DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION			
FINANCIAL STATEMENT	2025-2026	2025-2026	
Cash Balance as of 10/1/25 (carryover)		$3,425.94	
REVENUES	Budget 9/30/2025	Actual 9/16/2026	
Gross Annual Assessment Income - 84 Lots - $70/Month	$ 70,560		
Discount for annual pre-pays (estimate 72 lot owners)	$ (2,160)	(2,190.00)	
General Assessments income	$ 68,400	67,961.55	
Assessments paid beyond FY	$ -		
Credit from Saving from Previous Years	$ -	338.45	
Gate Transmitters	$ 300	62.19	
Interest - Bank Account Earnings (checking)	$ 30	6.50	
Lot Transfer Fees	$ 100	350.00	lot 73, 18, 74, 30, 25, 35, 34
Mosquito Control Pellets	$ 250	124.96	
Other Income	$ 60	90.90	
TOTAL REVENUES (not including trash -- see below)	$ 69,140	68,934.55	

EXPENDITURES	Budget 9/30/2025	Actual 9/16/2026	
Administration Costs (Bank Fees, Copying, Postage, Zoom, State Fees, Supplies, Electronic Voting)	$ 500	480.11	
Annual Meeting - Meeting & Refreshments	$ 100		
Bridge Inspection	$ -		
Bridge Repair	$ -		
Federal Taxes - Tax on Interest Income	$ 300	464.66	
Legal Fees	$ 2,000	1,085.00	
Liability Insurance	$ 2,000	1,565.00	
Mosquito Pellets	$ -		
Reserve Fund	$ 2,049		
Road Maintenance:			
Culverts	0		
Road Signs	300		
Spring Road Maintenance	45,491	35,418.67	
Binder	17,140	24,211.17	
Gravel	19,751		
Preparation	8,600	11,207.50	
Misc.	0		
Snow Removal	15,000	8,205.00	
Weed Control - Spraying Easement	300	65.31	
Road Maintenance Total	$ 61,091	43,688.98	
Security:			
Electricity for Entrance Gate & Light	400	363.72	30.26 Sep. '26
Fencing	300		
Gate, Locks & Entrance Light Maintenance	300	134.20	
Gate Transmitters	0		
Security Total	$ 1,000	497.92	
Welcome Committee	$ 100		
TOTAL EXPENDITURES (not incl. trash -- see below)	$ 69,140	$ 47,781.67	
NET GAIN (LOSS) [Revenues - Expenditures]	$0	$21,152.88	
Ending Balance -- General Assessment Account		$24,578.82	

TRASH ACCOUNT			
Trash Carryover as of 10/1/25	$ 3,747	$4,044.74	
Trash Revenue - $15.00/Month (63 Residents)	11,340	11,775.00	
Trash Dumpster Rent / Disposal - WM	11,344	11,354.40	$1032.22/mo a/o Sept. 2026
Ending Balance -- Trash Account	$ 3,743	$4,465.34	

ENDING CASH BALANCE FY 9/30/24 -- General Assessment Account + Trash Account		$29,044.16

RESERVE FUND		
Reserve Fund (9 month CD 51-1 issued 2/2/26, matures 11/2/26)		$13,502.13
Reserve Fund (42 month CD 61-1 issued 11/7/23, matures 5/7/27)		$16,075.43
Reserve Fund (42 month CD 00-1 issued 10/17/24, matures 4/10/28)		$17,560.47
Reserve Fund (42 month CD 29-1 issued 9/19/25, matures 3/19/29)		$8,190.56
	Reserve total	$55,328.59

SAVINGS ACCOUNT	
	Actual
Beginning Balance - 10/01/2025	839.32
Transfer to Checking -- Barela credit 10/01/25	-338.45
Interest 10/31/25 - 08/01/2026	$0.23
Total Remaining in Savings Account	501.10