



**Balance Sheet - Operating**

The Dolphin Bay Homeowners Association, Inc.  
End Date: 10/31/2023

Date: 11/9/2023  
Time: 3:04 pm  
Page: 1

**Assets**

Assets

10-10111-00 NSB Operating Checking Account	\$7,636.03	
10-10116-00 Pinnacle Bank Insurance Deductible MM Acct	55,896.78	
10-10117-00 Pinnacle Bank Operating Money Market Account	74,505.84	
10-12020-00 Allowance for Doubtful Accounts	(2,852.00)	
10-13300-00 Prepaid Insurance	6,138.12	
	<hr/>	
Total Assets:		\$141,324.77
		<hr/>
<b>Total Assets:</b>		<b>\$141,324.77</b>
		<hr/> <hr/>

**Liabilities & Equity**

Liabilities

20-20100-00 Accounts Payable	164.70	
20-20200-00 Advanced Assessments Collected	1,956.00	
	<hr/>	
Total Liabilities:		\$2,120.70
		<hr/>

Equity

29-29100-00 Operating Fund	99,989.91	
29-29200-00 Retained Earnings Operating - Current	984.83	
	<hr/>	
Total Equity:		\$100,974.74
		<hr/>
Net Income Gain / Loss	38,229.33	
	<hr/>	
		\$38,229.33
		<hr/>
<b>Total Liabilities &amp; Equity:</b>		<b>\$141,324.77</b>
		<hr/> <hr/>



**Balance Sheet - Reserve**

The Dolphin Bay Homeowners Association, Inc.  
End Date: 10/31/2023

Date: 11/9/2023  
Time: 3:04 pm  
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**Assets**

Assets

10-10211-00 NSB Reserve Account	\$731.81	
10-10304-00 Live Oak Bank 12 month CD (Dredging 3424)	106,541.54	
10-10305-00 Live Oak Bank 12 Month CD ( Fixed Asset 3469)	117,495.18	
10-10306-00 CIT Bank 6 Month CD (672521) 11/25/23	222,096.25	
	<hr/>	
Total Assets:		\$446,864.78
		<hr/>
<b>Total Assets:</b>		<b>\$446,864.78</b>
		<hr/> <hr/>

