

**Balance Sheet**

Daves Creek Reserve Homeowners Association Inc.  
End Date: 10/31/2022

Date: 11/4/2022  
Time: 4:14 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
FCB - Operating Account	\$ 97,330.81	\$ -	\$ 97,330.81
FCB - Reserve Account	-	264,289.86	264,289.86
<b>Total: Cash</b>	<b>\$ 97,330.81</b>	<b>\$ 264,289.86</b>	<b>\$ 361,620.67</b>
<b>Total: Assets</b>	<b>\$ 97,330.81</b>	<b>\$ 264,289.86</b>	<b>\$ 361,620.67</b>
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities</b>			
Prepaid Assessments	9,234.11	-	9,234.11
<b>Total: Current Liabilities</b>	<b>\$ 9,234.11</b>	<b>\$ -</b>	<b>\$ 9,234.11</b>
<b>Long Term Liabilities</b>			
Loan Payable - Developer	21,800.00	-	21,800.00
<b>Total: Long Term Liabilities</b>	<b>\$ 21,800.00</b>	<b>\$ -</b>	<b>\$ 21,800.00</b>
<b>Members' Equity</b>			
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
<b>Total: Members' Equity</b>	<b>\$ 3,359.51</b>	<b>\$ 262,726.93</b>	<b>\$ 266,086.44</b>
Net Income Gain/Loss	-	1,562.93	1,562.93
Net Income Gain/Loss	62,937.19	-	62,937.19
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 97,330.81</b>	<b>\$ 264,289.86</b>	<b>\$ 361,620.67</b>



**Income Statement - Operating**  
**Daves Creek Reserve Homeowners Association Inc.**  
10/31/2022

**Date:** 11/4/2022  
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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	\$41,863.66	\$46,000.00	(\$4,136.34)	\$178,831.83	\$184,000.00	(\$5,168.17)	\$184,000.00
4010-00 Specific Assessment	-	-	-	58.00	-	58.00	-
4030-00 Initiation Fee	-	-	-	650.00	3,250.00	(2,600.00)	3,250.00
Total Owner Assessments	\$41,863.66	\$46,000.00	(\$4,136.34)	\$179,539.83	\$187,250.00	(\$7,710.17)	\$187,250.00
Interest							
4110-00 Interest-Delinquent Assessments	30.06	-	30.06	370.37	-	370.37	-
Total Interest	\$30.06	\$-	\$30.06	\$370.37	\$-	\$370.37	\$-
Other Income							
4200-00 Late Payment Fees	140.00	-	140.00	1,130.00	-	1,130.00	-
4208-00 Collection Letter Processing Fee-Collected	100.00	-	100.00	1,208.41	-	1,208.41	-
4210-00 Nsf Fees	-	-	-	90.00	-	90.00	-
4215-00 Fines Collected	-	-	-	175.00	-	175.00	-
Total Other Income	\$240.00	\$-	\$240.00	\$2,603.41	\$-	\$2,603.41	\$-
User Fees							
4300-00 Clubhouse Rental Fees	750.00	-	750.00	950.00	-	950.00	-
4305-00 Access Keys/Remotes/Cards	-	-	-	25.00	-	25.00	-
Total User Fees	\$750.00	\$-	\$750.00	\$975.00	\$-	\$975.00	\$-
Total OPERATING INCOME	\$42,883.72	\$46,000.00	(\$3,116.28)	\$183,488.61	\$187,250.00	(\$3,761.39)	\$187,250.00
OPERATING EXPENSE							
General & Administrative							
5000-00 Postage	109.80	62.50	(47.30)	735.04	625.00	(110.04)	750.00
5005-00 Printing/Copies/Faxes	13.25	62.50	49.25	522.65	625.00	102.35	750.00
5015-00 Legal Fees-General	-	-	-	2,500.00	2,500.00	-	2,500.00
5018-00 Legal Fee Collection-Incurred	-	-	-	-	2,500.00	2,500.00	2,500.00
5021-00 Collection Letter Processing Fee-Paid	50.00	-	(50.00)	1,475.00	2,000.00	525.00	2,000.00
5030-00 Property/Liability Insurance	-	-	-	3,742.00	3,600.00	(142.00)	3,600.00
5035-00 Extended Liability Coverage (Umbrella)	-	-	-	602.00	515.00	(87.00)	515.00
5040-00 D & O Liability Insurance	1,248.00	-	(1,248.00)	2,172.00	920.00	(1,252.00)	920.00
5045-00 Fidelity Bond	-	-	-	-	602.00	602.00	602.00
5065-00 Property Taxes (County)	-	-	-	74.53	100.00	25.47	100.00
5075-00 Annual Sos Filing (Includes Updates)	-	-	-	60.00	40.00	(20.00)	40.00
5080-00 Accounting/Tax Services (Annual Filing)	-	-	-	265.00	260.00	(5.00)	260.00
5110-00 Management Fees	1,895.17	1,895.17	-	18,951.70	18,951.70	-	22,742.04
5115-00 Misc. General & Administrative	45.00	-	(45.00)	575.00	1,500.00	925.00	1,500.00
Total General & Administrative	\$3,361.22	\$2,020.17	(\$1,341.05)	\$31,674.92	\$34,738.70	\$3,063.78	\$38,779.04
Building Maintenance							
5500-00 Building Pressure Washing/Painting	-	-	-	-	750.00	750.00	750.00
5505-00 Building Maintenance	-	-	-	428.06	2,000.00	1,571.94	2,000.00
5530-00 Termite Bond	-	-	-	-	-	-	250.00
5535-00 Pest Control	45.00	-	(45.00)	1,210.00	1,135.00	(75.00)	1,135.00
5565-00 Fire Extinguisher Testing/Fire Safety	-	-	-	-	200.00	200.00	200.00
5570-00 Plumbing Maint./Repairs	-	-	-	1,363.00	750.00	(613.00)	750.00
5575-00 Hvac Contract	-	-	-	-	500.00	500.00	500.00
5595-00 Janitorial	-	-	-	3,503.00	5,000.00	1,497.00	5,000.00
5600-00 Misc. Building Maint./Repairs	-	-	-	657.56	1,500.00	842.44	1,500.00
Total Building Maintenance	\$45.00	\$-	(\$45.00)	\$7,161.62	\$11,835.00	\$4,673.38	\$12,085.00
Common Area Maintenance							
5600-00 Reserve Study	-	-	-	-	2,500.00	2,500.00	2,500.00
5605-00 Association Access Gate(S)	-	-	-	4,053.14	750.00	(3,303.14)	750.00



