

DEEP CANYON TENNIS CLUB OWNERS ASSOCIATION

Financial Statement OCTOBER 2022

FYE 06/30/2023

UNAUDITED



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Assembly Bill 2912 became effective January 1, 2019 requiring each member of the board, or a subcommittee of the board including the treasurer and one other director, to review the HOA's financial statements, check register, monthly general ledger, and delinquent assessment report on a monthly basis. Review & ratification of your review is required to be memorialized in your next meetings minutes. Electronic transfers of funds greater than \$10k or 5% of your HOA's total combined reserve and operating account deposits, whichever is lower, from the HOA's operating or reserve accounts without prior board approval is prohibited.

DEEP CANYON TENNIS CLUB OWNERS' ASSOCIATION

Financial Notes Month Ending October 30, 2022

FYE 06/30/2022

Assets – Cash

Operating cash = \$338,304

Committee Accounts cash= \$28,373

Reserve cash = \$16,977

Assessment Receipts

Assessments billed \$215,250

Assessments unpaid \$8,160

Assessment Net Income \$207,090

Special Assessment billed \$10,926

Special Assessment Interest Billed 10,460

Special Assessment Balance \$21,386

Accounts Receivable

Accounts receivable total \$29,576; assessments= \$7,594 delinquency fees= \$596 and Special Assessment fees= \$21,386.

Accounts Payable

GL 6610 Building Maintenance YTD Balance of \$31,881 includes \$10,000 that is to be reimbursed by the committees; this has been billed to committees.

GL 6025 Tree Trimming is over budget due to timing. In general landscape is over budget by \$17,000 due to paying meter 11 projects from operating that would normally be paid from reserves. This also caused the deficit in the current monthly budget.

Reserves

The Reserve bank balance \$839,499 of this balance \$800,000 is invested in CD's. Cash is owed to the operating account in the amount of \$22,521 leaving an actual cash balance of \$16,977. The next CD to mature will be November 1st.

Net Surplus/Deficit

The Association has a current month net deficit of \$16,116*, and a year-to-date net income of \$93,130. * The reserve account owes the operating account \$22,521.84.

Note: This report is not intended to replace your thorough review of the accompanying financial statements in their entirety.

Deep Canyon Tennis Club Owners Association
Balance Sheet
10/31/2022

Assets

Operating Accounts

1000 - Pacific Premier: Operating Acct. - 0799	\$309,353.47
1005 - Petty Cash (Cash at Club)	\$418.76
1038 - Pacific Premier: Petty Cash ATM - 2530	\$6,010.49
1099 - Due (to)/from Reserves	\$22,521.84

Operating Accounts Total \$338,304.56

Committee Accounts

1080 - Pacific Premier: Pet Committee - 0963	\$1,536.04
1081 - Pacific Premier: Singers - 0914	\$2,073.10
1082 - Pacific Premier: Pickleball - 0898	\$5,953.84
1083 - Pacific Premier: Social Committee - 0906	\$11,586.55
1084 - Pacific Premier: Tennis Committee - 3714	\$7,224.08

Committee Accounts Total \$28,373.61

Reserve Accounts

1105 - Merrill Lynch Reserves - CDs	\$800,000.00
1110 - Merrill Lynch - Reserves	\$39,499.51
1199 - Due (to)/From Operating	(\$22,521.84)

Reserve Accounts Total \$816,977.67

Accounts Receivable

1200 - Accounts Receivable	\$29,576.00
1290 - Allowance for Doubtful Accounts	(\$786.60)

Accounts Receivable Total \$28,789.40

PrePaid Insurance

1401 - Prepaid Insurance	\$50,547.26
1405 - Prepaid Earthquake Insurance	\$20,537.85

PrePaid Insurance Total \$71,085.11

Long Term Assets

1805 - Pro Shop	\$36,311.60
1810 - HOA Office	\$10,819.97
1815 - Furniture & Equipment	\$118,999.39
1820 - Electric Carts	\$43,871.39
1825 - Maintenance Building	\$168,852.61
1850 - Accumulated Depreciation	(\$248,511.53)

Long Term Assets Total \$130,343.43

Assets Total \$1,413,873.78

Liabilities and Equity

Clubhouse Remodel

2055 - Clubhouse Loan - Interest	(\$14,159.21)
2060 - Owners' Loan Interest Offset	\$20,380.00

Clubhouse Remodel Total \$6,220.79

Liabilities

1410 - Cable Signing Bonus - Deferred Revenue (3 Year Contract)	\$15,069.45
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Deep Canyon Tennis Club Owners Association

