

September 30, 2022

7626 C 12-31

Richland Trace Owners Assn Inc  
9849 Walnut St.

Dallas, TX 75243

Richland Trace Owners Assn Inc  
9849 Walnut St.

Dallas, TX 75243  
September 30, 2022

7626

12-31

The accompanying financial statements as of September 30, 2022, and for the nine 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.

Richland Trace Owners Assn Inc  
9849 Walnut St.

Dallas, TX 75243  
November 4, 2022

7626

Financial Recap for September 2022

12-31

101	Cash-Western Alliance #3027	\$	55,312.87
102	Cash-NDBT Operating #4170		(3,393.62)
10301	Cash-NDBT J Bldg Ins #4196		434.38
10302	Cash-NDBT C Bldg Ins #4204		67,690.56
10303	Cash-NDBT Ice Storm Ins #4212		<u>81,392.87</u>
	Total Operating Funds		201,437.06
104	Cash-NDBT Reserve #4188		2,321.87
105	Cash-NDBT Special Project #1821		<u>10.06</u>
	Total Cash in Bank		<u><u>203,768.99</u></u>
	Change in Cash This Month		(11,750.93)
	Gross Income		256,797.65
	Total Expenses		264,425.12
	Net Gain (Loss) This Month		(7,627.47)
	Net Gain (Loss) Year to Date		(579,927.35)

For Management Use Only

Richland Trace Owners Assn Inc  
9849 Walnut St.

Dallas, TX 75243  
September 30, 2022

7626 BALANCE SHEET 12-31

ACCT DESCRIPTION

ASSETS

CURRENT ASSETS

101	Cash-Western Alliance #3027	\$	55,312.87	
102	Cash-NDBT Operating #4170		(3,393.62)	
10301	Cash-NDBT J Bldg Ins #4196		434.38	
10302	Cash-NDBT C Bldg Ins #4204		67,690.56	
10303	Cash-NDBT Ice Storm Ins #4212		81,392.87	
104	Cash-NDBT Reserve #4188		2,321.87	
105	Cash-NDBT Special Project #1821		10.06	
106	Assessments Receivable		50,698.39	
10601	Assessments Receivable - 30 Days		24,403.65	
10602	Assessments Receivable - 60 Days		19,372.45	
10603	Assessments Receivable - 90 Days		18,408.96	
10604	Assessments Receivable - 120 Days		<u>3,421,393.63</u>	
	TOTAL CURRENT ASSETS			<u>\$ 3,738,046.07</u>
	TOTAL ASSETS			<u>\$ 3,738,046.07</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

205	Accounts Payable	\$	32,686.50	
207	Prepaid Assessments		59,344.13	
210	Unrealized Assmnt Income		<u>3,527,077.75</u>	
	TOTAL CURRENT LIABILITIES			\$ 3,619,108.38
	TOTAL LIABILITIES			3,619,108.38

EQUITY

28201	Tran Fr Prior Mgr		82,360.86	
296	Prior Yr Unadjusted P/L		616,504.18	
	Deficit		<u>(579,927.35)</u>	
	TOTAL EQUITY			<u>118,937.69</u>
	TOTAL LIABILITIES & EQUITY			<u>\$ 3,738,046.07</u>

