

**Devon Hills Community Association Financial Statement
Financial Statement**

Balance Sheet

Assets	12/31/2018	2017	Variance
Bank Operating Funds	23,727	41,750	-18,023
Reserve Account	19,948	24,837	-4,890
Restricted Account	20,830	11,176	9,653
Total Assets	64,505	77,764	-13,260
Liabilities			
Investment Earnings/Loss	73	420	-347
Prepaid Dues in Escrow	4,223	4,598	-375
Total Liabilities	4,296	5,018	-722
Retained Earnings	72,746	57,896	14,850
Operations Net Income	8,137	14,850	-6,713
Capital Expenses	-20,674	0	-20,674
Net Including Cap Expenses	-12,537	14,850	-27,387
Liabilities and Earnings	64,505	77,764	-13,260

Statement of Income and Expenses

Income			Budget	Budget		Annual
	10/1/2018 To 12/31/2018	Year to Date	for YTD	Variance	2017	Variance
Dues . Sp Assmt	17,250.00	69,552.70	70,200.00	-647.30	70,380.00	-827.30
Late Fees . Fines	190.00	1,049.00	800.00	249.00	1,165.00	-116.00
Owner Transfers	100.00	700.00	500.00	200.00	800.00	-100.00
Interest.Inv Income	36.27	140.00	102.00	38.00	85.91	54.09
Total Income	17,576.27	71,441.70	71,602.00	-160.30	72,430.91	-989.21
Administrative Expenses						
Property Manager	2,457.00	9,828.00	9,828.00	0.00	9,828.00	0.00
Website . Security	1,050.00	4,200.00	4,400.00	-200.00	4,200.00	0.00
Printing . Office	42.00	421.34	1,500.00	-1,078.66	1,172.54	-751.20
Insurance . Taxes	512.01	1,819.19	2,000.00	-180.81	1,738.70	80.49
Consulting . Legal	0.00	0.00	1,000.00	-1,000.00	804.52	-804.52
Total Admin	4,061.01	16,268.53	18,728.00	-2,459.47	17,743.76	-1,475.23
Required Services						
Grounds Contract	5,430.00	20,586.14	20,220.00	366.14	20,570.00	16.14
Trees Services	250.00	9,025.00	5,000.00	4,025.00	3,325.00	5,700.00
Berm Repairs	900.00	2,700.00	2,000.00	700.00	2,150.00	550.00
Pond Upkeep	1,500.00	6,000.00	6,040.00	-40.00	6,877.50	-877.50
Electric Service	1,319.75	6,102.88	5,300.00	802.88	5,115.71	987.17
Total Required	9,399.75	44,414.02	38,560.00	5,854.02	38,038.21	6,375.81
Elective Services						
Animal Managemen	450.00	900.00	0.00	900.00	0.00	900.00
Entrance Landscape	430.07	430.07	2,000.00	-1,569.93	1,798.94	-1,368.87
Snow.Ice Removal	0.00	1,292.00	1,000.00	292.00	0.00	1,292.00
Total Elective	880.07	2,622.07	3,000.00	-377.93	1,798.94	823.13
Total Expenses	14,340.83	63,304.62	60,288.00	3,016.62	57,580.91	5,723.71
Operations Net	3,235.44	8,137.08	60,288.00	-3,176.92	14,850.00	-6,712.92
Capital Expenditures		20,674.47			0.00	
Expenses+CapExp		83,979.09			57,580.91	
Total Gain or Loss	3,235.44	-12,537.39			14,850.00	-27,387.39