Balance Sheet

10/31/2022

2000 - Accounts Payable	\$1,986.03
2010 - Prepaid Assessments	\$43,679.45
2015 - Land Lease	\$23,232.29
<u>Liabilities Total</u>	<u>\$83,967.22</u>
<u>Committee Funds & Activity</u>	
3280 - Pet Committee Fund	\$6,271.11
3281 - Pet Committee - Activity	(\$4,735.07)
3282 - Singers Committee	\$11,771.12
3283 - Singers Committee - Activity	(\$9,698.02)
3284 - Pickleball Committee	\$31,696.65
3285 - Pickleball Committee - Activity	(\$25,742.81)
3286 - Social Committee	\$43,144.51
3287 - Social Committee - Activity	(\$31,557.96)
3288 - Tennis Committee	\$68,699.72
3289 - Tennis Committee - Activity	(\$61,475.64)
<u>Committee Funds & Activity Total</u>	<u>\$28,373.61</u>
<u>Reserves</u>	
3025 - Reserve Funds - Unallocated	\$1,720,843.89
3085 - Landscape General Reserves	(\$16,578.14)
3090 - Landscape Labor Cost	(\$12,000.00)
3095 - Reserve Maintenance Labor	(\$20,000.00)
3150 - Pools/Spas	(\$3,939.00)
3220 - Tennis Courts	(\$13,400.00)
3910 - Contingency	(\$842,354.72)
3920 - Reserve Interest	\$4,405.64
<u>Reserves Total</u>	<u>\$816,977.67</u>
<u>Retained Earnings</u>	
3103 - Clubhouse Remodel Sp. Asmt Allocation	\$708,000.00
3115 - Cap. Improvement/Clubhouse Remodel Fund	\$964,728.78
3125 - Cap. Improvement/Clubhouse Remodel Cost	(\$1,608,564.75)
<u>Retained Earnings Total</u>	<u>\$64,164.03</u>
<u>Retained Earnings</u>	\$321,039.58
<u>Net Income</u>	\$93,130.88
<u>Liabilities & Equity Total</u>	\$1,413,873.78

Deep Canyon Tennis Club Owners Association
Balance Sheet Comparison Report
As Of 10/31/2022

	<u>Balance</u> <u>10/31/2022</u>	<u>Balance</u> <u>6/30/2022</u>	<u>Change</u>
Assets			
<u>Operating Accounts</u>			
1000 - Pacific Premier: Operating Acct. - 0799	\$309,353.47	\$226,989.75	\$82,363.72
1005 - Petty Cash (Cash at Club)	\$418.76	\$240.89	\$177.87
1038 - Pacific Premier: Petty Cash ATM - 2530	\$6,010.49	\$5,000.00	\$1,010.49
1099 - Due (to)/from Reserves	\$22,521.84	\$0.00	\$22,521.84
<u>Operating Accounts Total</u>	<u>\$338,304.56</u>	<u>\$232,230.64</u>	<u>\$106,073.92</u>
<u>Committee Accounts</u>			
1080 - Pacific Premier: Pet Committee - 0963	\$1,536.04	\$1,536.04	\$0.00
1081 - Pacific Premier: Singers - 0914	\$2,073.10	\$2,073.10	\$0.00
1082 - Pacific Premier: Pickleball - 0898	\$5,953.84	\$6,301.86	(\$348.02)
1083 - Pacific Premier: Social Committee - 0906	\$11,586.55	\$11,586.55	\$0.00
1084 - Pacific Premier: Tennis Committee - 3714	\$7,224.08	\$7,224.08	\$0.00
<u>Committee Accounts Total</u>	<u>\$28,373.61</u>	<u>\$28,721.63</u>	<u>(\$348.02)</u>
<u>Reserve Accounts</u>			
1105 - Merrill Lynch Reserves - CDs	\$800,000.00	\$800,000.00	\$0.00
1110 - Merrill Lynch - Reserves	\$39,499.51	\$766,935.89	(\$727,436.38)
1199 - Due (to)/From Operating	(\$22,521.84)	\$0.00	(\$22,521.84)
<u>Reserve Accounts Total</u>	<u>\$816,977.67</u>	<u>\$1,566,935.89</u>	<u>(\$749,958.22)</u>
<u>Clubhouse Remodel</u>			
1020 - Pacific Premier: Sp. Asmt - Clubhouse Remodel (Closed December 2020)	\$0.00	\$0.00	\$0.00
<u>Clubhouse Remodel Total</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>Accounts Receivable</u>			
1200 - Accounts Receivable	\$29,576.00	\$28,925.10	\$650.90
1250 - A/R- Prior Owners	\$0.00	\$0.00	\$0.00
1290 - Allowance for Doubtful Accounts	(\$786.60)	(\$786.60)	\$0.00
<u>Accounts Receivable Total</u>	<u>\$28,789.40</u>	<u>\$28,138.50</u>	<u>\$650.90</u>
<u>Other Assets</u>			
1402 - Prepaid Expense	\$0.00	\$0.00	\$0.00
<u>Other Assets Total</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>PrePaid Insurance</u>			
1401 - Prepaid Insurance	\$50,547.26	\$32,160.78	\$18,386.48
1405 - Prepaid Earthquake Insurance	\$20,537.85	\$36,968.13	(\$16,430.28)
<u>PrePaid Insurance Total</u>	<u>\$71,085.11</u>	<u>\$69,128.91</u>	<u>\$1,956.20</u>
<u>Long Term Assets</u>			
1805 - Pro Shop	\$36,311.60	\$36,311.60	\$0.00
1810 - HOA Office	\$10,819.97	\$10,819.97	\$0.00

Deep Canyon Tennis Club Owners Association
Balance Sheet Comparison Report
As Of 10/31/2022