9849 Walnut St.  
Dallas, TX 75243  
September 30, 2022

7626 OPERATING STATEMENT 12-31

ACCT	DESCRIPTION	CURRENT PERIOD	NINE MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
<b>ASSESSMENTS</b>					
301	Assessment Income	\$ 133,020.96	\$ 1,109,330.22	51.8	47.5
308	Late Fees Owners' Assessment		15,720.00		.7
310	Legal Costs Billed		1,206.25		.1
311	Collection Costs		3,477.14		.2
	<b>TOTAL ASSESSMENTS</b>	<u>133,020.96</u>	<u>1,129,733.61</u>	<u>51.8</u>	<u>48.4</u>
<b>OTHER INCOME</b>					
904	Miscellaneous Income		7,095.33		.3
905	Insurance Proceeds	<u>123,776.69</u>	<u>1,199,756.52</u>	<u>48.2</u>	<u>51.4</u>
	<b>TOTAL OTHER INCOME</b>	<u>123,776.69</u>	<u>1,206,851.85</u>	<u>48.2</u>	<u>51.7</u>
	<b>TOTAL INCOME</b>	<b>256,797.65</b>	<b>2,336,585.46</b>	<b>100.0</b>	<b>100.0</b>
<b>OPERATING EXPENSES</b>					
<b>MAINTENANCE AND REPAIRS</b>					
402	Electrical		8,983.44		.4
403	Exterminating Service		4,446.90		.2
408	Landscape Contract	5,500.00	52,000.00	2.1	2.2
410	Maintenance/Repair	37,939.87	282,261.40	14.8	12.1
411	Maint/Repair Supplies	2,211.53	26,454.56	.9	1.1
412	Plumbing Maint/Repair		200.00		
414	Janitorial-Porter		550.00		
418	Fire Sprinkler Repair/Maint		5,578.81		.2
419	Tree & Shrub Trim/Removal		3,000.00		.1
421	Keys & Locks		1,591.28		.1
423	Fire Alarm Monitoring	480.00	2,082.24	.2	.1
424	Security/Alarm Monitoring	1,015.12	13,147.66	.4	.6
440	Vehicle Expense-Maint	65.00	1,027.01		
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<u>47,211.52</u>	<u>401,323.30</u>	<u>18.4</u>	<u>17.2</u>
<b>RECREATION AREA</b>					
538	Pool Supplies/Equipment		<u>64.92</u>		
	<b>TOTAL RECREATION AREA</b>		<u>64.92</u>		
<b>GENERAL &amp; ADMINISTRATION</b>					
651	Bank Charges	114.13	990.88		
652	Bookkeeping	1,846.00	17,114.00	.7	.7
656	Legal Expense	24,687.12	60,458.62	9.6	2.6
657	Management Fees	10,764.00	96,876.00	4.2	4.2
659	Office Supplies	110.46	839.38		
660	Other Administrative		120.00		
661	Postage & Delivery		52.78		
663	Reproduction/Copies	20.40	156.20		
664	Copier Lease/Supplies/Maint		1,141.67		.1
665	Office Equip/Software/Tech	<u>10.81</u>	<u>97.29</u>		

See Accountants Compilation Report

9849 Walnut St.  
Dallas, TX 75243  
September 30, 2022

7626		OPERATING STATEMENT		12-31
ACCT	DESCRIPTION	CURRENT PERIOD	NINE MONTHS YEAR TO DATE	PERCENTAGE CURR. YTD
	TOTAL GENERAL & ADMINISTRATION	37,552.92	177,846.82	14.6 7.6
	UTILITIES			
770	Electric	313.92	2,281.06	.1 .1
771	Water & Sewage	71,495.39	378,097.06	27.8 16.2
773	Telephone/Internet	198.27	1,790.63	.1 .1
774	Trash	<u>5,157.77</u>	<u>68,807.09</u>	<u>2.0 2.9</u>
	TOTAL UTILITIES	77,165.35	450,975.84	30.1 19.3
	INSURANCE			
801	Ins-F&EC Or Package	45,087.01	390,482.57	17.6 16.7
802	Ins-D & O Liability	<u>          </u>	<u>6,928.65</u>	<u>          .3</u>
	TOTAL INSURANCE	45,087.01	397,411.22	17.6 17.0
	OTHER EXPENSES			
971	Insurance Repairs-Bldg J	<u>          </u>	309,000.00	<u>          13.2</u>
972	Insurance Repairs-Bldg C	57,408.32	192,408.32	22.4 8.2
973	Insurance Repairs-Ice Storm	<u>          </u>	986,046.39	<u>          42.2</u>
980	Fines & Penalties	<u>          </u>	386.00	<u>          </u>
985	Owner Credit	<u>          </u>	<u>1,050.00</u>	<u>          </u>
	TOTAL OTHER EXPENSES	57,408.32	1,488,890.71	22.4 63.7
	TOTAL ALL EXPENSES	264,425.12	2,916,512.81	103.0 124.8
	NET SURPLUS or (DEFICIT)	<u>\$ (7,627.47)</u>	<u>\$ (579,927.35)</u>	<u>(3.0) (24.8)</u>

