

June 30, 2020

8592 C 10-31

Town North Village Homeowners Assn  
12989 Jupiter Rd. #101

Dallas, TX 75238

Town North Village Homeowners Assn  
12989 Jupiter Rd. #101

Dallas, TX 75238  
June 30, 2020

8592

10-31

The accompanying financial statements as of June 30, 2020, and for the eight months then ended, have been compiled by us.

A compilation is limited to presenting, in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Town North Village Homeowners Assn  
12989 Jupiter Rd. #101

Dallas, TX 75238  
July 7, 2020

8592 Financial Recap for June 2020 10-31

102	Cash In Bank-NDBT Checking	\$	6,357.35
103	Cash In Bank-NDBT Depository		<u>20,185.26</u>
	Total Operating Funds		26,542.61
104	Cash in Bank-NDBT Reserve		<u>225,506.60</u>
	Total Cash in Bank		<u><u>252,049.21</u></u>
	Change in Cash This Month		11,270.31
	Gross Income		17,271.96
	Total Expenses		16,816.81
	Net Gain (Loss) This Month		455.15
	Net Gain (Loss) Year to Date		8,965.16

For Management Use Only

Town North Village Homeowners Assn  
12989 Jupiter Rd. #101

Dallas, TX 75238  
June 30, 2020

8592 BALANCE SHEET 10-31

ACCT DESCRIPTION

ASSETS

CURRENT ASSETS

102	Cash In Bank-NDBT Checking	\$	6,357.35	
103	Cash In Bank-NDBT Depository		20,185.26	
104	Cash in Bank-NDBT Reserve		225,506.60	
106	Assessments Receivable		3,184.55	
120	Petty Cash-Leinback		300.00	
133	Prepaid Insurance		<u>19,849.72</u>	
	TOTAL CURRENT ASSETS			\$ <u>275,383.48</u>
	TOTAL ASSETS			\$ <u>275,383.48</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

206	Assessments Pd In Advance	\$	10,986.56	
210	Unrealized Assmnt Income		3,184.55	
211	Notes Payable-Insurance		11,133.77	
232	Accrued Payroll Tax-Federal		739.89	
235	Accrued Unemployment Tax		<u>137.02</u>	
	TOTAL CURRENT LIABILITIES			\$ 26,181.79
	TOTAL LIABILITIES			26,181.79

EQUITY

28201	Painting-Beg Balance		69,800.00	
28202	Painting-Accrual		21,400.00	
28205	Pest Control-Beg Balance		3,912.65	
28206	Pest Control-Accrual		1,600.00	
28207	Pest Control-Expenditures		(1,210.06)	
28211	Contingency-Beg Balance		12,988.53	
28212	Contingency-Accrual		5,600.00	
28215	Roof-Beg Balance		89,075.32	
28216	Roof-Accrual		24,000.00	
28217	Roof-Expenditures		(26,982.48)	
28219	Insurance-Accrual		23,266.64	
283	Retained Earnings		16,785.93	
	Surplus		<u>8,965.16</u>	
	TOTAL EQUITY			<u>249,201.69</u>
	TOTAL LIABILITIES & EQUITY			\$ <u>275,383.48</u>