	Balance 10/31/2022	Balance 6/30/2022	Change
1815 - Furniture & Equipment	\$118,999.39	\$118,999.39	\$0.00
1820 - Electric Carts	\$43,871.39	\$43,871.39	\$0.00
1825 - Maintenance Building	\$168,852.61	\$168,852.61	\$0.00
1850 - Accumulated Depreciation	(\$248,511.53)	(\$248,511.53)	\$0.00
<u>Long Term Assets Total</u>	<u>\$130,343.43</u>	<u>\$130,343.43</u>	<u>\$0.00</u>
 <i>Assets Total</i>	 \$1,413,873.78	 \$2,055,499.00	 (\$641,625.22)
 Liabilities and Equity			
<u>Clubhouse Remodel</u>			
2050 - Clubhouse Remodel Loan	\$0.00	\$0.00	\$0.00
2055 - Clubhouse Loan - Interest	(\$14,159.21)	(\$14,159.21)	\$0.00
2060 - Owners' Loan Interest Offset	\$20,380.00	\$20,380.00	\$0.00
<u>Clubhouse Remodel Total</u>	<u>\$6,220.79</u>	<u>\$6,220.79</u>	<u>\$0.00</u>
 <u>Liabilities</u>			
1410 - Cable Signing Bonus - Deferred Revenue (3 Year Contract)	\$15,069.45	\$17,013.89	(\$1,944.44)
2000 - Accounts Payable	\$1,986.03	\$0.00	\$1,986.03
2001 - Accrued Expense	\$0.00	\$0.00	\$0.00
2010 - Prepaid Assessments	\$43,679.45	\$28,170.90	\$15,508.55
2015 - Land Lease	\$23,232.29	\$23,232.29	\$0.00
2099 - Suspense/Clearing Account	\$0.00	\$0.00	\$0.00
<u>Liabilities Total</u>	<u>\$83,967.22</u>	<u>\$68,417.08</u>	<u>\$15,550.14</u>
 <u>Committee Funds & Activity</u>			
3280 - Pet Committee Fund	\$6,271.11	\$6,271.11	\$0.00
3281 - Pet Committee - Activity	(\$4,735.07)	(\$4,735.07)	\$0.00
3282 - Singers Committee	\$11,771.12	\$11,771.12	\$0.00
3283 - Singers Committee - Activity	(\$9,698.02)	(\$9,698.02)	\$0.00
3284 - Pickleball Committee	\$31,696.65	\$31,696.65	\$0.00
3285 - Pickleball Committee - Activity	(\$25,742.81)	(\$25,394.79)	(\$348.02)
3286 - Social Committee	\$43,144.51	\$43,144.51	\$0.00
3287 - Social Committee - Activity	(\$31,557.96)	(\$31,557.96)	\$0.00
3288 - Tennis Committee	\$68,699.72	\$68,699.72	\$0.00
3289 - Tennis Committee - Activity	(\$61,475.64)	(\$61,475.64)	\$0.00
<u>Committee Funds & Activity Total</u>	<u>\$28,373.61</u>	<u>\$28,721.63</u>	<u>(\$348.02)</u>
 <u>Reserves</u>			
3025 - Reserve Funds - Unallocated	\$1,720,843.89	\$1,630,568.00	\$90,275.89
3045 - Decks	\$0.00	\$0.00	\$0.00
3080 - Irrigation Controllers	\$0.00	\$0.00	\$0.00
3085 - Landscape General Reserves	(\$16,578.14)	(\$12,690.00)	(\$3,888.14)
3090 - Landscape Labor Cost	(\$12,000.00)	\$0.00	(\$12,000.00)
3095 - Reserve Maintenance Labor	(\$20,000.00)	\$0.00	(\$20,000.00)
3150 - Pools/Spas	(\$3,939.00)	(\$27,873.00)	\$23,934.00
3220 - Tennis Courts	(\$13,400.00)	\$0.00	(\$13,400.00)
3910 - Contingency	(\$842,354.72)	(\$26,054.42)	(\$816,300.30)
3920 - Reserve Interest	\$4,405.64	\$2,985.31	\$1,420.33
<u>Reserves Total</u>	<u>\$816,977.67</u>	<u>\$1,566,935.89</u>	<u>(\$749,958.22)</u>

Deep Canyon Tennis Club Owners Association
Balance Sheet Comparison Report
As Of 10/31/2022

	<u>Balance</u> <u>10/31/2022</u>	<u>Balance</u> <u>6/30/2022</u>	<u>Change</u>
<u>Retained Earnings</u>			
3103 - Clubhouse Remodel Sp. Asmt Allocation	\$708,000.00	\$708,000.00	\$0.00
3115 - Cap. Improvement/Clubhouse Remodel Fund	\$964,728.78	\$964,728.78	\$0.00
3125 - Cap. Improvement/Clubhouse Remodel Cost	(\$1,608,564.75)	(\$1,608,564.75)	\$0.00
<u>Retained Earnings Total</u>	<u>\$64,164.03</u>	<u>\$64,164.03</u>	<u>\$0.00</u>
<u>Retained Earnings</u>	\$321,039.58	\$433,392.07	(\$112,352.49)
<u>Net Income</u>	\$93,130.88	(\$112,352.49)	\$205,483.37
<i>Liabilities & Equity Total</i>	\$1,413,873.78	\$2,055,499.00	(\$641,625.22)