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626 ACTUAL TO BUDGET 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
<b>ASSESSMENTS</b>					
301	Assessment Income	\$ 1,109,330	\$ 1,090,305	\$ 19,025	1.7
308	Late Fees Owners' Assessment	15,720	25,200	(9,480)	(37.6)
309	Return Check Fees		158	(158)	(100.0)
310	Legal Costs Billed	1,206		1,206	
311	Collection Costs	3,477		3,477	
395	Miscellaneous Income		28,875	(28,875)	(100.0)
	<b>TOTAL ASSESSMENTS</b>	1,129,733	1,144,538	(14,805)	(1.3)
<b>OTHER INCOME</b>					
904	Miscellaneous Income	7,095		7,095	
905	Insurance Proceeds	1,199,757		1,199,757	
906	Cleaning/Damages		2,700	(2,700)	(100.0)
907	Parking Income		675	(675)	(100.0)
908	Transfer Fee		29,250	(29,250)	(100.0)
	<b>TOTAL OTHER INCOME</b>	1,206,852	32,625	1,174,227	3599.2
	<b>TOTAL INCOME</b>	2,336,585	1,177,163	(1,159,422)	(98.5)
<b>OPERATING EXPENSES</b>					
<b>MAINTENANCE AND REPAIRS</b>					
402	Electrical	8,983	225	8,758	3892.4
403	Exterminating Service	4,447	4,662	(215)	(4.6)
404	Termites/Bee Removal		2,030	(2,030)	(100.0)
405	Carpentry/Wood/Hardware		3,150	(3,150)	(100.0)
406	Glass-Screen		150	(150)	(100.0)
407	Lighting Fixtures/Glass/Bulb		3,150	(3,150)	(100.0)
408	Landscape Contract	52,000	51,642	358	.7
409	Grounds Maintenance		225	(225)	(100.0)
410	Maintenance/Repair	282,261		282,261	
411	Maint/Repair Supplies	26,455	1,350	25,105	1859.6
412	Plumbing Maint/Repair	200	4,050	(3,850)	(95.1)
414	Janitorial-Porter	550		550	
416	Roof Repairs		450	(450)	(100.0)
417	Doors/Gates		450	(450)	(100.0)
418	Fire Sprinkler Repair/Maint	5,579		5,579	
419	Tree & Shrub Trim/Removal	3,000		3,000	
421	Keys & Locks	1,591	900	691	76.8
423	Fire Alarm Monitoring	2,082	2,813	(731)	(26.0)
424	Security/Alarm Monitoring	13,148	29,606	(16,458)	(55.6)
425	Cleaning		450	(450)	(100.0)
426	Painting-Exterior		720	(720)	(100.0)
427	Painting/Drywall		7,200	(7,200)	(100.0)
428	Weatherstrip/Caulk		113	(113)	(100.0)
429	Driveway/Parking Lot		169	(169)	(100.0)
440	Vehicle Expense-Maint	1,027		1,027	
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	401,323	113,505	287,818	253.6

