

November 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
November 30, 2022

7626

12-31

The accompanying financial statements as of November 30, 2022, and for the eleven 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
January 17, 2023

7626

Financial Recap for November 2022

12-31

101	Cash-Western Alliance #3027	\$	55,312.87
102	Cash-NDBT Operating #4170		105,172.25
10301	Cash-NDBT J Bldg Ins #4196		404.48
10302	Cash-NDBT C Bldg Ins #4204		37,677.35
10303	Cash-NDBT Ice Storm Ins #4212		<u>3,519.23</u>
	Total Operating Funds		202,086.18
104	Cash-NDBT Reserve #4188		2,292.44
105	Cash-NDBT Special Project #1821		<u>10.06</u>
	Total Cash in Bank		<u><u>204,388.68</u></u>
	Change in Cash This Month		20,227.38
	Gross Income		187,604.83
	Total Expenses		177,711.60
	Net Gain (Loss) This Month		9,893.23
	Net Gain (Loss) Year to Date		(589,465.07)

For Management Use Only

Richland Trace Owners Assn Inc
9849 Walnut St.

Dallas, TX 75243
November 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		105,172.25	
10301	Cash-NDBT J Bldg Ins #4196		404.48	
10302	Cash-NDBT C Bldg Ins #4204		37,677.35	
10303	Cash-NDBT Ice Storm Ins #4212		3,519.23	
104	Cash-NDBT Reserve #4188		2,292.44	
105	Cash-NDBT Special Project #1821		10.06	
106	Assessments Receivable		69,005.33	
10601	Assessments Receivable - 30 Days		22,390.78	
10602	Assessments Receivable - 60 Days		19,822.70	
10603	Assessments Receivable - 90 Days		16,268.93	
10604	Assessments Receivable - 120 Days		<u>3,431,573.20</u>	
	TOTAL CURRENT ASSETS			<u>\$ 3,763,449.62</u>
	TOTAL ASSETS			<u>\$ 3,763,449.62</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

205	Accounts Payable	\$	32,686.50	
207	Prepaid Assessments		62,423.33	
210	Unrealized Assmnt Income		<u>3,559,060.94</u>	
	TOTAL CURRENT LIABILITIES			\$ 3,654,170.77
	TOTAL LIABILITIES			3,654,170.77

EQUITY

28201	Tran Fr Prior Mgr		82,360.86	
283	Retained Earnings		616,504.18	
295	Unadjusted Balance		(121.12)	
	Deficit		<u>(589,465.07)</u>	
	TOTAL EQUITY			<u>109,278.85</u>
	TOTAL LIABILITIES & EQUITY			<u>\$ 3,763,449.62</u>

9849 Walnut St.

Dallas, TX 75243
November 30, 2022

7626 OPERATING STATEMENT 12-31

ACCT	DESCRIPTION	CURRENT PERIOD	ELEVEN MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
ASSESSMENTS					
301	Assessment Income	\$ 186,394.43	\$ 1,424,375.65	99.4	53.7
308	Late Fees Owners' Assessment		15,720.00		.6
310	Legal Costs Billed		1,206.25		.1
311	Collection Costs		3,477.14		.1
	TOTAL ASSESSMENTS	186,394.43	1,444,779.04	99.4	54.5
OTHER INCOME					
904	Miscellaneous Income	1,210.40	8,305.73	.7	.3
905	Insurance Proceeds		1,199,756.52		45.2
	TOTAL OTHER INCOME	1,210.40	1,208,062.25	.7	45.5
	TOTAL INCOME	187,604.83	2,652,841.29	100.0	100.0
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical		8,983.44		.3
403	Exterminating Service	2,392.33	6,839.23	1.3	.3
408	Landscape Contract	5,500.00	63,000.00	2.9	2.4
409	Grounds Maintenance		3,500.00		.1
410	Maintenance/Repair	27,811.61	340,336.79	14.8	12.8
411	Maint/Repair Supplies	2,527.55	30,086.54	1.4	1.1
412	Plumbing Maint/Repair		200.00		
414	Janitorial-Porter		1,100.00		
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		2,082.24		.1
424	Security/Alarm Monitoring	6,377.21	19,524.87	3.4	.7
430	Equipment Rental	53.55	53.55		
440	Vehicle Expense-Maint		1,110.26		
	TOTAL MAINTENANCE AND REPAIRS	44,662.25	486,987.01	23.8	18.4
RECREATION AREA					
538	Pool Supplies/Equipment		64.92		
	TOTAL RECREATION AREA		64.92		
GENERAL & ADMINISTRATION					
651	Bank Charges	91.37	1,173.46	.1	
652	Bookkeeping	1,971.00	20,931.00	1.1	.8
656	Legal Expense	2,135.00	63,338.62	1.1	2.4
657	Management Fees	10,764.00	118,404.00	5.7	4.5
659	Office Supplies	33.69	1,440.88		.1
660	Other Administrative	20.00	140.00		
661	Postage & Mailings	734.31	787.09	.4	
662	Licenses & Permit Fees		3,695.75		.1

