

DEVONSHIRE NEIGHBORHOOD ASSOCIATION, INC.

January 2019

This report reflects management activity since the last Board of Directors Meeting. It is not indicative of all time spent on association business but reflects major areas of time spent.

Management has paid all invoices for December as well as reviewed the financials and has prepared a financial summary (included). Ms. Ledbetter will be given the entire Treasurer's report.

Accounts Receivable

- **DV0003**- remains arrear. Still in mortgage foreclosure.

Inspections – Inspections were halted over the holidays and will resume now.

Closings

No closings occurred during November and December 2018.

Financial – Copies of the financial summary for November and December 2018 are enclosed for review.

End of year GL (general ledger) entries – At the end of January I always pull all accounts payable for December and January for review. That is to see if any December or January entries need to be moved back or forward to be posted and charged against the right year.

Recap of a couple of items:

Road Review file – an owner requested a copy of the engineers road report. At this time the Board has the RFP, which outlines the conditions of the roadway as well. HOWEVER, we found the file is too large to be emailed as a PDF. I will have the RFP uploaded to Community Pro for residents to access for review if they wish.

Agenda / Discussion items

1. Road Information update.
2. Planning 2019 and onward:
As you look toward projects over the next year or so, your reserves and cash projections are:

Manager's Report

Your end of 2018 reserve balance is: \$188,246.72

In 2019 you will add 36,339.00

You currently have an operating surplus
\$56,671.87. You could apply half to this 28,335.93
but leave the other half in surplus for
Tree work or other unforeseen

Projected funds at end of 2019 \$252,921.65

If you have any questions or concerns in preparation for the meeting, please contact me at **352-243-4595 ext. 59009** or via email brights@sentrymgt.com in advance of the meeting.

Respectfully Submitted,
Barbara Rights, LCAM