

BALANCE SHEET - DEVONWOOD COMMUNITY ASSOC.IN
2025 EOY FINANCIAL REPORT

01/26/26

PREPARED FOR :

PREPARED BY :

PROPERTY FIRST, INC.
221 DRIGGS DRIVE #4656
WINTER PARK, FL 32793

OPERATING ACCOUNT	8,079.82
PETTY CASH	300.00
RESERVE-REPLACEMENT	22,467.87

TOTAL ASSETS	30,847.69
TOTAL OTHER ASSETS	0.00
DEPOSIT ELECTRIC	1,316.96
DEPOSIT WATER	1,716.72

TOTAL ASSETS	33,881.37
RESERVE FOR REPLACEMENT	
MAJOR MAINT GENERAL/INS	8,000.00
MAJOR MAINT COMMON FACIL	14,310.42
INTEREST	-152.93

NET RESERVES	22,157.49
EQUITY	
RETAINED EARNINGS	11,588.88

TOTAL LIABILITY & EQUITY	33,746.37

INCOME STATEMENT - DEVONWOOD COMMUNITY ASSOC.IN
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	Month to Date	%	Year to Date	%
INCOME				
MAINTENANCE FEES	13,459.00	97.75	90,668.42	99.66
INTEREST-OPERATING	.06	0.00	1.55	0.00
INTEREST-RESERVE REPLACE	155.19	1.13	156.84	.17
INT-ALLOC TO REPLACEMENT	155.19	1.13	153.54	.17
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TOTAL INCOME	13,769.44	100.00	90,980.35	100.00
EXPENSES				
GROUNDS MAINTENANCE				
LAWN SERVICE	1,100.00	7.99	13,050.00	14.34
MULCH	0.00	0.00	330.00	.36
BEAUTIFICATION	475.00	3.45	2,545.00	2.80
SPRINKLER REPAIR	798.00	5.80	798.00	.88
LIGHTS/FENCING/SIGNS	0.00	0.00	1,650.37	1.81
GROUNDS MAINT GENERAL	0.00	0.00	75.00	.08
WATER IRRIGATION	0.00	0.00	912.94	1.00
ELECTRIC POWER GROUNDS	992.73	7.21	5,949.87	6.54
MISC SUPPLIES	0.00	0.00	300.00	.33
DOG STATION CLEANING	0.00	0.00	2,301.90	2.53
TREE TRIMMING	0.00	0.00	1,725.00	1.90
GATE AND FENCE REPAIR	0.00	0.00	3,957.25	4.35
EXTERIOR WALL DAMAGE	0.00	0.00	692.25	.76
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TOTAL GROUNDS MAINT	3,365.73	24.44	34,287.58	37.69
POOL/CLUBHOUSE EXPENSE				
POOL MAINTENANCE	750.00	5.45	10,500.00	11.54
POOL MONITOR	0.00	0.00	3,025.00	3.32
CLEAN POOL CABANAS	400.00	2.90	5,165.00	5.68
PAVILION	0.00	0.00	2,723.24	2.99
POOL EQUIPMENT REPAIR	0.00	0.00	910.58	1.00
CLUB EQUIP REPAIR	0.00	0.00	4,666.00	5.13
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TOTAL POOL/CLUBHOUSE	1,150.00	8.35	26,989.82	29.67
MANAGEMENT & ADMINISTRAT				
MANAGEMENT FEES	950.00	6.90	12,400.00	13.63
FEES TO DIVISION	0.00	0.00	61.25	.07
POSTAGE & SUPPLIES	0.00	0.00	164.58	.18
OFFICE EXPENSE	0.00	0.00	300.00	.33
PRINTING & COPYING	0.00	0.00	149.26	.16