Deep Canyon Tennis Club Owners Association
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			7/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment Revenue</u>							
4010 - Assessment-Members	\$234,500.00	\$234,500.00	\$0.00	\$938,000.00	\$938,000.00	\$0.00	\$2,814,000.00
<u>Total Assessment Revenue</u>	\$234,500.00	\$234,500.00	\$0.00	\$938,000.00	\$938,000.00	\$0.00	\$2,814,000.00
<u>Other Revenue</u>							
4040 - Late/Finance Fees	\$0.00	\$2.58	(\$2.58)	\$0.00	\$10.32	(\$10.32)	\$31.00
4065 - Delinquencies	\$0.00	\$35.00	(\$35.00)	\$345.00	\$140.00	\$205.00	\$420.00
4070 - Interest	\$2,913.26	\$420.67	\$2,492.59	\$4,405.64	\$1,682.68	\$2,722.96	\$5,048.00
4150 - Facility Fees	\$7,300.00	\$2,500.00	\$4,800.00	\$9,450.00	\$10,000.00	(\$550.00)	\$30,000.00
4160 - Owner Rental Fees	\$2,725.00	\$833.33	\$1,891.67	\$5,075.00	\$3,333.32	\$1,741.68	\$10,000.00
4170 - Daily Guest Fees	\$0.00	\$91.67	(\$91.67)	\$0.00	\$366.68	(\$366.68)	\$1,100.00
4400 - Miscellaneous Income	\$50.00	\$802.42	(\$752.42)	\$86.20	\$3,209.68	(\$3,123.48)	\$9,629.00
4401 - Cable Signing Bonus Income (3 Year Contract)	\$486.11	\$0.00	\$486.11	\$1,944.44	\$0.00	\$1,944.44	\$0.00
<u>Total Other Revenue</u>	\$13,474.37	\$4,685.67	\$8,788.70	\$21,306.28	\$18,742.68	\$2,563.60	\$56,228.00
Total Income	\$247,974.37	\$239,185.67	\$8,788.70	\$959,306.28	\$956,742.68	\$2,563.60	\$2,870,228.00
Expense							
<u>Administration</u>							
7010 - Professional Management	\$45,790.23	\$50,250.00	\$4,459.77	\$177,940.36	\$201,000.00	\$23,059.64	\$603,000.00
7015 - Office Expense	\$324.04	\$416.67	\$92.63	\$1,703.88	\$1,666.68	(\$37.20)	\$5,000.00
7016 - Postage	\$96.00	\$125.00	\$29.00	\$219.35	\$500.00	\$280.65	\$1,500.00
7018 - Printing	\$139.68	\$208.33	\$68.65	\$1,386.15	\$833.32	(\$552.83)	\$2,500.00
7030 - Audit Expense/Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,750.00
7034 - State Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7040 - Insurance	\$6,291.63	\$6,916.67	\$625.04	\$28,691.01	\$27,666.68	(\$1,024.33)	\$83,000.00
7042 - Insurance - Earthquake	\$4,107.57	\$3,833.33	(\$274.24)	\$16,430.28	\$15,333.32	(\$1,096.96)	\$46,000.00
7045 - Legal	\$0.00	\$0.00	\$0.00	(\$375.00)	\$1,500.00	\$1,875.00	\$1,500.00
7055 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.00
7070 - Sunday Social Expense	\$0.00	\$0.00	\$0.00	\$8.61	\$0.00	(\$8.61)	\$5,000.00
7085 - Equipment Leased	\$246.75	\$246.75	\$0.00	\$1,094.78	\$987.00	(\$107.78)	\$2,961.00
<u>Total Administration</u>	\$56,995.90	\$61,996.75	\$5,000.85	\$227,099.42	\$249,487.00	\$22,387.58	\$758,811.00
<u>Contingency</u>							
6910 - Misc. Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
<u>Total Contingency</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
<u>Landscaping</u>							
5016 - Irrigation Water	\$3,075.82	\$11,000.00	\$7,924.18	\$21,808.36	\$38,000.00	\$16,191.64	\$80,000.00
6010 - Landscape Contract	\$59,687.43	\$49,125.00	(\$10,562.43)	\$183,062.43	\$196,500.00	\$13,437.57	\$589,500.00
6011 - Landscape Consultant	\$950.00	\$550.00	(\$400.00)	\$1,850.00	\$2,200.00	\$350.00	\$6,600.00
6015 - Landscape Irrigation	\$8,726.71	\$3,380.00	(\$5,346.71)	\$4,978.28	\$5,752.00	\$773.72	\$20,000.00
6020 - Landscape Extra	\$7,234.53	\$100.00	(\$7,134.53)	\$9,236.03	\$1,500.00	(\$7,736.03)	\$40,000.00
6025 - Tree Trimming	\$22,310.00	\$10,000.00	(\$12,310.00)	\$22,310.00	\$10,000.00	(\$12,310.00)	\$40,000.00
<u>Total Landscaping</u>	\$101,984.49	\$74,155.00	(\$27,829.49)	\$243,245.10	\$253,952.00	\$10,706.90	\$776,100.00
<u>Pools</u>							