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626	ACTUAL TO BUDGET			12-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL	BUDGETED	VARIANCE DOLLARS	PERCENT
	SWIMMING POOL				
532	Pool Chlorinating System		9,126	(9,126)	(100.0)
538	Pool Supplies/Equipment	65	825	(760)	(92.1)
	TOTAL SWIMMING POOL	65	9,951	(9,886)	(99.4)
	GENERAL & ADMINISTRATION				
651	Bank Charges	991	558	433	77.6
652	Bookkeeping	17,114		17,114	
653	Resident Relations		1,125	(1,125)	(100.0)
654	Answering Service		1,305	(1,305)	(100.0)
656	Legal Expense	60,459	118,800	(58,341)	(49.1)
657	Management Fees	96,876	31,500	65,376	207.5
659	Office Supplies	839	1,125	(286)	(25.4)
660	Other Administrative	120		120	
661	Postage & Delivery	53	844	(791)	(93.7)
662	Licenses & Permit Fees		2,841	(2,841)	(100.0)
663	Reproduction/Copies	156	270	(114)	(42.2)
664	Copier Lease/Supplies/Maint	1,142	3,600	(2,458)	(68.3)
665	Office Equip/Software/Tech	97	10,378	(10,281)	(99.1)
666	Payroll-Admin Fee		675	(675)	(100.0)
667	Payroll-Maint/Hskping		121,497	(121,497)	(100.0)
668	Payroll-Mgr		44,268	(44,268)	(100.0)
669	Payroll-Other		676	(676)	(100.0)
670	Vehicle Expense-Admin		158	(158)	(100.0)
	TOTAL GENERAL & ADMINISTRATION	177,847	339,620	(161,773)	(47.6)
	UTILITIES				
770	Electric	2,281	23,400	(21,119)	(90.3)
771	Water & Sewage	378,097	225,000	153,097	68.0
773	Telephone/Internet	1,791	4,410	(2,619)	(59.4)
774	Trash	68,807	52,433	16,374	31.2
	TOTAL UTILITIES	450,976	305,243	145,733	47.7
	INSURANCE				
801	Ins-F&EC Or Package	390,483	262,800	127,683	48.6
802	Ins-D & O Liability	6,929		6,929	
	TOTAL INSURANCE	397,412	262,800	134,612	51.2
	CAPITAL EXPENDITURES				
951	Capital Improvements		58,838	(58,838)	(100.0)
	TOTAL CAPITAL EXPENDITURES		58,838	(58,838)	(100.0)
	OTHER EXPENSES				
971	Insurance Repairs-Bldg J	309,000		309,000	
972	Insurance Repairs-Bldg C	192,408		192,408	
973	Insurance Repairs-Ice Storm	986,046		986,046	
980	Fines & Penalties	386		386	
985	Owner Credit	1,050		1,050	

See Accountants Compilation Report



YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626	ACTUAL TO BUDGET	12-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL      BUDGETED	VARIANCE DOLLARS    PERCENT
	TOTAL OTHER EXPENSES	1,488,890	1,488,890
	TOTAL ALL EXPENSES	2,916,513    1,089,957	1,826,556    167.6
	NET SURPLUS or (DEFICIT)	<u>\$ (579,928)</u> <u>\$ 87,206</u>	<u>\$ (667,134)</u> <u>(765.0)</u>

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626	BUDGET BALANCE REMAINING				12-31
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
	ASSESSMENTS				
301	Assessment Income	\$ 1,109,330	\$ 1,453,740	\$ 344,410	23.7
308	Late Fees Owners' Assessment	15,720	33,600	17,880	53.2
309	Return Check Fees		210	210	100.0
310	Legal Costs Billed	1,206		(1,206)	
311	Collection Costs	3,477		(3,477)	
395	Miscellaneous Income		38,500	38,500	100.0
	<b>TOTAL ASSESSMENTS</b>	<u>1,129,733</u>	<u>1,526,050</u>	<u>396,317</u>	<u>26.0</u>
	OTHER INCOME				
904	Miscellaneous Income	7,095		(7,095)	
905	Insurance Proceeds	1,199,757		(1,199,757)	
906	Cleaning/Damages		3,600	3,600	100.0
907	Parking Income		900	900	100.0
908	Transfer Fee		39,000	39,000	100.0
	<b>TOTAL OTHER INCOME</b>	<u>1,206,852</u>	<u>43,500</u>	<u>(1,163,352)</u>	<u>2674.4</u>
	<b>TOTAL INCOME</b>	<u>2,336,585</u>	<u>1,569,550</u>	<u>(767,035)</u>	<u>(48.9)</u>
	OPERATING EXPENSES				
	MAINTENANCE AND REPAIRS				
402	Electrical	8,983	300	(8,683)	2894.3
403	Exterminating Service	4,447	6,216	1,769	28.5
404	Termites/Bee Removal		2,707	2,707	100.0
405	Carpentry/Wood/Hardware		4,200	4,200	100.0
406	Glass-Screen		200	200	100.0
407	Lighting Fixtures/Glass/Bulb		4,200	4,200	100.0
408	Landscape Contract	52,000	68,856	16,856	24.5
409	Grounds Maintenance		300	300	100.0
410	Maintenance/Repair	282,261		(282,261)	
411	Maint/Repair Supplies	26,455	1,800	(24,655)	1369.7
412	Plumbing Maint/Repair	200	5,400	5,200	96.3
414	Janitorial-Porter	550		(550)	
416	Roof Repairs		600	600	100.0
417	Doors/Gates		600	600	100.0
418	Fire Sprinkler Repair/Maint	5,579		(5,579)	
419	Tree & Shrub Trim/Removal	3,000		(3,000)	
421	Keys & Locks	1,591	1,200	(391)	(32.6)
423	Fire Alarm Monitoring	2,082	3,750	1,668	44.5
424	Security/Alarm Monitoring	13,148	39,475	26,327	66.7
425	Cleaning		600	600	100.0
426	Painting-Exterior		960	960	100.0
427	Painting/Drywall		9,600	9,600	100.0
428	Weatherstrip/Caulk		150	150	100.0
429	Driveway/Parking Lot		225	225	100.0
440	Vehicle Expense-Maint	1,027		(1,027)	
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<u>401,323</u>	<u>151,339</u>	<u>(249,984)</u>	<u>(165.2)</u>