	Month to Date	%	Year to Date	%
STORAGE	0.00	0.00	240.00	.26
WEBSITE MAINTENANCE	0.00	0.00	600.00	.66
ACCOUNTING EXPENSE	0.00	0.00	500.00	.55
LEGAL EXPENSE	1,718.68	12.48	2,598.68	2.86
INSURANCE	0.00	0.00	4,899.39	5.39
LICENSE/PERMITS	0.00	0.00	423.00	.46
CAMERAS	338.95	2.46	1,929.51	2.12
BANK CHARGES	651.55	4.73	663.55	.73
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TOTAL MGMT & ADMIN	3,659.18	26.57	24,929.22	27.40
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TOTAL RECREATION	0.00	0.00	0.00	0.00
RESERVE FOR REPLACEMENT COMMON FACILITIES RESERV	0.00	0.00	4,000.00	4.40
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TOTAL RESERVE	0.00	0.00	4,000.00	4.40
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TOTAL EXPENSE	8,174.91	59.37	90,206.62	99.15
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PROFIT/LOSS	5,594.53	40.63	773.73	.85
BEGINNING BALANCE	2,795.67			
ENDING BALANCE	8,079.82			

BUDGET COMPARISON - DEVONWOOD COMMUNITY ASSOC.IN
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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
INCOME									
MAINTENANCE FEES	13,459	7,327	6,132	83.70	90,668	87,920	2,748	3.13	87,920
INTEREST-OPERATING	0	0	0		2	0	2		0
INTEREST-RESERVE REPLACE	155	0	155		157	0	157		0
INT-ALLOC TO REPLACEMENT	155	0	155		154	0	154		0

TOTAL INCOME	13,769	7,327	6,443	87.94	90,980	87,920	3,060	3.48	87,920
EXPENSES									
GROUNDS MAINTENANCE									
LAWN SERVICE	1,100	950	-150	-15.79	13,050	11,400	-1,650	-14.47	11,400
MULCH	0	21	21	100.00	330	250	-80	-32.00	250
BEAUTIFICATION	475	100	-375	-375.00	2,545	1,200	-1,345	-112.08	1,200
INSECT CONTROL	0	17	17	100.00	0	200	200	100.00	200
SPRINKLER REPAIR	798	42	-756	-1815.20	798	500	-298	-59.60	500
LIGHTS/FENCING/SIGNS	0	63	63	100.00	1,650	750	-900	-120.05	750
GROUNDS MAINT GENERAL	0	0	0		75	0	-75		0
WATER IRRIGATION	0	333	333	100.00	913	4,000	3,087	77.18	4,000
ELECTRIC POWER GROUNDS	993	458	-534	-116.60	5,950	5,500	-450	-8.18	5,500
MISC SUPPLIES	0	21	21	100.00	300	250	-50	-20.00	250
ELECTRIC REPAIR	0	42	42	100.00	0	500	500	100.00	500
DOG STATION CLEANING	0	160	160	100.00	2,302	1,920	-382	-19.89	1,920
TREE TRIMMING	0	42	42	100.00	1,725	500	-1,225	-245.00	500
GATE AND FENCE REPAIR	0	0	0		3,957	0	-3,957		0
EXTERIOR WALL DAMAGE	0	0	0		692	0	-692		0

TOTAL GROUNDS MAINT	3,366	2,248	-1,118	-49.75	34,288	26,970	-7,318	-27.13	26,970
POOL/CLUBHOUSE EXPENSE									
POOL MAINTENANCE	750	750	0	0.00	10,500	9,000	-1,500	-16.67	9,000
POOL MONITOR	0	0	0		3,025	0	-3,025		0
CLEAN POOL CABANAS	400	400	0	0.00	5,165	4,800	-365	-7.60	4,800
PAVILION	0	0	0		2,723	0	-2,723		0
MISC POOL SUPPLIES	0	17	17	100.00	0	200	200	100.00	200
POOL EQUIPMENT REPAIR	0	333	333	100.00	911	4,000	3,089	77.24	4,000
CLUB EQUIP REPAIR	0	125	125	100.00	4,666	1,500	-3,166	-211.07	1,500
PLYGRND/TENNIS CT MAINT.	0	83	83	100.00	0	1,000	1,000	100.00	1,000
ELECTRIC REPAIR	0	21	21	100.00	0	250	250	100.00	250
REPAIRS CLUB BUILDING	0	192	192	100.00	0	2,300	2,300	100.00	2,300

TOTAL POOL/CLUBHOUSE	1,150	1,921	771	40.13	26,990	23,050	-3,940	-17.09	23,050

