

Devon Hills Community Association Financial Report 2019 Year End

	2019	2018	Performance
Assets			
Operating Account (Gross)	14,354	23,710	-9,357
Reserve Account	24,711	19,948	4,763
Restricted Investment	25,471	20,830	4,641
Assets Total	<u>64,535</u>	<u>64,488</u>	<u>47</u>
Liabilities & Equity			
Investment Gain/Loss	73	73	0
Prepaid Dues	5,713	4,518	1,195
Total Liabilities	<u>5,786</u>	<u>4,591</u>	<u>1,195</u>
Retained Earnings	59,897	72,166	-12,269
Net Operating Income	7,403	8,422	-1,019
Capital Expenditures	-8,551	-20,674	-12,123
Total Liabilities & Equity	<u>64,535</u>	<u>64,505</u>	<u>30</u>

Statement of Income and Expenses

	2019 YE	Budget	Variance
Income			
Dues & Sp Assmt	75,049	74,467	582
Late Fees & Fines	1,270	1,200	70
Owner Transfers	300	900	-600
Interest.Inv Income	143	81	62
Total Income	<u>76,762</u>	<u>76,648</u>	<u>114</u>
Total Expenses	69,359	68,849	510
Operations Net	7,403	7,799	-396
Capital Expenditures	8,551	0	8,551
Expenses + Cap Exp	<u>77,910</u>	<u>68,849</u>	<u>9,061</u>
Total Gain or Loss	-1,148	7,799	-8,947
Administrative Expenses			
Property Manager	9,828	9,828	0
Website & Security	8,700	8,700	0
Printing & Office	1,332	438	894
Insurance & Taxes	2,034	1,819	215
Consulting & Legal	1,554	500	1,054
Total Admin	<u>23,447</u>	<u>21,285</u>	<u>2,163</u>
Required Services			
Grounds Contract	20,220	20,586	-366
Trees Services	8,320	9,928	-1,608
Berm Repairs	1,975	2,700	-725
Pond Upkeep	6,430	6,000	430
Electric Service	5,363	5,676	-313
Total Required	<u>42,308</u>	<u>44,889</u>	<u>-2,581</u>

Elective Services			
*Animal Management	450	900	-450
Entrance Landscape	3,154	1,075	2,079
Snow & Ice Removal	0	700	-700
Total Elective	3,604	2,675	929
Total Expenses	69,359	68,849	510
Operations Net	7,403	7,799	-396
* Discontinued June 30th			

Lower
Higher
Higher
Gain

n/c
Higher
Higher
Loss
Lower
Lower
Higher

2018	Variance
69,542	5,507
1,060	210
700	-400
140	3
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71,442	5,321
63,305	6,054
8,137	-734
20,674	-12,123
83,979	-6,069
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-12,537	11,389
2018	Variance
9,828	0
4,200	4,500
421	910
1,819	215
0	1,554
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16,269	7,179
20,586	-366
9,025	-705
2,700	-725
6,000	430
6,103	-740
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44,414	-2,106

900	-450
430	2,724
1,292	-1,292
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2,622	982
63,305	6,054
8,137	-734