Deep Canyon Tennis Club Owners Association
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			7/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5011 - Electricity - Pool	\$8,020.10	\$5,500.00	(\$2,520.10)	\$29,323.89	\$19,100.00	(\$10,223.89)	\$60,000.00
5012 - Gas	\$647.86	\$2,900.00	\$2,252.14	\$2,810.68	\$5,050.00	\$2,239.32	\$28,000.00
6213 - Pool Contract	\$2,781.00	\$2,583.33	(\$197.67)	\$11,124.00	\$10,333.32	(\$790.68)	\$31,000.00
6215 - Pool Repairs	\$1,714.00	\$5,000.00	\$3,286.00	\$5,961.00	\$12,000.00	\$6,039.00	\$25,000.00
6220 - Pool Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00
Total Pools	\$13,162.96	\$15,983.33	\$2,820.37	\$49,219.57	\$46,483.32	(\$2,736.25)	\$150,500.00
Repairs & Maintenance							
5015 - Telephone - Maintenance Yard	\$41.83	\$41.67	(\$0.16)	\$166.49	\$166.68	\$0.19	\$500.00
6410 - Pest Control	\$0.00	\$1,166.67	\$1,166.67	\$3,702.10	\$4,666.68	\$964.58	\$14,000.00
6415 - Pest Controls - Extras	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$1,350.00
6610 - Building Maintenance	\$3,567.51	\$6,000.00	\$2,432.49	\$31,881.39	\$24,000.00	(\$7,881.39)	\$53,000.00
6611 - Janitorial & Supplies	\$101.73	\$0.00	(\$101.73)	\$200.82	\$1,100.00	\$899.18	\$2,400.00
6625 - Vehicle - Maintenance/Fuel	\$100.35	\$800.00	\$699.65	\$1,901.20	\$4,400.00	\$2,498.80	\$7,000.00
7097 - Maintenance Salaries (Less Reserve Salaries)	\$0.00	\$0.00	\$0.00	(\$20,000.00)	(\$20,000.00)	\$0.00	(\$20,000.00)
Total Repairs & Maintenance	\$3,811.42	\$8,008.34	\$4,196.92	\$17,852.00	\$14,833.36	(\$3,018.64)	\$58,250.00
Reserve Expenses							
9000 - Reserve Allocation	\$38,477.00	\$38,477.00	\$0.00	\$153,908.00	\$153,908.00	\$0.00	\$461,724.00
9001 - Reserve Interest	\$2,913.26	\$420.67	(\$2,492.59)	\$4,405.64	\$1,682.68	(\$2,722.96)	\$5,048.00
Total Reserve Expenses	\$41,390.26	\$38,897.67	(\$2,492.59)	\$158,313.64	\$155,590.68	(\$2,722.96)	\$466,772.00
Security/Parking Enforcement							
6411 - Security Services	\$13,725.00	\$14,000.00	\$275.00	\$56,123.44	\$56,000.00	(\$123.44)	\$168,000.00
6412 - Security Supplies	\$237.90	\$500.00	\$262.10	\$556.23	\$500.00	(\$56.23)	\$1,000.00
Total Security/Parking Enforcement	\$13,962.90	\$14,500.00	\$537.10	\$56,679.67	\$56,500.00	(\$179.67)	\$169,000.00
Tennis							
5013 - Telephone - Pro Shop	\$224.96	\$166.67	(\$58.29)	\$859.85	\$666.68	(\$193.17)	\$2,000.00
7300 - Professional Fees - Tennis	\$5,277.00	\$5,277.00	\$0.00	\$21,108.00	\$21,108.00	\$0.00	\$63,324.00
7315 - Tennis - Miscellaneous	\$118.51	\$0.00	(\$118.51)	\$468.51	\$0.00	(\$468.51)	\$1,290.00
7319 - Professional Fees - Pickleball	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
7320 - Pickleball Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$441.00
7325 - Gym	\$0.00	\$145.00	\$145.00	\$94.84	\$580.00	\$485.16	\$1,740.00
Total Tennis	\$5,620.47	\$5,588.67	(\$31.80)	\$22,531.20	\$22,354.68	(\$176.52)	\$83,795.00
Utilities							
5010 - Electric	\$1,491.91	\$1,500.00	\$8.09	\$5,651.95	\$5,400.00	(\$251.95)	\$17,000.00
5014 - Phone	\$797.21	\$750.00	(\$47.21)	\$3,288.54	\$3,000.00	(\$288.54)	\$9,000.00
5018 - Residential Water	\$3,480.71	\$3,500.00	\$19.29	\$14,033.50	\$12,000.00	(\$2,033.50)	\$38,000.00
5020 - Refuse/Disposal	\$3,523.66	\$3,833.33	\$309.67	\$14,182.63	\$15,333.32	\$1,150.69	\$46,000.00
5025 - Cable	\$17,869.12	\$19,750.00	\$1,880.88	\$54,078.18	\$79,000.00	\$24,921.82	\$237,000.00
Total Utilities	\$27,162.61	\$29,333.33	\$2,170.72	\$91,234.80	\$114,733.32	\$23,498.52	\$347,000.00
Total Expense	\$264,091.01	\$248,463.09	(\$15,627.92)	\$866,175.40	\$913,934.36	\$47,758.96	\$2,870,228.00
Operating Net Income	(\$16,116.64)	(\$9,277.42)	(\$6,839.22)	\$93,130.88	\$42,808.32	\$50,322.56	\$0.00
Net Income	(\$16,116.64)	(\$9,277.42)	(\$6,839.22)	\$93,130.88	\$42,808.32	\$50,322.56	\$0.00

