

C/O CREATIVE MANAGEMENT CO.  
8323 SOUTHWEST FRWY., STE. 330  
HOUSTON TX 77074

	ENDING BALANCE	TOTAL
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
1105	PACIFIC WESTERN OPERATING ACCOUNT	14,554.81
1500	INSURANCE CLAIMS WATER DAMAGE CLAIM	24,999.98
1800	PETTY CASH DEBIT CARD	4,500.00
1800	PETTY CASH FUNDS	137.85
	<b>TOTAL CURRENT ASSETS</b>	<b>44,192.64</b>
<b>RESERVES</b>		
1903	PACIFIC RESERVE MONEY MARKET FUNDS	20,498.22
1908	ALLIANCE BANK MONEY MARKET	165,381.28
1913	CAPITAL ONE BANK MONEY MARKET	160,136.05
	<b>TOTAL RESERVES</b>	<b>346,015.55</b>
	<b>TOTAL ASSETS</b>	<b>390,208.19</b>
<b>LIABILITIES AND CAPITAL</b>		
<b>CAPITAL</b>		
3910	RETAINED EARNINGS	343,302.87
	CURRENT INCOME	46,905.32
	<b>TOTAL CAPITAL</b>	<b>390,208.19</b>
	<b>TOTAL LIABILITIES/CAPITAL</b>	<b>390,208.19</b>