See Accountants Compilation Report

9849 Walnut St.

Dallas, TX 75243
November 30, 2022

7626 OPERATING STATEMENT 12-31

ACCT	DESCRIPTION	CURRENT PERIOD	ELEVEN MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
663	Reproduction/Copies	210.50	371.70	.1	
664	Copier Lease/Supplies/Maint		1,141.67		
665	Office Equip/Software/Tech	<u>1.73</u>	<u>99.02</u>		
	TOTAL GENERAL & ADMINISTRATION	15,961.60	211,523.19	8.5	8.0
	UTILITIES				
770	Electric	322.40	2,795.47	.2	.1
771	Water & Sewage	20,000.00	429,847.91	10.7	16.2
773	Telephone/Internet	146.57	2,050.53	.1	.1
774	Trash	<u>6,618.78</u>	<u>81,454.52</u>	<u>3.5</u>	<u>3.1</u>
	TOTAL UTILITIES	27,087.75	516,148.43	14.4	19.5
	INSURANCE				
801	Ins-F&EC Or Package		391,763.45		14.8
802	Ins-D & O Liability		<u>6,928.65</u>		<u>.3</u>
	TOTAL INSURANCE		398,692.10		15.0
	OTHER EXPENSES				
971	Insurance Repairs-Bldg J	20,000.00	379,000.00	10.7	14.3
972	Insurance Repairs-Bldg C		192,408.32		7.3
973	Insurance Repairs-Ice Storm	70,000.00	1,056,046.39	37.3	39.8
980	Fines & Penalties		386.00		
985	Owner Credit		<u>1,050.00</u>		
	TOTAL OTHER EXPENSES	90,000.00	1,628,890.71	48.0	61.4
	TOTAL ALL EXPENSES	177,711.60	3,242,306.36	94.7	122.2
	NET SURPLUS or (DEFICIT)	<u>\$ 9,893.23</u>	<u>\$ (589,465.07)</u>	<u>5.3</u>	<u>(22.2)</u>

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626 ACTUAL TO BUDGET 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 1,424,376	\$ 1,332,595	\$ 91,781	6.9
308	Late Fees Owners' Assessment	15,720	30,800	(15,080)	(49.0)
309	Return Check Fees		193	(193)	(100.0)
310	Legal Costs Billed	1,206		1,206	
311	Collection Costs	3,477		3,477	
395	Miscellaneous Income		35,292	(35,292)	(100.0)
	TOTAL ASSESSMENTS	1,444,779	1,398,880	45,899	3.3
OTHER INCOME					
904	Miscellaneous Income	8,306		8,306	
905	Insurance Proceeds	1,199,757		1,199,757	
906	Cleaning/Damages		3,300	(3,300)	(100.0)
907	Parking Income		825	(825)	(100.0)
908	Transfer Fee		35,750	(35,750)	(100.0)
	TOTAL OTHER INCOME	1,208,063	39,875	1,168,188	2929.6
	TOTAL INCOME	2,652,842	1,438,755	(1,214,087)	(84.4)
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical	8,983	275	8,708	3166.6
403	Exterminating Service	6,839	5,698	1,141	20.0
404	Termites/Bee Removal		2,481	(2,481)	(100.0)
405	Carpentry/Wood/Hardware		3,850	(3,850)	(100.0)
406	Glass-Screen		183	(183)	(100.0)
407	Lighting Fixtures/Glass/Bulb		3,850	(3,850)	(100.0)
408	Landscape Contract	63,000	63,118	(118)	(.2)
409	Grounds Maintenance	3,500	275	3,225	1172.7
410	Maintenance/Repair	340,337		340,337	
411	Maint/Repair Supplies	30,087	1,650	28,437	1723.5
412	Plumbing Maint/Repair	200	4,950	(4,750)	(96.0)
414	Janitorial-Porter	1,100		1,100	
416	Roof Repairs		550	(550)	(100.0)
417	Doors/Gates		550	(550)	(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	1,100	491	44.6
423	Fire Alarm Monitoring	2,082	3,438	(1,356)	(39.4)
424	Security/Alarm Monitoring	19,525	36,185	(16,660)	(46.0)
425	Cleaning		550	(550)	(100.0)
426	Painting-Exterior		880	(880)	(100.0)
427	Painting/Drywall		8,800	(8,800)	(100.0)
428	Weatherstrip/Caulk		138	(138)	(100.0)
429	Driveway/Parking Lot		206	(206)	(100.0)
430	Equipment Rental	54		54	
440	Vehicle Expense-Maint	1,110		1,110	
	TOTAL MAINTENANCE AND REPAIRS	486,987	138,727	348,260	251.0

