



Balance Sheet
 Daves Creek Reserve Homeowners Association Inc.
 End Date: 01/31/2022

Date: 2/7/2022
 Time: 10:17 am
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	Operating	Reserve	Total
Assets			
Cash			
FCB - Operating Account	\$ 72,044.74	\$ -	\$ 72,044.74
FCB - Reserve Account	-	262,838.52	262,838.52
Total: Cash	\$ 72,044.74	\$ 262,838.52	\$ 334,883.26
Total: Assets	\$ 72,044.74	\$ 262,838.52	\$ 334,883.26
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	56,734.06	-	56,734.06
Total: Current Liabilities	\$ 56,734.06	\$ -	\$ 56,734.06
Long Term Liabilities			
Loan Payable - Developer	21,800.00	-	21,800.00
Total: Long Term Liabilities	\$ 21,800.00	\$ -	\$ 21,800.00
Members' Equity			
Retained Earnings-Operating	(6,534.10)	-	(6,534.10)
Retained Earnings-Reserve	-	220,543.78	220,543.78
Reserves - General	-	42,183.15	42,183.15
Prior Years Net Income	9,893.61	-	9,893.61
Total: Members' Equity	\$ 3,359.51	\$ 262,726.93	\$ 266,086.44
Net Income Gain/Loss	-	111.59	111.59
Net Income Gain/Loss	(9,848.83)	-	(9,848.83)
Total: Liabilities & Equity	\$ 72,044.74	\$ 262,838.52	\$ 334,883.26



Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Owner Assessments							
4000-00 Member Assessment	\$1,163.43	\$46,000.00	(\$44,836.57)	\$1,163.43	\$46,000.00	(\$44,836.57)	\$184,000.00
4030-00 Initiation Fee	-	3,250.00	(3,250.00)	-	3,250.00	(3,250.00)	3,250.00
Total Owner Assessments	\$1,163.43	\$49,250.00	(\$48,086.57)	\$1,163.43	\$49,250.00	(\$48,086.57)	\$187,250.00
Interest							
4110-00 Interest-Delinquent Assessments	88.22	-	88.22	88.22	-	88.22	-
Total Interest	\$88.22	\$-	\$88.22	\$88.22	\$-	\$88.22	\$-
Other Income							
4200-00 Late Payment Fees	60.00	-	60.00	60.00	-	60.00	-
4208-00 Collection Letter Processing Fee-Collected	58.41	-	58.41	58.41	-	58.41	-
Total Other Income	\$118.41	\$-	\$118.41	\$118.41	\$-	\$118.41	\$-
User Fees							
4300-00 Clubhouse Rental Fees	200.00	-	200.00	200.00	-	200.00	-
Total User Fees	\$200.00	\$-	\$200.00	\$200.00	\$-	\$200.00	\$-
Total OPERATING INCOME	\$1,570.06	\$49,250.00	(\$47,679.94)	\$1,570.06	\$49,250.00	(\$47,679.94)	\$187,250.00
OPERATING EXPENSE							
General & Administrative							
5000-00 Postage	22.26	62.50	40.24	22.26	62.50	40.24	750.00
5005-00 Printing/Copies/Faxes	16.25	62.50	46.25	16.25	62.50	46.25	750.00
5015-00 Legal Fees-General	-	2,500.00	2,500.00	-	2,500.00	2,500.00	2,500.00
5018-00 Legal Fee Collection-Incurred	-	2,500.00	2,500.00	-	2,500.00	2,500.00	2,500.00
5021-00 Collection Letter Processing Fee-Paid	-	2,000.00	2,000.00	-	2,000.00	2,000.00	2,000.00
5030-00 Property/Liability Insurance	1,246.00	3,600.00	2,354.00	1,246.00	3,600.00	2,354.00	3,600.00
5035-00 Extended Liability Coverage (Umbrella)	602.00	515.00	(87.00)	602.00	515.00	(87.00)	515.00
5040-00 D & O Liability Insurance	924.00	920.00	(4.00)	924.00	920.00	(4.00)	920.00
5045-00 Fidelity Bond	-	602.00	602.00	-	602.00	602.00	602.00
5065-00 Property Taxes (County)	-	-	-	-	-	-	100.00
5075-00 Annual Sos Filing (Includes Updates)	-	-	-	-	-	-	40.00
5080-00 Accounting/Tax Services (Annual Filing)	-	-	-	-	-	-	260.00
5110-00 Management Fees	1,895.17	1,895.17	-	1,895.17	1,895.17	-	22,742.04
5115-00 Misc. General & Administrative	45.00	1,500.00	1,455.00	45.00	1,500.00	1,455.00	1,500.00
Total General & Administrative	\$4,750.68	\$16,157.17	\$11,406.49	\$4,750.68	\$16,157.17	\$11,406.49	\$38,779.04
Building Maintenance							
5500-00 Building Pressure Washing/Painting	-	-	-	-	-	-	750.00
5505-00 Building Maintenance	137.00	-	(137.00)	137.00	-	(137.00)	2,000.00
5530-00 Termite Bond	-	-	-	-	-	-	250.00
5535-00 Pest Control	45.00	1,135.00	1,090.00	45.00	1,135.00	1,090.00	1,135.00
5565-00 Fire Extinguisher Testing/Fire Safety	-	200.00	200.00	-	200.00	200.00	200.00
5570-00 Plumbing Maint./Repairs	-	750.00	750.00	-	750.00	750.00	750.00
5575-00 Hvac Contract	-	-	-	-	-	-	500.00
5595-00 Janitorial	-	5,000.00	5,000.00	-	5,000.00	5,000.00	5,000.00
5600-00 Misc. Building Maint./Repairs	-	1,500.00	1,500.00	-	1,500.00	1,500.00	1,500.00
Total Building Maintenance	\$182.00	\$8,585.00	\$8,403.00	\$182.00	\$8,585.00	\$8,403.00	\$12,085.00
Common Area Maintenance							
5600-00 Reserve Study	-	2,500.00	2,500.00	-	2,500.00	2,500.00	2,500.00
5605-00 Association Access Gate(S)	-	750.00	750.00	-	750.00	750.00	750.00
5610-00 Electrical/Lighting (General Repairs)	-	700.00	700.00	-	700.00	700.00	700.00
5625-00 Annual Backflow Testing	981.00	-	(981.00)	981.00	-	(981.00)	375.00
5655-00 Fence Maintenance	-	1,000.00	1,000.00	-	1,000.00	1,000.00	1,000.00
5660-00 Signage	-	300.00	300.00	-	300.00	300.00	300.00