12989 Jupiter Rd. #101

Dallas, TX 75238

June 30, 2020

8592 OPERATING STATEMENT 10-31

ACCT	DESCRIPTION	CURRENT PERIOD	EIGHT MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
ASSESSMENTS					
301	Assessment Income	\$ 26,983.00	\$ 215,618.45	156.2	152.0
305	Pool Keys		(25.00)		
308	Late Fees Owners' Assessment	25.00	550.00	.1	.4
310	Legal Costs Billed		716.55		.5
311	Collection Costs	10.00	100.00	.1	.1
321	Reserve Accrual-Painting	(2,900.00)	(21,400.00)	(16.8)	(15.1)
322	Reserve Accrual-Pest Control	(200.00)	(1,600.00)	(1.2)	(1.1)
323	Reserve Accrual-Contingency	(700.00)	(5,600.00)	(4.1)	(4.0)
324	Reserve Accrual-Roof	(3,000.00)	(24,000.00)	(17.4)	(16.9)
325	Reserve Accrual-Insurance	(3,183.33)	(23,266.64)	(18.4)	(16.4)
396	Clubhouse Rental	200.00	200.00	1.2	.1
	TOTAL ASSESSMENTS	17,234.67	141,293.36	99.8	99.6
OTHER INCOME					
901	Interest Income	37.29	556.56	.2	.4
	TOTAL OTHER INCOME	37.29	556.56	.2	.4
	TOTAL INCOME	17,271.96	141,849.92	100.0	100.0
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical Maint/Supplies	33.88	234.28	.2	.2
403	Pest Control	460.06	2,640.79	2.7	1.9
404	Drainage		300.00		.2
405	Gutters And Downspouts		649.51		.5
407	Fence Repair/Replace/Handrai		295.00		.2
408	Landscape-Contract	2,349.03	18,272.62	13.6	12.9
409	Landscaping/Grounds Other		555.94		.4
412	Plumbing Repairs	40.00	190.00	.2	.1
413	Maintenance Personnel	1,683.00	11,189.00	9.7	7.9
414	Project: Paint/Carpentry	72.32	174.88	.4	.1
415	Wall		250.00		.2
416	Roof Repairs	760.44	8,984.83	4.4	6.3
417	Sidewalks, Street Repairs		5,712.50		4.0
418	Sprinkler Repairs	1,378.13	1,570.81	8.0	1.1
419	Tree & Shrub Trim/Removal	200.00	2,527.38	1.2	1.8
421	Locks/Keys/Signs		116.24		.1
422	Exterior Bldg Maint/Supplies		1,813.60		1.3
427	Fuel Allowance	50.00	400.00	.3	.3
429	Gas/Mileage Reimbursement	50.00	400.00	.3	.3
430	Telephone-Maint	50.00	400.00	.3	.3
	TOTAL MAINTENANCE AND REPAIRS	7,126.86	56,677.38	41.3	40.0
RECREATION AREA					
525	Basketball Court		208.29		.2

See Accountants Compilation Report

12989 Jupiter Rd. #101

Dallas, TX 75238

June 30, 2020

8592 OPERATING STATEMENT 10-31

ACCT	DESCRIPTION	CURRENT PERIOD	EIGHT MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
526	Clubhouse Office	256.07	316.07	1.5	.2
527	Clubhouse Cleaning		220.00		.2
528	Clubhouse Maint/Supplies		413.08		.3
531	Pool Maint Personnel	252.00	2,016.00	1.5	1.4
532	Pool Emergency Telephone	31.00	248.00	.2	.2
534	Pool Area Repairs	326.99	562.92	1.9	.4
538	Pool Supplies/Chemicals	165.25	446.89	1.0	.3
	TOTAL RECREATION AREA	1,031.31	4,431.25	6.0	3.1
	GENERAL & ADMINISTRATION				
651	Bank Charges	49.24	389.37	.3	.3
652	Bookkeeping	879.13	6,924.37	5.1	4.9
653	Homeowner/Social Functions		51.13		
654	Interest Expense		209.21		.2
655	Internet Access	95.00	760.00	.6	.5
656	Legal	(15.00)	1,363.30	(.1)	1.0
657	Property Management	1,100.00	8,800.00	6.4	6.2
658	Meeting Expense		54.57		
659	Office Supplies	36.16	593.66	.2	.4
661	Postage & Mailings	3.00	52.90		
663	Reproduction/Copies	72.14	445.94	.4	.3
665	Office Equip/Software/Tech		200.65		.1
666	Holiday Decorations		122.32		.1
668	Vendor Gifts	39.00	289.00	.2	.2
	TOTAL GENERAL & ADMINISTRATION	2,258.67	20,256.42	13.1	14.3
	UTILITIES				
770	Electric	437.41	3,901.21	2.5	2.8
771	Water & Sewage	574.63	4,494.81	3.3	3.2
773	Telephone	133.73	1,278.85	.8	.9
	TOTAL UTILITIES	1,145.77	9,674.87	6.6	6.8
	INSURANCE				
801	D & O Liability	127.83	1,022.64	.7	.7
802	Hazard Insurance	4,574.66	36,597.28	26.5	25.8
804	Umbrella Insurance	145.08	1,160.64	.8	.8
805	Workers Comp Ins	55.17	441.36	.3	.3
806	Crime Bond	59.67	477.36	.4	.3
	TOTAL INSURANCE	4,962.41	39,699.28	28.7	28.0
	TAXES				
885	Payroll Taxes	291.79	2,102.50	1.7	1.5
889	Real Estate Taxes		43.06		
	TOTAL TAXES	291.79	2,145.56	1.7	1.5
	TOTAL ALL EXPENSES	16,816.81	132,884.76	97.4	93.7