Deep Canyon Tennis Club Owners Association
Income Statement - Prior Year Comparison - Other
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
Income								
<u>Assessment Revenue</u>								
4010 - Assessment-Members	\$234,500.00	\$215,250.00	\$19,250.00	\$938,000.00	\$861,000.00	\$77,000.00	\$2,814,000.00	\$1,876,000.00
<u>Total Assessment Revenue</u>	\$234,500.00	\$215,250.00	\$19,250.00	\$938,000.00	\$861,000.00	\$77,000.00	\$2,814,000.00	\$1,876,000.00
<u>Other Revenue</u>								
4040 - Late/Finance Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$52.50	(\$52.50)	\$31.00	\$31.00
4065 - Delinquencies	\$0.00	\$0.00	\$0.00	\$345.00	\$350.00	(\$5.00)	\$420.00	\$75.00
4070 - Interest	\$2,913.26	\$147.04	\$2,766.22	\$4,405.64	\$1,622.57	\$2,783.07	\$5,048.00	\$642.36
4150 - Facility Fees	\$7,300.00	\$4,125.00	\$3,175.00	\$9,450.00	\$4,575.00	\$4,875.00	\$30,000.00	\$20,550.00
4160 - Owner Rental Fees	\$2,725.00	\$1,650.00	\$1,075.00	\$5,075.00	\$2,700.00	\$2,375.00	\$10,000.00	\$4,925.00
4170 - Daily Guest Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
4400 - Miscellaneous Income	\$50.00	\$1,045.00	(\$995.00)	\$86.20	\$1,746.19	(\$1,659.99)	\$9,629.00	\$9,542.80
4401 - Cable Signing Bonus Income (3 Year Contract)	\$486.11	\$0.00	\$486.11	\$1,944.44	\$0.00	\$1,944.44	\$0.00	(\$1,944.44)
<u>Total Other Revenue</u>	\$13,474.37	\$6,967.04	\$6,507.33	\$21,306.28	\$11,046.26	\$10,260.02	\$56,228.00	\$34,921.72
Total Income	\$247,974.37	\$222,217.04	\$25,757.33	\$959,306.28	\$872,046.26	\$87,260.02	\$2,870,228.00	\$1,910,921.72
Expense								
<u>Administration</u>								
7010 - Professional Management	\$45,790.23	\$38,782.61	(\$7,007.62)	\$177,940.36	\$151,318.25	(\$26,622.11)	\$603,000.00	\$425,059.64
7015 - Office Expense	\$324.04	\$824.77	\$500.73	\$1,703.88	\$1,265.52	(\$438.36)	\$5,000.00	\$3,296.12
7016 - Postage	\$96.00	\$231.36	\$135.36	\$219.35	\$576.86	\$357.51	\$1,500.00	\$1,280.65
7018 - Printing	\$139.68	\$0.00	(\$139.68)	\$1,386.15	\$1,155.20	(\$230.95)	\$2,500.00	\$1,113.85
7030 - Audit Expense/Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,750.00	\$4,750.00
7034 - State Taxes	\$0.00	(\$10.52)	(\$10.52)	\$0.00	(\$10.52)	(\$10.52)	\$1,000.00	\$1,000.00
7040 - Insurance	\$6,291.63	\$0.00	(\$6,291.63)	\$28,691.01	\$22,399.38	(\$6,291.63)	\$83,000.00	\$54,308.99
7042 - Insurance - Earthquake	\$4,107.57	\$0.00	(\$4,107.57)	\$16,430.28	\$11,747.07	(\$4,683.21)	\$46,000.00	\$29,569.72
7045 - Legal	\$0.00	\$780.00	\$780.00	(\$375.00)	\$1,488.00	\$1,863.00	\$1,500.00	\$1,875.00
7055 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.00	\$2,600.00
7070 - Sunday Social Expense	\$0.00	\$404.98	\$404.98	\$8.61	\$404.98	\$396.37	\$5,000.00	\$4,991.39
7071 - Bank Fees	\$0.00	\$15.00	\$15.00	\$0.00	\$52.00	\$52.00	\$0.00	\$0.00
7085 - Equipment Leased	\$246.75	\$362.07	\$115.32	\$1,094.78	\$1,102.32	\$7.54	\$2,961.00	\$1,866.22
<u>Total Administration</u>	\$56,995.90	\$41,390.27	(\$15,605.63)	\$227,099.42	\$191,499.06	(\$35,600.36)	\$758,811.00	\$531,711.58
<u>Contingency</u>								
6910 - Misc. Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00
<u>Total Contingency</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00
<u>Landscaping</u>								
5016 - Irrigation Water	\$3,075.82	\$4,994.62	\$1,918.80	\$21,808.36	\$37,558.48	\$15,750.12	\$80,000.00	\$58,191.64
6010 - Landscape Contract	\$59,687.43	\$129,260.00	\$69,572.57	\$183,062.43	\$217,160.00	\$34,097.57	\$589,500.00	\$406,437.57