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626		ACTUAL TO BUDGET		12-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL	BUDGETED	VARIANCE DOLLARS	PERCENT
SWIMMING POOL					
532	Pool Chlorinating System		11,154	(11,154)	(100.0)
538	Pool Supplies/Equipment	<u>65</u>	<u>1,008</u>	<u>(943)</u>	<u>(93.6)</u>
	TOTAL SWIMMING POOL	65	12,162	(12,097)	(99.5)
GENERAL & ADMINISTRATION					
651	Bank Charges	1,173	682	491	72.0
652	Bookkeeping	20,931		20,931	
653	Resident Relations		1,375	(1,375)	(100.0)
654	Professional/Consultants		1,595	(1,595)	(100.0)
656	Legal Expense	63,339	145,200	(81,861)	(56.4)
657	Management Fees	118,404	38,500	79,904	207.5
659	Office Supplies	1,441	1,375	66	4.8
660	Other Administrative	140		140	
661	Postage & Mailings	787	1,031	(244)	(23.7)
662	Licenses & Permit Fees	3,696	3,472	224	6.5
663	Reproduction/Copies	372	330	42	12.7
664	Copier Lease/Supplies/Maint	1,142	4,400	(3,258)	(74.1)
665	Office Equip/Software/Tech	99	12,685	(12,586)	(99.2)
666	Payroll-Admin Fee		825	(825)	(100.0)
667	Payroll-Maint/Hskping		148,496	(148,496)	(100.0)
668	Payroll-Mgr		54,105	(54,105)	(100.0)
669	Payroll-Other		827	(827)	(100.0)
670	Vehicle Expense-Admin		<u>193</u>	<u>(193)</u>	<u>(100.0)</u>
	TOTAL GENERAL & ADMINISTRATION	211,524	415,091	(203,567)	(49.0)
UTILITIES					
770	Electric	2,795	28,600	(25,805)	(90.2)
771	Water & Sewage	429,848	275,000	154,848	56.3
773	Telephone/Internet	2,051	5,390	(3,339)	(62.0)
774	Trash	<u>81,455</u>	<u>64,084</u>	<u>17,371</u>	<u>27.1</u>
	TOTAL UTILITIES	516,149	373,074	143,075	38.4
INSURANCE					
801	Ins-F&EC Or Package	391,763	321,200	70,563	22.0
802	Ins-D & O Liability	<u>6,929</u>		<u>6,929</u>	
	TOTAL INSURANCE	398,692	321,200	77,492	24.1
CAPITAL EXPENDITURES					
951	Capital Improvements		<u>71,913</u>	<u>(71,913)</u>	<u>(100.0)</u>
	TOTAL CAPITAL EXPENDITURES		71,913	(71,913)	(100.0)
OTHER EXPENSES					
971	Insurance Repairs-Bldg J	379,000		379,000	
972	Insurance Repairs-Bldg C	192,408		192,408	
973	Insurance Repairs-Ice Storm	1,056,046		1,056,046	
980	Fines & Penalties	386		386	
985	Owner Credit	<u>1,050</u>		<u>1,050</u>	
	TOTAL OTHER EXPENSES	1,628,890		1,628,890	