See Accountants Compilation Report

12989 Jupiter Rd. #101

Dallas, TX 75238

June 30, 2020

8592

OPERATING STATEMENT

10-31

ACCT	DESCRIPTION	CURRENT PERIOD	EIGHT MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
	NET SURPLUS or (DEFICIT)	<u>\$ 455.15</u>	<u>\$ 8,965.16</u>	<u>2.6</u>	<u>6.3</u>

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592 ACTUAL TO BUDGET 10-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
<b>ASSESSMENTS</b>					
301	Assessment Income	\$ 215,618	\$ 216,972	\$ (1,354)	(.6)
305	Pool Keys	(25)	67	(92)	(137.3)
308	Late Fees Owners' Assessment	550		550	
310	Legal Costs Billed	717		717	
311	Collection Costs	100		100	
321	Reserve Accrual-Painting	(21,400)	(21,400)		
322	Reserve Accrual-Pest Control	(1,600)	(1,600)		
323	Reserve Accrual-Contingency	(5,600)	(5,600)		
324	Reserve Accrual-Roof	(24,000)	(24,000)		
325	Reserve Accrual-Insurance	(23,267)	(23,267)		
396	Clubhouse Rental	200	800	(600)	(75.0)
	<b>TOTAL ASSESSMENTS</b>	<u>141,293</u>	<u>141,972</u>	<u>(679)</u>	<u>(.5)</u>
<b>OTHER INCOME</b>					
901	Interest Income	<u>557</u>		<u>557</u>	
	<b>TOTAL OTHER INCOME</b>	<u>557</u>		<u>557</u>	
	<b>TOTAL INCOME</b>	<u>141,850</u>	<u>141,972</u>	<u>122</u>	<u>.1</u>
<b>OPERATING EXPENSES</b>					
<b>MAINTENANCE AND REPAIRS</b>					
402	Electrical Maint/Supplies	234	733	(499)	(68.1)
403	Pest Control	2,641	2,400	241	10.0
404	Drainage	300	267	33	12.4
405	Gutters And Downspouts	650	733	(83)	(11.3)
407	Fence Repair/Replace/Handrai	295	200	95	47.5
408	Landscape-Contract	18,273	18,547	(274)	(1.5)
409	Landscaping/Grounds Other	556	833	(277)	(33.3)
412	Plumbing Repairs	190	667	(477)	(71.5)
413	Maintenance Personnel	11,189	10,687	502	4.7
414	Project: Paint/Carpentry	175		175	
415	Wall	250	133	117	88.0
416	Roof Repairs	8,985	8,000	985	12.3
417	Sidewalks, Street Repairs	5,713	5,000	713	14.3
418	Sprinkler Repairs	1,571	2,333	(762)	(32.7)
419	Tree & Shrub Trim/Removal	2,527	3,000	(473)	(15.8)
421	Locks/Keys/Signs	116	267	(151)	(56.6)
422	Exterior Bldg Maint/Supplies	1,814	1,200	614	51.2
423	Fire/Safety Protection		83	(83)	(100.0)
426	Vandalism/Fire Damage		133	(133)	(100.0)
427	Fuel Allowance	400	400		
429	Gas/Mileage Reimbursement	400	400		
430	Telephone-Maint	400	400		
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<u>56,679</u>	<u>56,416</u>	<u>263</u>	<u>.5</u>
<b>SWIMMING POOL</b>					
525	Basketball Court	208	167	41	24.6