**Liabilities & Equity**

Equity

29-29000-00 Capital Reserve Fund	295,747.81	
29-29300-00 Retained Earnings Reserve-Current	65,099.70	
	<hr/>	
Total Equity:		\$360,847.51
		<hr/>
Net Income Gain / Loss	86,017.27	
	<hr/>	
		\$86,017.27
		<hr/>
<b>Total Liabilities &amp; Equity:</b>		<b>\$446,864.78</b>
		<hr/> <hr/>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Operating Income</b>							
30101-00 Regular Assessments	\$-	\$-	\$-	\$110,379.00	\$110,379.00	\$-	\$110,379.00
<b>Total Operating Income</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$110,379.00</b>	<b>\$110,379.00</b>	<b>\$0.00</b>	<b>\$110,379.00</b>
<b>Misc. Operating Income</b>							
31101-00 Fines/Late Fees	-	-	-	120.90	-	120.90	-
32102-00 Cable Income	-	-	-	51,192.00	51,798.00	(606.00)	51,798.00
34001-00 Misc. Income - Operating	200.00	-	200.00	205.00	-	205.00	-
34101-00 Interest Income - Operating	559.61	-	559.61	4,422.38	-	4,422.38	-
<b>Total Misc. Operating Income</b>	<b>\$759.61</b>	<b>\$-</b>	<b>\$759.61</b>	<b>\$55,940.28</b>	<b>\$51,798.00</b>	<b>\$4,142.28</b>	<b>\$51,798.00</b>
<b>Total OPERATING INCOME</b>	<b>\$759.61</b>	<b>\$-</b>	<b>\$759.61</b>	<b>\$166,319.28</b>	<b>\$162,177.00</b>	<b>\$4,142.28</b>	<b>\$162,177.00</b>
<b>OPERATING EXPENSE</b>							
<b>Repair &amp; Maintenance Expenses</b>							
42101-00 Misc. Pool/Equipment Repairs	-	209.00	209.00	362.94	2,082.00	1,719.06	2,500.00
42111-00 Pool Supplies & Chemicals	112.77	225.00	112.23	2,335.16	2,250.00	(85.16)	2,700.00
42201-00 Contract Pool Maintenance	600.00	500.00	(100.00)	5,362.65	5,000.00	(362.65)	6,000.00
42322-00 Club House Maintenance	-	84.00	84.00	100.00	832.00	732.00	1,000.00
43001-00 General Maintenance & Materials	-	834.00	834.00	-	8,332.00	8,332.00	10,000.00
43011-00 Road Maintenance	-	84.00	84.00	-	832.00	832.00	1,000.00
43021-00 Marina Maintenance	848.51	1,000.00	151.49	2,262.04	10,000.00	7,737.96	12,000.00
43311-00 Electrical Services/Supplies	-	125.00	125.00	149.80	1,250.00	1,100.20	1,500.00
43361-00 Fire Prevention Syst-Inspection	-	-	-	237.71	125.00	(112.71)	125.00
44011-00 Misc. Landscaping	-	84.00	84.00	8,790.00	832.00	(7,958.00)	1,000.00
44201-00 Pinestraw/Mulch	-	283.00	283.00	-	2,833.00	2,833.00	3,400.00
44301-00 Contract Landscape Maintenance	850.00	850.00	-	7,650.00	8,500.00	850.00	10,200.00
44451-00 Irrigation Maintenance	-	-	-	200.00	-	(200.00)	-
45101-00 Pest Control	85.00	-	(85.00)	245.00	350.00	105.00	350.00
<b>Total Repair &amp; Maintenance Expenses</b>	<b>\$2,496.28</b>	<b>\$4,278.00</b>	<b>\$1,781.72</b>	<b>\$27,695.30</b>	<b>\$43,218.00</b>	<b>\$15,522.70</b>	<b>\$51,775.00</b>
<b>General &amp; Administrative Expenses</b>							
51001-00 Office Supplies	10.28	29.00	18.72	161.25	290.00	128.75	350.00
51101-00 Printing/Copies	6.12	75.00	68.88	389.76	750.00	360.24	900.00
51201-00 Postage	13.86	41.00	27.14	313.03	417.00	103.97	500.00
52002-00 Legal Services	-	84.00	84.00	-	832.00	832.00	1,000.00
52101-00 Accounting Services	-	41.00	41.00	500.00	417.00	(83.00)	500.00
52201-00 Management Services	775.00	775.00	-	7,750.00	7,750.00	-	9,300.00
52250-00 Community Website	-	41.67	41.67	789.00	416.66	(372.34)	500.00
53001-00 Insurance Expense	-	-	-	3,348.60	300.00	(3,048.60)	300.00
53002-00 Hazard Insurance Expense	-	213.33	213.33	3,273.20	2,133.34	(1,139.86)	2,560.00
53003-00 Marina Insurance Expense	3,070.60	2,250.58	(820.02)	24,564.80	22,505.84	(2,058.96)	27,007.00
53004-00 D & O Insurance Expense	-	143.00	143.00	1,560.00	1,430.00	(130.00)	1,716.00
54111-00 Residents Social Activities	-	89.00	89.00	284.48	891.00	606.52	1,071.00
59901-00 General & Administrative Expenses	-	84.00	84.00	110.00	832.00	722.00	1,000.00
<b>Total General &amp; Administrative Expense</b>	<b>\$3,875.86</b>	<b>\$3,866.58</b>	<b>(\$9.28)</b>	<b>\$43,044.12</b>	<b>\$38,964.84</b>	<b>(\$4,079.28)</b>	<b>\$46,704.00</b>
<b>Utilities</b>							
60001-00 Electricity	1,633.22	833.00	(800.22)	10,629.21	8,332.00	(2,297.21)	10,000.00
60101-00 Water & Sewer	79.70	50.00	(29.70)	648.46	500.00	(148.46)	600.00
60111-00 Stormwater	-	-	-	100.00	-	(100.00)	-
60301-00 Trash Removal	144.00	54.00	(90.00)	580.17	540.00	(40.17)	650.00
60561-00 Cable Service	4,445.68	4,316.00	(129.68)	45,352.71	43,166.00	(2,186.71)	51,798.00
60601-00 Telephone/Telephone Lines	19.99	-	(19.99)	39.98	150.00	110.02	150.00
<b>Total Utilities</b>	<b>\$6,322.59</b>	<b>\$5,253.00</b>	<b>(\$1,069.59)</b>	<b>\$57,350.53</b>	<b>\$52,688.00</b>	<b>(\$4,662.53)</b>	<b>\$63,198.00</b>
<b>Reserve Expenses</b>							
99001-00 Federal Income Tax	-	-	-	-	450.00	450.00	450.00
99101-00 State Income Tax	-	-	-	-	50.00	50.00	50.00
<b>Total Reserve Expenses</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$500.00</b>	<b>\$500.00</b>	<b>\$500.00</b>



