$79,255.28	$163,208.00
Total OPERATING EXPENSE	**$ 44,468.10**	**$ 69,033.33**	**$ 24,565.23**	**$553,515.09**	**$552,266.64**	**($ 1,248.45)**	**$828,400.00**
Net Income:	**$ 15,274.75**	**$ 0.01**	**$ 15,274.74**	**($ 71,482.49)**	**$ 0.08**	**($ 71,482.57)**	**$ 0.00**

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