See Accountants Compilation Report



YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592 ACTUAL TO BUDGET 10-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
526	Clubhouse Office	316		316	
527	Clubhouse Cleaning	220	333	(113)	(33.9)
528	Clubhouse Maint/Supplies	413	267	146	54.7
530	Pool Maint/Contract		300	(300)	(100.0)
531	Pool Maint Personnel	2,016	1,957	59	3.0
532	Pool Emergency Telephone	248	467	(219)	(46.9)
534	Pool Area Repairs	563	667	(104)	(15.6)
535	Pool Furniture		167	(167)	(100.0)
538	Pool Supplies/Chemicals	447	667	(220)	(33.0)
	TOTAL SWIMMING POOL	4,431	4,992	(561)	(11.2)
GENERAL & ADMINISTRATION					
650	Auditor Fee		1,200	(1,200)	(100.0)
651	Bank Charges	389	133	256	192.5
652	Bookkeeping	6,924	7,333	(409)	(5.6)
653	Homeowner/Social Functions	51	167	(116)	(69.5)
654	Interest Expense	209	1,300	(1,091)	(83.9)
655	Internet Access	760	760		
656	Legal	1,363	1,333	30	2.3
657	Property Management	8,800	8,800		
658	Meeting Expense	55	100	(45)	(45.0)
659	Office Supplies	594	467	127	27.2
661	Postage & Mailings	53	367	(314)	(85.6)
663	Reproduction/Copies	446	333	113	33.9
665	Office Equip/Software/Tech	201	200	1	.5
666	Holiday Decorations	122	133	(11)	(8.3)
668	Vendor Gifts	289	167	122	73.1
	TOTAL GENERAL & ADMINISTRATION	20,256	22,793	(2,537)	(11.1)
UTILITIES					
770	Electric	3,901	4,333	(432)	(10.0)
771	Water & Sewage	4,495	8,800	(4,305)	(48.9)
773	Telephone	1,279	1,533	(254)	(16.6)
	TOTAL UTILITIES	9,675	14,666	(4,991)	(34.0)
INSURANCE					
801	D & O Liability	1,023	1,023		
802	Hazard Insurance	36,597	36,597		
804	Umbrella Insurance	1,161	1,161		
805	Workers Comp Ins	441	441		
806	Crime Bond	477	477		
	TOTAL INSURANCE	39,699	39,699		
TAXES					
880	Federal Income Tax		200	(200)	(100.0)
885	Payroll Taxes	2,103	1,789	314	17.6
889	Real Estate Taxes	43	7	36	514.3
	TOTAL TAXES	2,146	1,996	150	7.5

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592	ACTUAL TO BUDGET	10-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL      BUDGETED	VARIANCE DOLLARS    PERCENT
	TOTAL ALL EXPENSES	132,886      140,562	(7,676)    (5.5)
	NET SURPLUS or (DEFICIT)	<u>\$      8,964</u> <u>\$      1,410</u>	<u>\$      7,554</u> <u>535.7</u>

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592 BUDGET BALANCE REMAINING 10-31

ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 215,618	\$ 327,180	\$ 111,562	34.1
305	Pool Keys	(25)	100	125	125.0
308	Late Fees Owners' Assessment	550		(550)	
310	Legal Costs Billed	717		(717)	
311	Collection Costs	100		(100)	
321	Reserve Accrual-Painting	(21,400)	(33,000)	(11,600)	(35.2)
322	Reserve Accrual-Pest Control	(1,600)	(2,400)	(800)	(33.3)
323	Reserve Accrual-Contingency	(5,600)	(8,400)	(2,800)	(33.3)
324	Reserve Accrual-Roof	(24,000)	(36,000)	(12,000)	(33.3)
325	Reserve Accrual-Insurance	(23,267)	(36,000)	(12,733)	(35.4)
396	Clubhouse Rental	200	1,200	1,000	83.3
	TOTAL ASSESSMENTS	141,293	212,680	71,387	33.6
OTHER INCOME					
901	Interest Income	557		(557)	
	TOTAL OTHER INCOME	557		(557)	
	TOTAL INCOME	141,850	212,680	70,830	33.3
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical Maint/Supplies	234	1,100	866	78.7
403	Pest Control	2,641	3,600	959	26.6
404	Drainage	300	400	100	25.0
405	Gutters And Downspouts	650	1,100	450	40.9
407	Fence Repair/Replace/Handrai	295	300	5	1.7
408	Landscape-Contract	18,273	27,820	9,547	34.3
409	Landscaping/Grounds Other	556	1,250	694	55.5
412	Plumbing Repairs	190	1,000	810	81.0
413	Maintenance Personnel	11,189	16,030	4,841	30.2
414	Project: Paint/Carpentry	175		(175)	
415	Wall	250	200	(50)	(25.0)
416	Roof Repairs	8,985	12,000	3,015	25.1
417	Sidewalks, Street Repairs	5,713	5,000	(713)	(14.3)
418	Sprinkler Repairs	1,571	3,500	1,929	55.1
419	Tree & Shrub Trim/Removal	2,527	3,000	473	15.8
421	Locks/Keys/Signs	116	400	284	71.0
422	Exterior Bldg Maint/Supplies	1,814	1,800	(14)	(.8)
423	Fire/Safety Protection		125	125	100.0
426	Vandalism/Fire Damage		200	200	100.0
427	Fuel Allowance	400	600	200	33.3
429	Gas/Mileage Reimbursement	400	600	200	33.3
430	Telephone-Maint	400	600	200	33.3
	TOTAL MAINTENANCE AND REPAIRS	56,679	80,625	23,946	29.7
SWIMMING POOL					
525	Basketball Court	208	250	42	16.8

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592		BUDGET BALANCE REMAINING			10-31	
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS PERCENT		
526	Clubhouse Office	316		(316)		
527	Clubhouse Cleaning	220	500	280	56.0	
528	Clubhouse Maint/Supplies	413	400	(13)	(3.3)	
530	Pool Maint/Contract		450	450	100.0	
531	Pool Maint Personnel	2,016	2,936	920	31.3	
532	Pool Emergency Telephone	248	700	452	64.6	
534	Pool Area Repairs	563	1,000	437	43.7	
535	Pool Furniture		250	250	100.0	
538	Pool Supplies/Chemicals	447	1,000	553	55.3	
	TOTAL SWIMMING POOL	4,431	7,486	3,055	40.8	
GENERAL & ADMINISTRATION						
650	Auditor Fee		1,800	1,800	100.0	
651	Bank Charges	389	200	(189)	(94.5)	
652	Bookkeeping	6,924	11,000	4,076	37.1	
653	Homeowner/Social Functions	51	250	199	79.6	
654	Interest Expense	209	1,950	1,741	89.3	
655	Internet Access	760	1,140	380	33.3	
656	Legal	1,363	2,000	637	31.9	
657	Property Management	8,800	13,200	4,400	33.3	
658	Meeting Expense	55	150	95	63.3	
659	Office Supplies	594	700	106	15.1	
661	Postage & Mailings	53	550	497	90.4	
663	Reproduction/Copies	446	500	54	10.8	
665	Office Equip/Software/Tech	201	300	99	33.0	
666	Holiday Decorations	122	200	78	39.0	
668	Vendor Gifts	289	250	(39)	(15.6)	
	TOTAL GENERAL & ADMINISTRATION	20,256	34,190	13,934	40.8	
UTILITIES						
770	Electric	3,901	6,500	2,599	40.0	
771	Water & Sewage	4,495	13,200	8,705	66.0	
773	Telephone	1,279	2,300	1,021	44.4	
	TOTAL UTILITIES	9,675	22,000	12,325	56.0	
INSURANCE						
801	D & O Liability	1,023	1,534	511	33.3	
802	Hazard Insurance	36,597	54,896	18,299	33.3	
804	Umbrella Insurance	1,161	1,741	580	33.3	
805	Workers Comp Ins	441	662	221	33.4	
806	Crime Bond	477	716	239	33.4	
	TOTAL INSURANCE	39,699	59,549	19,850	33.3	
TAXES						
880	Federal Income Tax		300	300	100.0	
885	Payroll Taxes	2,103	2,683	580	21.6	
889	Real Estate Taxes	43	10	(33)	(330.0)	
	TOTAL TAXES	2,146	2,993	847	28.3	