**THE DEERWOOD COUNCIL OF CO-OWNERS**  
**STATEMENT OF OPERATIONS VARIANCE**  
12/31/2023

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ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING	
<b>INCOME</b>									
4100	ASSESSMENTS	96,267.66	97,655	(1,387.34)	1,176,559.51	1,171,860	4,699.51	1,171,860	4,699.51
4200	CLUBHOUSE	0.00	0	0.00	600.00	0	600.00	0	600.00
4250	FINE/DAMAGE	200.00	0	200.00	350.00	0	350.00	0	350.00
4300	INTEREST	56.97	0	56.97	1,844.23	0	1,844.23	0	1,844.23
4350	KEYS/CARDS/REMOTES	25.00	0	25.00	710.00	0	710.00	0	710.00
4400	LATE CHARGE	225.00	0	225.00	3,260.30	0	3,260.30	0	3,260.30
4450	LEGAL	0.00	0	0.00	935.00	0	935.00	0	935.00
4500	NSF CHARGE	0.00	0	0.00	25.00	0	25.00	0	25.00
4553	PLUMBING REPAIR INCOME	0.00	0	0.00	1,519.81	0	1,519.81	0	1,519.81
4573	PAYMENT AGREEMENT	0.00	0	0.00	(850.00)	0	(850.00)	0	(850.00)
4755	TRANSFER FEE	250.00	0	250.00	350.00	0	350.00	0	350.00
	<b>TOTAL INCOME</b>	<b>97,024.63</b>	<b>97,655</b>	<b>(630.37)</b>	<b>1,185,303.85</b>	<b>1,171,860</b>	<b>13,443.85</b>	<b>1,171,860</b>	<b>13,443.85</b>
<b>OPERATING EXPENSES</b>									
<b>MAINTENANCE &amp; REPAIRS</b>									
5010	ACCESS DOOR REPAIRS	0.00	0	0.00	2,137.50	0	(2,137.50)	0	(2,137.50)
5015	ACCESS GATE REPAIRS	0.00	0	0.00	5,299.85	0	(5,299.85)	0	(5,299.85)
5020	BOILER REPAIR	0.00	0	0.00	1,243.90	0	(1,243.90)	0	(1,243.90)
5025	BUILDING	3,128.00	1,250	(1,878.00)	14,898.56	15,000	101.44	15,000	101.44
5040	CARPORTS/DRIVEWAYS/SIDEWALKS	0.00	250	250.00	7,923.00	3,000	(4,923.00)	3,000	(4,923.00)
5042	CLUBHOUSE	0.00	900	900.00	820.00	900	80.00	900	80.00
5045	ELECTRICAL	0.00	200	200.00	402.00	2,400	1,998.00	2,400	1,998.00
5065	EXTERMINATING-INTERIOR	0.00	0	0.00	205.68	0	(205.68)	0	(205.68)
5070	EXTERMINATING-EXTERIOR	59.54	125	65.46	10,301.05	1,500	(8,801.05)	1,500	(8,801.05)
5075	FENCES	3,350.00	100	(3,250.00)	7,056.32	1,200	(5,856.32)	1,200	(5,856.32)
5080	FIRE ALARMS & PREVENTION	0.00	60	60.00	0.00	720	720.00	720	720.00
5100	GUTTERS	0.00	67	66.67	1,145.60	800	(345.56)	800	(345.56)
5102	HEAVY TRASH REMOVAL	0.00	0	0.00	600.00	0	(600.00)	0	(600.00)
5104	HOLIDAY DECORATIONS	119.58	0	(119.58)	374.42	0	(374.42)	0	(374.42)
5108	IRRIGATION	313.93	200	(113.93)	8,103.30	2,400	(5,703.30)	2,400	(5,703.30)
5110	KEYS & LOCKS	0.00	0	0.00	1,193.92	0	(1,193.92)	0	(1,193.92)
5115	LANDSCAPING	0.00	667	666.67	4,453.31	8,000	3,546.73	8,000	3,546.73
5120	LIGHTING	0.00	100	100.00	1,272.04	1,200	(72.04)	1,200	(72.04)
5125	MISCELLANEOUS	0.00	0	0.00	277.23	0	(277.23)	0	(277.23)
5135	PAINTING & S/R - INTERIOR	0.00	75	75.00	5,364.02	900	(4,464.02)	900	(4,464.02)
5140	PLUMBING	3,210.26	4,167	956.41	43,202.08	50,000	6,797.96	50,000	6,797.96
5150	POOL REPAIR & SUPPLIES	0.00	83	83.33	1,412.13	1,000	(412.17)	1,000	(412.17)
5160	PROFESSIONAL SERVICE	1,354.75	500	(854.75)	4,487.08	6,000	1,512.92	6,000	1,512.92
5165	ROOF REPAIRS	11,360.00	2,333	(9,026.67)	31,323.00	28,000	(3,323.04)	28,000	(3,323.04)
5175	SIGNS	0.00	21	20.83	0.00	250	249.96	250	249.96
5185	SUPPLIES	330.85	208	(122.52)	2,908.76	2,500	(408.80)	2,500	(408.80)
5197	TREES	0.00	500	500.00	3,815.81	6,000	2,184.19	6,000	2,184.19
5200	TOOLS & EQUIPMENT	0.00	150	150.00	624.19	1,800	1,175.81	1,800	1,175.81
	<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>23,226.91</b>	<b>11,956</b>	<b>(11,271.08)</b>	<b>160,844.75</b>	<b>133,570</b>	<b>(27,274.79)</b>	<b>133,570</b>	<b>(27,274.79)</b>
<b>CONTRACT SERVICES EXPENSES</b>									
5310	CABLE CONTRACT	5,902.99	6,168	265.01	70,801.44	72,840	2,038.56	72,840	2,038.56
5320	EXTERMINATING CONTRACT	0.00	271	271.00	487.13	3,689	3,201.87	3,689	3,201.87
5322	MOSQUITO CONTROL	0.00	0	0.00	1,461.30	0	(1,461.30)	0	(1,461.30)
5330	LANDSCAPE CONTRACT	4,414.19	4,415	0.81	53,489.88	52,980	(509.88)	52,980	(509.88)
5335	PATROL CONTRACT	0.00	0	0.00	2,942.00	0	(2,942.00)	0	(2,942.00)
5340	POOL CONTRACT	530.43	531	0.57	6,760.27	6,372	(388.27)	6,372	(388.27)
5343	POOL TELEPHONE MONITORING	0.00	54	54.00	0.00	648	648.00	648	648.00
5345	PORTERING CONTRACT	6,480.00	3,375	(3,105.00)	38,880.00	40,500	1,620.00	40,500	1,620.00
5355	TRASH CONTRACT	4,456.68	2,229	(2,227.68)	28,968.42	26,748	(2,220.42)	26,748	(2,220.42)
5360	WATER TREATMENT CONTRACT	300.00	290	(10.00)	3,310.00	3,480	170.00	3,480	170.00
	<b>TOTAL CONTRACT SERVICES</b>	<b>22,084.29</b>	<b>17,333</b>	<b>(4,751.29)</b>	<b>207,100.44</b>	<b>207,257</b>	<b>156.56</b>	<b>207,257</b>	<b>156.56</b>
<b>INSURANCE EXPENSES</b>									
5401	ACCIDENT VOLUNTEERS	0.00	30	30.00	300.00	360	60.00	360	60.00
5402	BOILER & MACHINERY	168.62	167	(1.62)	1,799.59	1,792	(7.59)	1,792	(7.59)
5405	DIRECTORS & OFFICERS	317.85	296	(21.85)	3,322.57	3,169	(153.57)	3,169	(153.57)
5417	GENERAL LIABILITY	465.93	467	1.07	4,992.73	5,006	13.27	5,006	13.27
5427	PROPERTY CASUALTY	25,149.70	20,739	(4,410.70)	253,694.00	222,216	(31,478.00)	222,216	(31,478.00)