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626		BUDGET BALANCE REMAINING			12-31
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
SWIMMING POOL					
532	Pool Chlorinating System		12,168	12,168	100.0
538	Pool Supplies/Equipment	<u>65</u>	<u>1,100</u>	<u>1,035</u>	<u>94.1</u>
TOTAL SWIMMING POOL		65	13,268	13,203	99.5
GENERAL & ADMINISTRATION					
651	Bank Charges	991	744	(247)	(33.2)
652	Bookkeeping	17,114		(17,114)	
653	Resident Relations		1,500	1,500	100.0
654	Answering Service		1,740	1,740	100.0
656	Legal Expense	60,459	158,400	97,941	61.8
657	Management Fees	96,876	42,000	(54,876)	(130.7)
659	Office Supplies	839	1,500	661	44.1
660	Other Administrative	120		(120)	
661	Postage & Delivery	53	1,125	1,072	95.3
662	Licenses & Permit Fees		3,788	3,788	100.0
663	Reproduction/Copies	156	360	204	56.7
664	Copier Lease/Supplies/Maint	1,142	4,800	3,658	76.2
665	Office Equip/Software/Tech	97	13,838	13,741	99.3
666	Payroll-Admin Fee		900	900	100.0
667	Payroll-Maint/Hskping		161,996	161,996	100.0
668	Payroll-Mgr		59,024	59,024	100.0
669	Payroll-Other		902	902	100.0
670	Vehicle Expense-Admin		<u>210</u>	<u>210</u>	<u>100.0</u>
TOTAL GENERAL & ADMINISTRATION		177,847	452,827	274,980	60.7
UTILITIES					
770	Electric	2,281	31,200	28,919	92.7
771	Water & Sewage	378,097	300,000	(78,097)	(26.0)
773	Telephone/Internet	1,791	5,880	4,089	69.5
774	Trash	<u>68,807</u>	<u>69,910</u>	<u>1,103</u>	<u>1.6</u>
TOTAL UTILITIES		450,976	406,990	(43,986)	(10.8)
INSURANCE					
801	Ins-F&EC Or Package	390,483	350,400	(40,083)	(11.4)
802	Ins-D & O Liability	<u>6,929</u>		<u>(6,929)</u>	
TOTAL INSURANCE		397,412	350,400	(47,012)	(13.4)
CAPITAL EXPENDITURES					
951	Capital Improvements		<u>78,451</u>	<u>78,451</u>	<u>100.0</u>
TOTAL CAPITAL EXPENDITURES			78,451	78,451	100.0
OTHER EXPENSES					
971	Insurance Repairs-Bldg J	309,000		(309,000)	
972	Insurance Repairs-Bldg C	192,408		(192,408)	
973	Insurance Repairs-Ice Storm	986,046		(986,046)	
980	Fines & Penalties	386		(386)	
985	Owner Credit	<u>1,050</u>		<u>(1,050)</u>	