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592	BUDGET BALANCE REMAINING				10-31
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
	TOTAL ALL EXPENSES	132,886	206,843	73,957	35.8
	NET SURPLUS or (DEFICIT)	<u>\$ 8,964</u>	<u>\$ 5,837</u>	<u>\$ (3,127)</u>	<u>(53.6)</u>

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592 CURRENT TO PRIOR 10-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
<b>ASSESSMENTS</b>					
301	Assessment Income	\$ 215,618	\$ 199,910	\$ 15,708	7.9
305	Pool Keys	(25)	(35)	10	28.6
308	Late Fees Owners' Assessment	550	800	(250)	(31.3)
310	Legal Costs Billed	717	270	447	165.6
311	Collection Costs	100	245	(145)	(59.2)
321	Reserve Accrual-Painting	(21,400)	(13,400)	(8,000)	(59.7)
322	Reserve Accrual-Pest Control	(1,600)	(1,800)	200	11.1
323	Reserve Accrual-Contingency	(5,600)	(6,200)	600	9.7
324	Reserve Accrual-Roof	(24,000)	(24,000)		
325	Reserve Accrual-Insurance	(23,267)	(12,500)	(10,767)	(86.1)
396	Clubhouse Rental	200	650	(450)	(69.2)
397	Clubhouse Deposit		50	(50)	(100.0)
	<b>TOTAL ASSESSMENTS</b>	<u>141,293</u>	<u>143,990</u>	<u>(2,697)</u>	<u>(1.9)</u>
<b>OTHER INCOME</b>					
901	Interest Income	<u>557</u>	<u>724</u>	<u>(167)</u>	<u>(23.1)</u>
	<b>TOTAL OTHER INCOME</b>	<u>557</u>	<u>724</u>	<u>(167)</u>	<u>(23.1)</u>
	<b>TOTAL INCOME</b>	<u>141,850</u>	<u>144,714</u>	<u>(2,864)</u>	<u>(2.0)</u>
<b>OPERATING EXPENSES</b>					
<b>MAINTENANCE AND REPAIRS</b>					
402	Electrical Maint/Supplies	234	418	(184)	(44.0)
403	Pest Control	2,641	2,100	541	25.8
404	Drainage	300		300	
405	Gutters And Downspouts	650	699	(49)	(7.0)
407	Fence Repair/Replace/Handrai	295	185	110	59.5
408	Landscape-Contract	18,273	17,320	953	5.5
409	Landscaping/Grounds Other	556	1,685	(1,129)	(67.0)
412	Plumbing Repairs	190	390	(200)	(51.3)
413	Maintenance Personnel	11,189	10,546	643	6.1
414	Project: Paint/Carpentry	175		175	
415	Wall	250		250	
416	Roof Repairs	8,985	8,095	890	11.0
417	Sidewalks, Street Repairs	5,713	55	5,658	0287.3
418	Sprinkler Repairs	1,571	2,018	(447)	(22.2)
419	Tree & Shrub Trim/Removal	2,527	5,879	(3,352)	(57.0)
421	Locks/Keys/Signs	116	25	91	364.0
422	Exterior Bldg Maint/Supplies	1,814	1,074	740	68.9
423	Fire/Safety Protection		105	(105)	(100.0)
426	Vandalism/Fire Damage		640	(640)	(100.0)
427	Fuel Allowance	400	400		
429	Gas/Mileage Reimbursement	400	327	73	22.3
430	Telephone-Maint	400		400	
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<u>56,679</u>	<u>51,961</u>	<u>4,718</u>	<u>9.1</u>
<b>SWIMMING POOL</b>					

