

Devon Hills Community Association Financial Report - Year End

Assets	Year End 2022	YE 2021	Performance	
Operating Account (Gross)	29,646.78	14,353.52	15,293.26	Increase
Reserve Account	24,800.66	24,710.72	89.94	Increase
Restricted Investment	48,146.32	25,470.71	22,675.61	Increase
Assets Total	102,593.76	64,534.95	38,058.81	Increase
Liabilities & Equity				
Prepaid Dues	7,318.00	5,712.50	1,605.50	Increase
Total Liabilities	7,318.00	5,712.50	1,605.50	Increase
Investment Gain/Loss	4,930.94	73.05	4,857.89	Increase
Retained Earnings	83,649.74	59,897.06	23,752.68	Increase
Net Operating Income	6,695.08	7,403.34	(708.26)	Decrease
Capital Expenditures	0.00	(8,551.00)	8,551.00	Decrease
Total Liabilities & Equity	102,593.76	64,534.95	38,058.81	

Statement of Income and Expenses

Income	Year End 2022	YE Budget	Variance	
Dues & Assesments	89,559.00	90,558.00	(999.00)	Under
Late Fees & Fines	873.00	1,047.50	(174.50)	Under
Owner Transfers	800.00	550.00	250.00	Over
Interest.Inv Income	69.45	96.00	(26.55)	Under
Total Income	91,301.45	92,251.50	(950.05)	Under
Total Expenses	84,606.37	68,654.00	15,952.37	Over
Operations Net	6,695.08	23,597.50	(16,902.42)	Under
Capital Expenditures	0.00	0.00	0.00	On Budget
Total Gain or Loss	6,695.08	23,597.50	(16,902.42)	Loss

Administrative Expenses	Year End 2022	YE Budget	Variance	
Property Manager	10,800.00	10,800.00	0.00	On Budget
Website & Security	9,846.25	9,800.00	46.25	Over
Printing & Office	671.10	672.00	(0.90)	Under
Insurance & Taxes	2,228.82	2,862.00	(633.18)	Under
Consulting & Legal	1,876.90	644.00	1,232.90	Over
Total Admin	25,423.07	24,778.00	645.07	Over
Required Services				
Grounds Contract	21,375.00	21,124.00	251.00	Over
Trees Services	16,975.00	7,049.00	9,926.00	Over
Berm Repairs	3,565.00	2,098.00	1,467.00	Over
Pond Upkeep	7,057.74	6,268.00	789.74	Over
Electric Service	5,333.18	4,937.00	396.18	Over
Total Required	54,305.92	41,476.00	12,829.92	Over
Elective Services				
Entrance Landscape	3,717.38	1,200.00	2,517.38	Over
Animal Management	350.00	0.00	350.00	Over
Snow & Ice Removal	810.00	1,200.00	(390.00)	Under
Total Elective	4,877.38	2,400.00	2,477.38	Over
Total Expenses	84,606.37	68,654.00	15,952.37	Over
Operations Net	6,695.08	23,597.50	(16,902.42)	Under