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626	BUDGET BALANCE REMAINING		12-31
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET
			BUDGET REMAINING DOLLARS PERCENT
	TOTAL OTHER EXPENSES	1,488,890	(1,488,890)
	TOTAL ALL EXPENSES	2,916,513	1,453,275 (1,463,238) (100.7)
	NET SURPLUS or (DEFICIT)	<u>\$ (579,928)</u>	<u>\$ 116,275</u> <u>\$ 696,203</u> <u>598.8</u>

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626	CURRENT TO PRIOR			12-31
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR	PRIOR YEAR	VARIANCE DOLLARS PERCENT
<b>ASSESSMENTS</b>				
301	Assessment Income	\$ 1,109,330	\$ 959,584	\$ 149,746 15.6
305	Key Replacement Fee		4	(4) (100.0)
308	Late Fees Owners' Assessment	15,720	3,804	11,916 313.3
309	Return Check Fees		405	(405) (100.0)
310	Legal Costs Billed	1,206	8,204	(6,998) (85.3)
311	Collection Costs	3,477		3,477
395	Miscellaneous Income		3,125	(3,125) (100.0)
398	Less: Bad Debts		(120)	120 100.0
	TOTAL ASSESSMENTS	<u>1,129,733</u>	<u>975,006</u>	<u>154,727 15.9</u>
<b>OTHER INCOME</b>				
901	Interest Income		296	(296) (100.0)
903	Violation Fine		(100)	100 100.0
904	Miscellaneous Income	7,095		7,095
905	Insurance Proceeds	1,199,757	1,960,396	(760,639) (38.8)
910	Prior Mgr-AR Fees		(12)	12 100.0
911	Prior Mgr-Undetailed AR Bal		138	(138) (100.0)
	TOTAL OTHER INCOME	<u>1,206,852</u>	<u>1,960,718</u>	<u>(753,866) (38.5)</u>
	TOTAL INCOME	2,336,585	2,935,724	(599,139) (20.4)
<b>OPERATING EXPENSES</b>				
<b>MAINTENANCE AND REPAIRS</b>				
402	Electrical	8,983		8,983
403	Exterminating Service	4,447		4,447
404	Termites/Bee Removal		650	(650) (100.0)
405	Carpentry/Wood/Hardware		6,659	(6,659) (100.0)
406	Glass-Screen		165	(165) (100.0)
407	Lighting Fixtures/Glass/Bulb		8,881	(8,881) (100.0)
408	Landscape Contract	52,000	60,724	(8,724) (14.4)
410	Maintenance/Repair	282,261	149,695	132,566 88.6
411	Maint/Repair Supplies	26,455	40,632	(14,177) (34.9)
412	Plumbing Maint/Repair	200	69,772	(69,572) (99.7)
413	Masonry Maint/Repair		742	(742) (100.0)
414	Janitorial-Porter	550	47,727	(47,177) (98.9)
415	Janitorial-Trash Pick-Up		4,002	(4,002) (100.0)
416	Roof Repairs		3,000	(3,000) (100.0)
417	Doors/Gates		742	(742) (100.0)
418	Fire Sprinkler Repair/Maint	5,579		5,579
419	Tree & Shrub Trim/Removal	3,000	5,000	(2,000) (40.0)
421	Keys & Locks	1,591	11	1,580 4363.6
422	Tools/Small Equipment		4,777	(4,777) (100.0)
423	Fire Alarm Monitoring	2,082	1,176	906 77.0
424	Security/Alarm Monitoring	13,148	51,590	(38,442) (74.5)
430	Equipment Rental		3,135	(3,135) (100.0)
440	Vehicle Expense-Maint	1,027	1,057	(30) (2.8)
	TOTAL MAINTENANCE AND REPAIRS	<u>401,323</u>	<u>460,137</u>	<u>(58,814) (12.8)</u>