Deep Canyon Tennis Club Owners Association
Income Statement - Prior Year Comparison - Other
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
6011 - Landscape Consultant	\$950.00	\$500.00	(\$450.00)	\$1,850.00	\$2,000.00	\$150.00	\$6,600.00	\$4,750.00
6012 - Frank Feltrop Dr. Project	\$0.00	\$7,817.41	\$7,817.41	\$0.00	\$7,817.41	\$7,817.41	\$0.00	\$0.00
6015 - Landscape Irrigation	\$8,726.71	\$3,387.51	(\$5,339.20)	\$4,978.28	\$5,763.69	\$785.41	\$20,000.00	\$15,021.72
6020 - Landscape Extra	\$7,234.53	\$24.14	(\$7,210.39)	\$9,236.03	\$9,762.26	\$526.23	\$40,000.00	\$30,763.97
6025 - Tree Trimming	\$22,310.00	\$90.00	(\$22,220.00)	\$22,310.00	\$90.00	(\$22,220.00)	\$40,000.00	\$17,690.00
Total Landscaping	\$101,984.49	\$146,073.68	\$44,089.19	\$243,245.10	\$280,151.84	\$36,906.74	\$776,100.00	\$532,854.90
Pools								
5011 - Electricity - Pool	\$8,020.10	\$5,764.60	(\$2,255.50)	\$29,323.89	\$21,700.26	(\$7,623.63)	\$60,000.00	\$30,676.11
5012 - Gas	\$647.86	\$459.38	(\$188.48)	\$2,810.68	\$2,696.25	(\$114.43)	\$28,000.00	\$25,189.32
6213 - Pool Contract	\$2,781.00	\$2,599.00	(\$182.00)	\$11,124.00	\$10,396.00	(\$728.00)	\$31,000.00	\$19,876.00
6215 - Pool Repairs	\$1,714.00	\$5,691.00	\$3,977.00	\$5,961.00	\$15,099.00	\$9,138.00	\$25,000.00	\$19,039.00
6220 - Pool Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$6,500.00
Total Pools	\$13,162.96	\$14,513.98	\$1,351.02	\$49,219.57	\$49,891.51	\$671.94	\$150,500.00	\$101,280.43
Repairs & Maintenance								
5015 - Telephone - Maintenance Yard	\$41.83	\$41.56	(\$0.27)	\$166.49	\$165.98	(\$0.51)	\$500.00	\$333.51
6410 - Pest Control	\$0.00	\$2,499.40	\$2,499.40	\$3,702.10	\$4,798.80	\$1,096.70	\$14,000.00	\$10,297.90
6415 - Pest Controls - Extras	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$1,350.00	\$1,350.00
6610 - Building Maintenance	\$3,567.51	(\$35,992.10)	(\$39,559.61)	\$31,881.39	\$19,030.54	(\$12,850.85)	\$53,000.00	\$21,118.61
6611 - Janitorial & Supplies	\$101.73	\$0.00	(\$101.73)	\$200.82	\$0.00	(\$200.82)	\$2,400.00	\$2,199.18
6620 - Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6625 - Vehicle - Maintenance/Fuel	\$100.35	\$476.53	\$376.18	\$1,901.20	\$1,970.63	\$69.43	\$7,000.00	\$5,098.80
7097 - Maintenance Salaries (Less Reserve Salaries)	\$0.00	\$0.00	\$0.00	(\$20,000.00)	\$0.00	\$20,000.00	(\$20,000.00)	\$0.00
Total Repairs & Maintenance	\$3,811.42	(\$32,974.61)	(\$36,786.03)	\$17,852.00	\$26,365.95	\$8,513.95	\$58,250.00	\$40,398.00
Reserve Expenses								
9000 - Reserve Allocation	\$38,477.00	\$44,709.00	\$6,232.00	\$153,908.00	\$178,836.00	\$24,928.00	\$461,724.00	\$307,816.00
9001 - Reserve Interest	\$2,913.26	\$147.04	(\$2,766.22)	\$4,405.64	\$1,622.57	(\$2,783.07)	\$5,048.00	\$642.36
Total Reserve Expenses	\$41,390.26	\$44,856.04	\$3,465.78	\$158,313.64	\$180,458.57	\$22,144.93	\$466,772.00	\$308,458.36
Security/Parking Enforcement								
6411 - Security Services	\$13,725.00	\$13,930.44	\$205.44	\$56,123.44	\$40,985.00	(\$15,138.44)	\$168,000.00	\$111,876.56
6412 - Security Supplies	\$237.90	\$0.00	(\$237.90)	\$556.23	\$0.00	(\$556.23)	\$1,000.00	\$443.77
6416 - Surveillance Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Security/Parking Enforcement	\$13,962.90	\$13,930.44	(\$32.46)	\$56,679.67	\$40,985.00	(\$15,694.67)	\$169,000.00	\$112,320.33
Tennis								
5013 - Telephone - Pro Shop	\$224.96	\$129.98	(\$94.98)	\$859.85	\$389.94	(\$469.91)	\$2,000.00	\$1,140.15
7300 - Professional Fees - Tennis	\$5,277.00	\$5,123.33	(\$153.67)	\$21,108.00	\$20,493.32	(\$614.68)	\$63,324.00	\$42,216.00
7315 - Tennis - Miscellaneous	\$118.51	\$385.10	\$266.59	\$468.51	\$385.10	(\$83.41)	\$1,290.00	\$821.49
7319 - Professional Fees - Pickleball	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00