**Income Statement - Operating**  
 The Dolphin Bay Homeowners Association, Inc.  
 10/31/2023

Date: 11/9/2023  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$12,694.73	\$13,397.58	\$702.85	\$128,089.95	\$135,370.84	\$7,280.89	\$162,177.00
Net Income:	<u>(\$11,935.12)</u>	<u>(\$13,397.58)</u>	<u>\$1,462.46</u>	<u>\$38,229.33</u>	<u>\$26,806.16</u>	<u>\$11,423.17</u>	<u>\$0.00</u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
30202-00 Addition to Dredging Reserves	\$-	\$-	\$-	\$18,000.00	\$18,000.00	\$-	\$18,000.00
30203-00 Addition to Assets Reserves	-	-	-	57,621.00	57,621.00	-	57,621.00
<b>Total Reserve Income</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$75,621.00</b>	<b>\$75,621.00</b>	<b>\$0.00</b>	<b>\$75,621.00</b>
<b>Misc. Reserve Income</b>							
34151-00 Interest Income - Reserves	2,322.73	-	2,322.73	10,396.27	-	10,396.27	-
<b>Total Misc. Reserve Income</b>	<b>\$2,322.73</b>	<b>\$-</b>	<b>\$2,322.73</b>	<b>\$10,396.27</b>	<b>\$-</b>	<b>\$10,396.27</b>	<b>\$-</b>
<b>Total RESERVE INCOME</b>	<b>\$2,322.73</b>	<b>\$-</b>	<b>\$2,322.73</b>	<b>\$86,017.27</b>	<b>\$75,621.00</b>	<b>\$10,396.27</b>	<b>\$75,621.00</b>
<b>Net Reserve:</b>	<b>\$2,322.73</b>	<b>\$0.00</b>	<b>\$2,322.73</b>	<b>\$86,017.27</b>	<b>\$75,621.00</b>	<b>\$10,396.27</b>	<b>\$75,621.00</b>



**Homeowner Aging Report**

The Dolphin Bay Homeowners Association, Inc.  
End Date: 10/31/2023

Date: 11/9/2023  
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Description	Current	Over 30	Over 60	Over 90	Balance
<b>3431048 - Lee Stanley Jarrell Current Owner</b>		<b>Last Payment: \$215.00 on 05/16/2023</b>			
7203 Scallop Lane Lot 10					
PrePaid	(\$1,938.00)	\$0.00	\$0.00	\$0.00	(\$1,938.00)
Total:	(\$1,938.00)	\$0.00	\$0.00	\$0.00	(\$1,938.00)
<b>3431003 - James R. Pittman Current Owner</b>		<b>Last Payment: \$2,600.00 on 01/25/2023</b>			
804 Cobia Lane Lot 42					
PrePaid	(\$18.00)	\$0.00	\$0.00	\$0.00	(\$18.00)
Total:	(\$18.00)	\$0.00	\$0.00	\$0.00	(\$18.00)
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Dolphin Bay Homeowners Association, Inc.	(\$1,956.00)	\$0.00	\$0.00	\$0.00	(\$1,956.00)

Description	Total
PrePaid	(\$1,956.00)
<b>AR Total:</b>	<b>\$0.00</b>



**Payables Aging Report**  
 The Dolphin Bay Homeowners Association, Inc.  
 As Of 10/31/2023

Date: 11/9/2023  
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Vendor	Current	Over 30	Over 60	Over 90	Balance
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**Aqua North Carolina**

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
86228306178	10/27/2023		\$79.70	\$0.00	\$0.00	\$0.00	
99-102723							
GL Account	Amount	Paid	Description	Current	Over 30	Over 60	Over 90
60-60101-00	\$79.70	\$0.00	Water & Sewer 09/28-10/26	\$79.70	\$0.00	\$0.00	\$0.00
				<b>\$79.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
				<b>\$79.70</b>			