Income Statement - Operating
 Daves Creek Reserve Homeowners Association Inc.
 01/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5665-00 Mailbox Maintenance	\$-	\$500.00	\$500.00	\$-	\$500.00	\$500.00	\$500.00
5670-00 Misc. Common Area Maintenance	-	400.00	400.00	-	400.00	400.00	400.00
Total Common Area Maintenance	\$981.00	\$6,150.00	\$5,169.00	\$981.00	\$6,150.00	\$5,169.00	\$6,525.00
General Utilities							
5700-00 Electricity	2,383.63	1,500.00	(883.63)	2,383.63	1,500.00	(883.63)	18,000.00
5715-00 Natural Gas	123.40	83.37	(40.03)	123.40	83.37	(40.03)	1,000.00
5725-00 Water & Sewer (Includes Irrigation)	97.07	500.00	402.93	97.07	500.00	402.93	6,000.00
Total General Utilities	\$2,604.10	\$2,083.37	(\$520.73)	\$2,604.10	\$2,083.37	(\$520.73)	\$25,000.00
Landscape Areas							
5900-00 Landscape Maintenance Contract	2,305.00	2,305.00	-	2,305.00	2,305.00	-	29,560.00
5905-00 Ground Cover-Pinestraw	-	-	-	-	-	-	20,280.00
5910-00 Ground Cover-Mulch	-	-	-	-	-	-	988.00
5915-00 Seasonal Flowers	-	-	-	-	-	-	2,375.00
5920-00 Irrigation System Maintenance & Repairs	-	3,000.00	3,000.00	-	3,000.00	3,000.00	3,700.00
5925-00 Retention/Detention Pond Maintenance	-	-	-	-	-	-	6,130.00
5930-00 Fountain/Lake Maintenance	369.00	416.63	47.63	369.00	416.63	47.63	5,000.00
5935-00 Tree Maintenance/Removal	-	1,000.00	1,000.00	-	1,000.00	1,000.00	1,000.00
Total Landscape Areas	\$2,674.00	\$6,721.63	\$4,047.63	\$2,674.00	\$6,721.63	\$4,047.63	\$69,033.00
Amenity-Pool							
6000-00 Pool Maintenance Contract	-	580.00	580.00	-	580.00	580.00	7,000.00
6005-00 Pool Repairs	-	-	-	-	-	-	2,500.00
6010-00 Pool Supplies	-	-	-	-	-	-	1,000.00
6050-00 Pool Phone	192.16	125.00	(67.16)	192.16	125.00	(67.16)	1,500.00
Total Amenity-Pool	\$192.16	\$705.00	\$512.84	\$192.16	\$705.00	\$512.84	\$12,000.00
Amenity-Clubhouse							
6160-00 Misc. Clubhouse	34.95	34.95	-	34.95	34.95	-	420.00
Total Amenity-Clubhouse	\$34.95	\$34.95	\$-	\$34.95	\$34.95	\$0.00	\$420.00
Amenity-Tennis Courts							
6200-00 Tennis Court Repairs	-	2,000.00	2,000.00	-	2,000.00	2,000.00	2,000.00
6205-00 Tennis Court Net(S)	-	500.00	500.00	-	500.00	500.00	500.00
6210-00 Tennis Courts Supplies	-	1,000.00	1,000.00	-	1,000.00	1,000.00	1,000.00
Total Amenity-Tennis Courts	\$-	\$3,500.00	\$3,500.00	\$-	\$3,500.00	\$3,500.00	\$3,500.00
Replacement Fund							
9000-00 Transfer to Replacement Fund	-	-	-	-	-	-	19,907.96
Total Replacement Fund	\$-	\$-	\$-	\$-	\$-	\$0.00	\$19,907.96
Total OPERATING EXPENSE	\$11,418.89	\$43,937.12	\$32,518.23	\$11,418.89	\$43,937.12	\$32,518.23	\$187,250.00
Net Income:	(\$9,848.83)	\$5,312.88	(\$15,161.71)	(\$9,848.83)	\$5,312.88	(\$15,161.71)	\$0.00



Income Statement - Reserve
 Daves Creek Reserve Homeowners Association Inc.
 01/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Owner Assessments							
4490-00 Transfer from Operating Fund	\$-	\$-	\$-	\$-	\$-	\$-	\$19,907.96
Total Owner Assessments	\$-	\$-	\$-	\$-	\$-	\$0.00	\$19,907.96
Interest							
4105-00 Interest-Replacement Fund	111.59	-	111.59	111.59	-	111.59	-
Total Interest	\$111.59	\$-	\$111.59	\$111.59	\$-	\$111.59	\$-
Total RESERVE INCOME	\$111.59	\$-	\$111.59	\$111.59	\$-	\$111.59	\$19,907.96
RESERVE EXPENSE							
Replacement Fund							
9005-00 Reserve-General	-	-	-	-	-	-	19,907.96
Total Replacement Fund	\$-	\$-	\$-	\$-	\$-	\$0.00	\$19,907.96
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$19,907.96
Net Reserve:	\$111.59	\$0.00	\$111.59	\$111.59	\$0.00	\$111.59	\$0.00