Deep Canyon Tennis Club Owners Association
Income Statement - Prior Year Comparison - Other
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			Year To Date			Annual Budget	Remaining
	2022 Actual	2021 Actual	Variance	YTD 2022	YTD 2021	Variance		
7320 - Pickleball Supplies	\$0.00	\$6.21	\$6.21	\$0.00	\$6.21	\$6.21	\$441.00	\$441.00
7325 - Gym	\$0.00	\$160.72	\$160.72	\$94.84	\$160.72	\$65.88	\$1,740.00	\$1,645.16
<u>Total Tennis</u>	\$5,620.47	\$5,805.34	\$184.87	\$22,531.20	\$21,435.29	(\$1,095.91)	\$83,795.00	\$61,263.80
<u>Utilities</u>								
5010 - Electric	\$1,491.91	\$1,476.23	(\$15.68)	\$5,651.95	\$5,293.88	(\$358.07)	\$17,000.00	\$11,348.05
5014 - Phone	\$797.21	\$670.18	(\$127.03)	\$3,288.54	\$2,932.11	(\$356.43)	\$9,000.00	\$5,711.46
5018 - Residential Water	\$3,480.71	\$4,100.98	\$620.27	\$14,033.50	\$13,762.79	(\$270.71)	\$38,000.00	\$23,966.50
5020 - Refuse/Disposal	\$3,523.66	\$2,862.23	(\$661.43)	\$14,182.63	\$11,448.92	(\$2,733.71)	\$46,000.00	\$31,817.37
5025 - Cable	\$17,869.12	\$278.96	(\$17,590.16)	\$54,078.18	\$59,222.92	\$5,144.74	\$237,000.00	\$182,921.82
<u>Total Utilities</u>	\$27,162.61	\$9,388.58	(\$17,774.03)	\$91,234.80	\$92,660.62	\$1,425.82	\$347,000.00	\$255,765.20
Total Expense	\$264,091.01	\$242,983.72	(\$21,107.29)	\$866,175.40	\$883,447.84	\$17,272.44	\$2,870,228.00	\$2,004,052.60
Total Other Net Income	(\$16,116.64)	(\$20,766.68)	\$4,650.04	\$93,130.88	(\$11,401.58)	\$104,532.46	\$0.00	

**DEEP CANYON TENNIS CLUB OWNERS ASSOCIATION
RESERVE ALLOCATION - BUDGET COMPARISON REPORT**

	10/01/2022 to 10/31/2022			7/1/2022 - 10/31/2022			ANNUAL BUDGET
	MONTH ACTUAL	MONTH BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE	
INCOME:							
FYE 6/30/2022 Reserve Fund Ending Balance				\$ 1,566,935.89			
GL#: Account Description							
3025 RESERVE FUND - UNALLOCATED	38,477.00	38,477.00	-	\$ 153,908.00	153,908.00	\$ -	\$ 461,724.00
9001 RESERVE INTEREST	2,913.26	-	2,913.26	\$ 4,405.64	-	\$ (4,405.64)	\$ -
TOTAL INCOME	41,390.26	38,477.00	2,913.26	\$ 158,313.64	153,908.00	\$ (4,405.64)	\$ 461,724.00
EXPENSE							
- ASPHALT - ROADWAYS	2,158.83		2,158.83	\$ 834,797.00	800,000.00	\$ 34,797.00	\$ 800,000.00
- BLDGS - ADMIN	-	\$ -	-	\$ -	-	\$ -	\$ -
- BLDGS - CLUBHOUSE	-	\$ -	-	\$ -	-	\$ -	\$ -
- BLDGS - GY	-	\$ -	-	\$ -	-	\$ -	\$ -
- BLDGS - GATEHOUSE	-	\$ -	-	\$ -	-	\$ -	\$ -
- BLDGS - MAINTENANCE	-	\$ -	-	\$ -	-	\$ -	\$ -
3220 COURTS			-	\$ 13,400.00	13,400.00	\$ -	\$ 13,400.00
3085 LANDSCAPE GENERAL	1,446.32	\$ 27,633.33	(26,187.01)	\$ 16,578.14	165,800.00	\$ (149,221.86)	\$ 165,800.00
3090 LANDSCAPE LABOR		\$ 13,333.33	(13,333.33)	\$ 12,000.00	80,000.00	\$ (68,000.00)	\$ 80,000.00
- PAINTING	-	\$ -	-	\$ -	-	\$ -	\$ -
3150 POOLS/SPAS	1,853.00	\$ 1,733.33	119.67	\$ 3,939.00	20,800.00	\$ (16,861.00)	\$ 20,800.00
3095 RESIDENCE MAINTENANCE			-	\$ 20,000.00	20,000.00	\$ -	\$ 20,000.00
- RESIDENCE ROOFS	-	\$ -	-	\$ -	-	\$ -	\$ -
- SITE		\$ -	-	\$ -	-	\$ -	\$ -
3910 CONTINGENCY		\$ -	-	\$ 7,557.75	-	\$ (7,557.75)	\$ -
TOTAL - EXPENSES	5,458.15	42,700.00	(37,241.85)	908,271.89	1,100,000.00	\$ (206,843.61)	\$ 1,100,000.00
RESERVE NET INCOME	35,932.11	(4,223.00)	40,155.11	816,977.64	(946,092.00)	202,437.97	928,659.89

Current Month Reserve Account GL Balance: \$ 839,499.51

YTD Reserve Balance Sheet Activity: \$ 816,977.64

Variance: \$ 22,521.87

This is the amount that was paid out of Operating.