# Income Statement - Operating

## Daves Creek Reserve Homeowners Association Inc.

10/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5610-00 Electrical/Lighting (General Repairs)	\$-	\$-	\$-	\$-	\$700.00	\$700.00	\$700.00
5625-00 Annual Backflow Testing	-	-	-	1,406.00	375.00	(1,031.00)	375.00
5655-00 Fence Maintenance	-	-	-	-	1,000.00	1,000.00	1,000.00
5660-00 Signage	-	-	-	104.96	300.00	195.04	300.00
5665-00 Mailbox Maintenance	-	-	-	-	500.00	500.00	500.00
5670-00 Misc. Common Area Maintenance	-	-	-	275.00	400.00	125.00	400.00
<b>Total Common Area Maintenance</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$5,839.10</b>	<b>\$6,525.00</b>	<b>\$685.90</b>	<b>\$6,525.00</b>
<b>General Utilities</b>							
5700-00 Electricity	2,086.09	1,500.00	(586.09)	15,582.89	15,000.00	(582.89)	18,000.00
5715-00 Natural Gas	83.18	83.33	0.15	1,029.11	833.34	(195.77)	1,000.00
5725-00 Water & Sewer (Includes Irrigation)	965.51	500.00	(465.51)	3,764.63	5,000.00	1,235.37	6,000.00
<b>Total General Utilities</b>	<b>\$3,134.78</b>	<b>\$2,083.33</b>	<b>(\$1,051.45)</b>	<b>\$20,376.63</b>	<b>\$20,833.34</b>	<b>\$456.71</b>	<b>\$25,000.00</b>
<b>Community Services</b>							
5824-00 Internet	-	-	-	336.11	-	(336.11)	-
<b>Total Community Services</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$336.11</b>	<b>\$-</b>	<b>(\$336.11)</b>	<b>\$-</b>
<b>Landscape Areas</b>							
5900-00 Landscape Maintenance Contract	4,610.00	4,205.00	(405.00)	23,050.00	24,950.00	1,900.00	29,560.00
5905-00 Ground Cover-Pinestraw	-	10,140.00	10,140.00	9,000.00	20,280.00	11,280.00	20,280.00
5910-00 Ground Cover-Mulch	-	-	-	-	988.00	988.00	988.00
5915-00 Seasonal Flowers	250.00	1,575.00	1,325.00	250.00	2,375.00	2,125.00	2,375.00
5920-00 Irrigation System Maintenance & Repairs	-	450.00	450.00	1,053.30	3,700.00	2,646.70	3,700.00
5925-00 Retention/Detention Pond Maintenance	-	3,065.00	3,065.00	4,508.10	6,130.00	1,621.90	6,130.00
5930-00 Fountain/Lake Maintenance	393.00	416.67	23.67	3,821.00	4,166.66	345.66	5,000.00
5935-00 Tree Maintenance/Removal	-	-	-	-	1,000.00	1,000.00	1,000.00
<b>Total Landscape Areas</b>	<b>\$5,253.00</b>	<b>\$19,851.67</b>	<b>\$14,598.67</b>	<b>\$41,682.40</b>	<b>\$63,589.66</b>	<b>\$21,907.26</b>	<b>\$69,033.00</b>
<b>Amenity-Pool</b>							
6000-00 Pool Maintenance Contract	600.00	584.00	(16.00)	6,975.00	5,832.00	(1,143.00)	7,000.00
6005-00 Pool Repairs	-	-	-	1,771.00	2,500.00	729.00	2,500.00