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626	CURRENT TO PRIOR				12-31
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR	PRIOR YEAR	VARIANCE DOLLARS PERCENT	
	SWIMMING POOL				
531	Pool Repairs		635	(635)	(100.0)
538	Pool Supplies/Equipment	65	4,169	(4,104)	(98.4)
	TOTAL SWIMMING POOL	65	4,804	(4,739)	(98.7)
	GENERAL & ADMINISTRATION				
651	Bank Charges	991	65	926	1424.6
652	Bookkeeping	17,114	7,860	9,254	117.7
656	Legal Expense	60,459	18,901	41,558	219.9
657	Management Fees	96,876	55,149	41,727	75.7
658	Meeting Expense		500	(500)	(100.0)
659	Office Supplies	839	478	361	75.5
660	Other Administrative	120	120		
661	Postage & Delivery	53	1,364	(1,311)	(96.1)
662	Licenses & Permit Fees		3,588	(3,588)	(100.0)
663	Reproduction/Copies	156	4,589	(4,433)	(96.6)
664	Copier Lease/Supplies/Maint	1,142	3,098	(1,956)	(63.1)
665	Office Equip/Software/Tech	97	512	(415)	(81.1)
666	Payroll-Admin Fee		953	(953)	(100.0)
667	Payroll-Maint/Hskping		14,171	(14,171)	(100.0)
668	Payroll-Mgr		50,584	(50,584)	(100.0)
671	Meals		81	(81)	(100.0)
672	Travel		66	(66)	(100.0)
	TOTAL GENERAL & ADMINISTRATION	177,847	162,079	15,768	9.7
	UTILITIES				
770	Electric	2,281	12,606	(10,325)	(81.9)
771	Water & Sewage	378,097	92,095	286,002	310.6
772	Gas		28,762	(28,762)	(100.0)
773	Telephone/Internet	1,791	2,506	(715)	(28.5)
774	Trash	68,807	55,452	13,355	24.1
	TOTAL UTILITIES	450,976	191,421	259,555	135.6
	INSURANCE				
801	Ins-F&EC Or Package	390,483	146,533	243,950	166.5
802	Ins-D & O Liability	6,929	7,890	(961)	(12.2)
	TOTAL INSURANCE	397,412	154,423	242,989	157.4
	OTHER EXPENSES				
970	Insurance Repairs		178,312	(178,312)	(100.0)
971	Insurance Repairs-Bldg J	309,000	100,530	208,470	207.4
972	Insurance Repairs-Bldg C	192,408	250,000	(57,592)	(23.0)
973	Insurance Repairs-Ice Storm	986,046	150,000	836,046	557.4
980	Fines & Penalties	386		386	
985	Owner Credit	1,050		1,050	
	TOTAL OTHER EXPENSES	1,488,890	678,842	810,048	119.3
	TOTAL ALL EXPENSES	2,916,513	1,651,706	1,264,807	76.6

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Nine Months Ended September 30, 2022

7626		CURRENT TO PRIOR	12-31
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR    PRIOR YEAR	VARIANCE DOLLARS    PERCENT
	NET SURPLUS or (DEFICIT)	<u>\$ (579,928)</u> <u>\$ 1,284,018</u>	<u>\$(1,863,946)</u> <u>(145.2)</u>

MANAGEMENT SUMMARY  
For the Nine Months Ended September 30, 2022

7626 ACTUAL TO BUDGET 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
	TOTAL RECEIPTS	\$ 2,336,585	\$ 1,177,163	\$ 1,159,422	98.5
	TOTAL ALL EXPENSES	\$ 2,916,513	\$ 1,089,957	\$ 1,826,556	167.6
	NET SURPLUS or (DEFICIT)	<u>\$ (579,928)</u>	<u>\$ 87,206</u>	<u>\$ (667,134)</u>	<u>(765.0)</u>
	TOTAL ASSETS			<u>\$ 3,738,046.07</u>	