

Downing Creek Community	
Profit and Loss	
January-July, 2026	
	Total
Income	
4000 Assessment Income	155,349.98
4110 Grants	7,380.00
4250 Late Charges	175.00
4350 Interest - Reserves	20.25
5000 Pool Membership	29,992.50
Unapplied Cash Payment Income	-14,482.50
Total for Income	\$178,435.23
Gross Profit	\$178,435.23
Expenses	
5100 Utilities Expense (Water & Stormwater)	2,513.37
5300 Grounds Maintenance Contract	46,487.52
5320 Grounds Maintenance Extras	251.00
5330 Grounds Tree Removal	3,015.00
5340 Grounds Landscaping	7,992.47
5341 Grounds Electrical	3,369.50
5390 Grounds - Other	11,973.68
5391 Grounds - Playground	195.00
5460 Pond Management	2,436.00
5570 Community Events	690.63
5600 Printing & Postage	585.26
5620 Audit/Tax Returns	600.00
5630 Insurance	3,147.00
5655 Management - Karen Burke (Finance Manager)	11,126.50
5658 Management - Cathy Pierce (CAM)	11,300.66
5660 Bank Service Charges	187.00
5690 Administrative Office Costs	1,969.09
5700 Miscellaneous/Contingency	1,542.03
6390 Utilities (Electricity)	4,605.01
HOALife Payments Fees	-38.00
Pool Capital Expenses	94,095.00
Pool Operating Expenses	
5011 Pool Management Fees	11,614.00
5012 Grounds Subcontractor Fees	2,925.51
5016 Electric	1,905.17
5017 Natural Gas	157.29
5018 General Repairs/Maintenance	6,917.11
5022 Telephone at Pool	256.74
5023 Miscellaneous	1,812.80
Total for Pool Operating Expenses	\$25,588.62
Unapplied Cash Bill Payment Expense	\$0.00
Total for Expenses	\$233,632.34
Net Operating Income	-\$55,197.11
Other Income	
7010 Interest Income	1,562.75
Total for Other Income	\$1,562.75
Net Other Income	\$1,562.75
Net Income	-\$53,634.36
Cash Basis Monday, August 31, 2026 01:04 PM GMT-04:00	