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592 CURRENT TO PRIOR 10-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
525	Basketball Court	208	138	70	50.7
526	Clubhouse Office	316		316	
527	Clubhouse Cleaning	220		220	
528	Clubhouse Maint/Supplies	413	96	317	330.2
530	Pool Maint/Contract		325	(325)	(100.0)
531	Pool Maint Personnel	2,016	2,004	12	.6
532	Pool Emergency Telephone	248	593	(345)	(58.2)
534	Pool Area Repairs	563	75	488	650.7
535	Pool Furniture		145	(145)	(100.0)
538	Pool Supplies/Chemicals	447	1,064	(617)	(58.0)
539	Pool Miscellaneous		30	(30)	(100.0)
	TOTAL SWIMMING POOL	4,431	4,470	(39)	(.9)
GENERAL & ADMINISTRATION					
650	Auditor Fee		1,700	(1,700)	(100.0)
651	Bank Charges	389	499	(110)	(22.0)
652	Bookkeeping	6,924	6,694	230	3.4
653	Homeowner/Social Functions	51	606	(555)	(91.6)
654	Interest Expense	209	1,185	(976)	(82.4)
655	Internet Access	760	760		
656	Legal	1,363	4,960	(3,597)	(72.5)
657	Property Management	8,800	8,800		
658	Meeting Expense	55	72	(17)	(23.6)
659	Office Supplies	594	961	(367)	(38.2)
661	Postage & Mailings	53	804	(751)	(93.4)
662	Professional/Consultants		290	(290)	(100.0)
663	Reproduction/Copies	446	280	166	59.3
665	Office Equip/Software/Tech	201	25	176	704.0
666	Holiday Decorations	122	36	86	238.9
668	Vendor Gifts	289	236	53	22.5
	TOTAL GENERAL & ADMINISTRATION	20,256	27,908	(7,652)	(27.4)
UTILITIES					
770	Electric	3,901	4,292	(391)	(9.1)
771	Water & Sewage	4,495	3,522	973	27.6
773	Telephone	1,279	1,577	(298)	(18.9)
	TOTAL UTILITIES	9,675	9,391	284	3.0
INSURANCE					
801	D & O Liability	1,023	957	66	6.9
802	Hazard Insurance	36,597	37,246	(649)	(1.7)
803	General Liability Ins		2,021	(2,021)	(100.0)
804	Umbrella Insurance	1,161	1,085	76	7.0
805	Workers Comp Ins	441	262	179	68.3
806	Crime Bond	477	447	30	6.7
	TOTAL INSURANCE	39,699	42,018	(2,319)	(5.5)
TAXES					

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Eight Months Ended June 30, 2020

8592 CURRENT TO PRIOR 10-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
885	Payroll Taxes	2,103	1,981	122	6.2
889	Real Estate Taxes	<u>43</u>	<u>44</u>	<u>(1)</u>	<u>(2.3)</u>
	TOTAL TAXES	2,146	2,025	121	6.0
	TOTAL ALL EXPENSES	132,886	137,773	(4,887)	(3.6)
	NET SURPLUS or (DEFICIT)	<u>\$ 8,964</u>	<u>\$ 6,941</u>	<u>\$ 2,023</u>	<u>29.2</u>



MANAGEMENT SUMMARY  
For the Eight Months Ended June 30, 2020

8592 ACTUAL TO BUDGET 10-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
	TOTAL RECEIPTS	\$ 141,850	\$ 141,972	\$ (122)	(.1)
	TOTAL ALL EXPENSES	\$ 132,886	\$ 140,562	\$ (7,676)	(5.5)
	NET SURPLUS or (DEFICIT)	<u>\$ 8,964</u>	<u>\$ 1,410</u>	<u>\$ 7,554</u>	<u>535.7</u>
	TOTAL ASSETS			<u>\$ 275,383.48</u>	