**Jay Taylor Exterminating Company, Inc**

Invoice #	Date	Check Memo	Current	Over 30	Over 60	Over 90	Balance
6120028	10/31/2023		\$85.00	\$0.00	\$0.00	\$0.00	
GL Account	Amount	Paid	Description	Current	Over 30	Over 60	Over 90
40-45101-00	\$85.00	\$0.00	Pest Control - Quarterly Service at clubhouse	\$85.00	\$0.00	\$0.00	\$0.00
				<b>\$85.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
				<b>\$85.00</b>			

<b>Totals:</b>	<b>\$164.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$164.70</b>
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Date	Check #	Payee	Amount
<b>10-10111-00 NSB Operating Checking Account</b>			
10/02/2023	1643	Priestley Management Company <b>Invoice #: 140601</b> 50-52201-00 Management Services	\$775.00 \$775.00
10/04/2023	1644	SPECTRUM <b>Invoice #: 0323637091123-0911</b> 60-60561-00 Cable Service	\$4,531.39 \$4,531.39
10/04/2023	1645	Duke Energy Progress <b>Invoice #: 910080457602-09072</b> 60-60001-00 Electricity Dock 08/04-09/05	\$586.99 \$586.99
10/04/2023	1646	McGee Pools, Inc. <b>Invoice #: 30262</b> 40-42111-00 Pool Supplies & Chemicals 40-42201-00 Contract Pool Maintenance	\$1,129.28 \$529.28 \$600.00
10/04/2023	1647	Jeremy Martin <b>Invoice #: 3145</b> 40-44301-00 Contract Landscape Maintenance	\$850.00 \$850.00
10/05/2023	1648	Jeremy Martin <b>Invoice #: 3150</b> 40-44301-00 Contract Landscape Maintenance - September	\$850.00 \$850.00
10/11/2023	1649	Aqua North Carolina <b>Invoice #: 8622830617899-0929</b> 60-60101-00 Water & Sewer 08/25-09/28	\$107.57 \$107.57
10/11/2023	1650	Duke Energy Progress <b>Invoice #: 910131140956-10052</b> 60-60001-00 Electricity 09/03-10/03	\$37.29 \$37.29
10/11/2023	1651	McGee Pools, Inc. <b>Invoice #: 30395</b> 40-42111-00 Pool Supplies & Chemicals 40-42201-00 Contract Pool Maintenance	\$712.77 \$112.77 \$600.00
10/11/2023	1652	GFL Environmental <b>Invoice #: 0062856779-100223</b> 60-60301-00 Trash Removal	\$144.00 \$144.00
10/16/2023	1653	Priestley Management Company <b>Invoice #: 141140</b> 50-51001-00 Office Supplies 50-51101-00 Printing/Copies 50-51201-00 Postage	\$30.26 \$10.28 \$6.12 \$13.86
10/17/2023	1654	George Chadwick Insurance <b>Invoice #: 36331</b> 50-53001-00 Insurance Expense	\$3,070.60 \$3,070.60
10/18/2023	1655	SPECTRUM <b>Invoice #: 0323637101123-1011</b> 60-60561-00 Cable Service	\$4,445.68 \$4,445.68
10/18/2023	1656	SPECTRUM <b>Invoice #: 8351800040325913-1</b> 60-60601-00 Telephone/Telephone Lines - Pool Phone/Clubhouse I	\$19.99 \$19.99
10/18/2023	1657	PMC Services <b>Invoice #: 141274</b> 40-43021-00 Marina Maintenance - dock gate	\$848.51 \$848.51
10/18/2023	1658	Duke Energy Progress <b>Invoice #: 910080457446-10062</b> 60-60001-00 Electricity club house 09/06-10/04 <b>Invoice #: 910080457602-10062</b> 60-60001-00 Electricity Dock 09/06-10/04 <b>Invoice #: 910080457769-10062</b> 60-60001-00 Electricity main entrance 09/06-10/04	\$1,595.93 \$378.41 \$1,176.89 \$40.63





**Cash Disbursement**

The Dolphin Bay Homeowners Association, Inc.  
10/1/2023 - 10/31/2023

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Date	Check #	Payee	Amount
10/18/2023	1659	George Chadwick Insurance	\$3,070.60
		<b>Invoice #: 36362</b>	
		50-53003-00 Insurance Expense - Marina	\$3,070.60
		<b>Account Totals</b>	<b># Checks: 17</b>
			<b>\$22,805.86</b>
		<b>Association Totals</b>	<b># Checks: 17</b>
			<b>\$22,805.86</b>