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ACCT		M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
5435	UMBRELLA	258.74	230	(28.74)	2,667.08	2,466	(201.08)	2,466	(201.08)
5440	WORKER'S COMPENSATION	0.00	68	68.00	401.00	816	415.00	816	415.00
	<b>TOTAL INSURANCE EXPENSES</b>	<b>26,360.84</b>	<b>21,997</b>	<b>(4,363.84)</b>	<b>267,176.97</b>	<b>235,825</b>	<b>(31,351.97)</b>	<b>235,825</b>	<b>(31,351.97)</b>
	<b>GENERAL &amp; ADMINISTRATIVE</b>								
5505	ACCOUNTING/AUDITS	0.00	0	0.00	3,200.00	3,100	(100.00)	3,100	(100.00)
5515	BANK CHARGES	31.23	35	3.77	514.92	420	(94.92)	420	(94.92)
5520	COMMUNITY FUNCTIONS	0.00	600	600.00	667.83	1,200	532.17	1,200	532.17
5530	LEGAL-CORPORATE	962.50	833	(129.17)	5,706.25	10,000	4,293.71	10,000	4,293.71
5535	LEGAL-INDIVIDUAL	0.00	320	320.00	1,280.00	3,840	2,560.00	3,840	2,560.00
5540	MANAGEMENT FEE	2,700.00	2,700	0.00	32,400.00	32,400	0.00	32,400	0.00
5545	MISC ADMINISTRATIVE	776.46	30	(746.46)	1,217.44	360	(857.44)	360	(857.44)
5550	MEETING EXPENSE	150.00	150	0.00	1,700.00	1,800	100.00	1,800	100.00
5555	OFFICE SUPPLIES&PRINTING	459.69	375	(84.69)	3,045.22	4,500	1,454.78	4,500	1,454.78
5562	POSTAGE	387.28	100	(287.28)	2,169.16	1,200	(969.16)	1,200	(969.16)
5565	PERMITS	0.00	100	100.00	794.94	1,200	405.06	1,200	405.06
5586	WEBSITE	25.00	0	(25.00)	250.00	0	(250.00)	0	(250.00)
	<b>TOTAL GEN'L &amp; ADMINISTRATIVE</b>	<b>5,492.16</b>	<b>5,243</b>	<b>(248.83)</b>	<b>52,945.76</b>	<b>60,020</b>	<b>7,074.20</b>	<b>60,020</b>	<b>7,074.20</b>
5605	ELECTRICITY	8,194.46	12,600	4,405.54	121,147.34	151,200	30,052.66	151,200	30,052.66
5610	GAS	1,202.24	3,200	1,997.76	17,019.73	38,400	21,380.27	38,400	21,380.27
5615	WATER & SEWER	11,050.61	13,300	2,249.39	115,904.17	159,600	43,695.83	159,600	43,695.83
5620	TELEPHONE	(378.52)	580	958.52	10,889.51	6,960	(3,929.51)	6,960	(3,929.51)
5625	INTERNET	112.16	0	(112.16)	333.07	0	(333.07)	0	(333.07)
	<b>TOTAL UTILITIES</b>	<b>20,180.95</b>	<b>29,680</b>	<b>9,499.05</b>	<b>265,293.82</b>	<b>356,160</b>	<b>90,866.18</b>	<b>356,160</b>	<b>90,866.18</b>
	<b>TAX EXPENSES</b>								
5703	DRAINAGE FEE	385.92	700	314.08	7,931.04	8,400	468.96	8,400	468.96
5730	UMEMPLOYMENT TAX	0.00	0	0.00	32.52	0	(32.52)	0	(32.52)
	<b>TOTAL TAXES</b>	<b>385.92</b>	<b>700</b>	<b>314.08</b>	<b>7,963.56</b>	<b>8,400</b>	<b>436.44</b>	<b>8,400</b>	<b>436.44</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>97,731.07</b>	<b>86,909</b>	<b>(10,821.91)</b>	<b>961,325.30</b>	<b>1,001,232</b>	<b>39,906.62</b>	<b>1,001,232</b>	<b>39,906.62</b>
	<b>CAPITAL IMPROVEMENTS</b>								
6010	RESERVES	0.00	14,219	14,218.83	0.00	170,626	170,625.96	170,626	170,625.96
6025	ACCESS GATES	0.00	0	0.00	14,848.11	0	(14,848.11)	0	(14,848.11)
6035	BOILER	0.00	0	0.00	111,560.29	0	(111,560.29)	0	(111,560.29)
6140	POOL	12,901.94	0	(12,901.94)	12,901.94	0	(12,901.94)	0	(12,901.94)
6170	ROOFS	0.00	0	0.00	22,315.52	0	(22,315.52)	0	(22,315.52)
6187	SIDEWALK	0.00	0	0.00	10,357.37	0	(10,357.37)	0	(10,357.37)
6207	TREES	0.00	0	0.00	5,090.00	0	(5,090.00)	0	(5,090.00)
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>12,901.94</b>	<b>14,219</b>	<b>1,316.89</b>	<b>177,073.23</b>	<b>170,626</b>	<b>(6,447.27)</b>	<b>170,626</b>	<b>(6,447.27)</b>
	<b>TOTAL EXPENSES</b>	<b>110,633.01</b>	<b>101,128</b>	<b>(9,505.02)</b>	<b>1,138,398.53</b>	<b>1,171,858</b>	<b>33,459.35</b>	<b>1,171,858</b>	<b>33,459.35</b>
	<b>TOTAL EXPENSES</b>	<b>110,633.01</b>	<b>101,128</b>	<b>(9,505.02)</b>	<b>1,138,398.53</b>	<b>1,171,858</b>	<b>33,459.35</b>	<b>1,171,858</b>	<b>33,459.35</b>
	<b>NET INCOME/(LOSS)</b>	<b>(13,608.38)</b>	<b>(3,473)</b>	<b>(10,135.39)</b>	<b>46,905.32</b>	<b>2</b>	<b>46,903.20</b>	<b>2</b>	<b>46,903.20</b>