6010-00 Pool Supplies	-	-	-	125.00	1,000.00	875.00	1,000.00
6050-00 Pool Phone	505.19	125.00	(380.19)	2,687.97	1,250.00	(1,437.97)	1,500.00
<b>Total Amenity-Pool</b>	<b>\$1,105.19</b>	<b>\$709.00</b>	<b>(\$396.19)</b>	<b>\$11,558.97</b>	<b>\$10,582.00</b>	<b>(\$976.97)</b>	<b>\$12,000.00</b>
<b>Amenity-Clubhouse</b>							
6160-00 Misc. Clubhouse	-	34.95	34.95	629.75	349.50	(280.25)	420.00
<b>Total Amenity-Clubhouse</b>	<b>\$-</b>	<b>\$34.95</b>	<b>\$34.95</b>	<b>\$629.75</b>	<b>\$349.50</b>	<b>(\$280.25)</b>	<b>\$420.00</b>
<b>Amenity-Tennis Courts</b>							
6200-00 Tennis Court Repairs	-	-	-	-	2,000.00	2,000.00	2,000.00
6205-00 Tennis Court Net(S)	-	-	-	1,291.92	500.00	(791.92)	500.00
6210-00 Tennis Courts Supplies	-	-	-	-	1,000.00	1,000.00	1,000.00
<b>Total Amenity-Tennis Courts</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,291.92</b>	<b>\$3,500.00</b>	<b>\$2,208.08</b>	<b>\$3,500.00</b>
<b>Replacement Fund</b>							
9000-00 Transfer to Replacement Fund	-	-	-	-	14,930.97	14,930.97	19,907.96
<b>Total Replacement Fund</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$14,930.97</b>	<b>\$14,930.97</b>	<b>\$19,907.96</b>
<b>Total OPERATING EXPENSE</b>	<b>\$12,899.19</b>	<b>\$24,699.12</b>	<b>\$11,799.93</b>	<b>\$120,551.42</b>	<b>\$166,884.17</b>	<b>\$46,332.75</b>	<b>\$187,250.00</b>
<b>Net Income:</b>	<b>\$29,984.53</b>	<b>\$21,300.88</b>	<b>\$8,683.65</b>	<b>\$62,937.19</b>	<b>\$20,365.83</b>	<b>\$42,571.36</b>	<b>\$0.00</b>



Income Statement - Reserve			
Daves Creek Reserve Homeowners Association Inc.			
10/31/2022			

Date:	11/4/2022
Time:	4:14 pm
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
Owner Assessments							
4490-00 Transfer from Operating Fund	\$-	\$-	\$-	\$-	\$14,930.97	(\$14,930.97)	\$19,907.96
Total Owner Assessments	\$-	\$-	\$-	\$-	\$14,930.97	(\$14,930.97)	\$19,907.96
Interest							
4105-00 Interest-Replacement Fund	336.47	-	336.47	1,562.93	-	1,562.93	-
Total Interest	\$336.47	\$-	\$336.47	\$1,562.93	\$-	\$1,562.93	\$-
Total RESERVE INCOME	\$336.47	\$-	\$336.47	\$1,562.93	\$14,930.97	(\$13,368.04)	\$19,907.96
RESERVE EXPENSE							
Replacement Fund							
9005-00 Reserve-General	-	-	-	-	14,930.97	14,930.97	19,907.96
Total Replacement Fund	\$-	\$-	\$-	\$-	\$14,930.97	\$14,930.97	\$19,907.96
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$14,930.97	\$14,930.97	\$19,907.96
Net Reserve:	\$336.47	\$0.00	\$336.47	\$1,562.93	\$0.00	\$1,562.93	\$0.00