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626	ACTUAL TO BUDGET	12-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL BUDGETED	VARIANCE DOLLARS PERCENT
	TOTAL ALL EXPENSES	3,242,307 1,332,167	1,910,140 143.4
	NET SURPLUS or (DEFICIT)	<u>\$ (589,465)</u> <u>\$ 106,588</u>	<u>\$ (696,053)</u> <u>(653.0)</u>

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626	BUDGET BALANCE REMAINING			12-31	
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 1,424,376	\$ 1,453,740	\$ 29,364	2.0
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
	TOTAL ASSESSMENTS	<u>1,444,779</u>	<u>1,526,050</u>	<u>81,271</u>	<u>5.3</u>
OTHER INCOME					
904	Miscellaneous Income	8,306		(8,306)	
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
	TOTAL OTHER INCOME	<u>1,208,063</u>	<u>43,500</u>	<u>(1,164,563)</u>	<u>2677.2</u>
	TOTAL INCOME	<u>2,652,842</u>	<u>1,569,550</u>	<u>(1,083,292)</u>	<u>(69.0)</u>
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical	8,983	300	(8,683)	2894.3
403	Exterminating Service	6,839	6,216	(623)	(10.0)
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	63,000	68,856	5,856	8.5
409	Grounds Maintenance	3,500	300	(3,200)	1066.7
410	Maintenance/Repair	340,337		(340,337)	
411	Maint/Repair Supplies	30,087	1,800	(28,287)	1571.5
412	Plumbing Maint/Repair	200	5,400	5,200	96.3
414	Janitorial-Porter	1,100		(1,100)	
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	19,525	39,475	19,950	50.5
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
430	Equipment Rental	54		(54)	
440	Vehicle Expense-Maint	1,110		(1,110)	
	TOTAL MAINTENANCE AND REPAIRS	<u>486,987</u>	<u>151,339</u>	<u>(335,648)</u>	<u>(221.8)</u>

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 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	65	1,100	1,035	94.1
	TOTAL SWIMMING POOL	65	13,268	13,203	99.5
GENERAL & ADMINISTRATION					
651	Bank Charges	1,173	744	(429)	(57.7)
652	Bookkeeping	20,931		(20,931)	
653	Resident Relations		1,500	1,500	100.0
654	Professional/Consultants		1,740	1,740	100.0
656	Legal Expense	63,339	158,400	95,061	60.0
657	Management Fees	118,404	42,000	(76,404)	(181.9)
659	Office Supplies	1,441	1,500	59	3.9
660	Other Administrative	140		(140)	
661	Postage & Mailings	787	1,125	338	30.0
662	Licenses & Permit Fees	3,696	3,788	92	2.4
663	Reproduction/Copies	372	360	(12)	(3.3)
664	Copier Lease/Supplies/Maint	1,142	4,800	3,658	76.2
665	Office Equip/Software/Tech	99	13,838	13,739	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		210	210	100.0
	TOTAL GENERAL & ADMINISTRATION	211,524	452,827	241,303	53.3
UTILITIES					
770	Electric	2,795	31,200	28,405	91.0
771	Water & Sewage	429,848	300,000	(129,848)	(43.3)
773	Telephone/Internet	2,051	5,880	3,829	65.1
774	Trash	81,455	69,910	(11,545)	(16.5)
	TOTAL UTILITIES	516,149	406,990	(109,159)	(26.8)
INSURANCE					
801	Ins-F&EC Or Package	391,763	350,400	(41,363)	(11.8)
802	Ins-D & O Liability	6,929		(6,929)	
	TOTAL INSURANCE	398,692	350,400	(48,292)	(13.8)
CAPITAL EXPENDITURES					
951	Capital Improvements		78,451	78,451	100.0
	TOTAL CAPITAL EXPENDITURES		78,451	78,451	100.0
OTHER EXPENSES					
971	Insurance Repairs-Bldg J	379,000		(379,000)	
972	Insurance Repairs-Bldg C	192,408		(192,408)	
973	Insurance Repairs-Ice Storm	1,056,046		(1,056,046)	
980	Fines & Penalties	386		(386)	
985	Owner Credit	1,050		(1,050)	
	TOTAL OTHER EXPENSES	1,628,890		(1,628,890)	

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626	BUDGET BALANCE REMAINING	12-31		
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS PERCENT
	TOTAL ALL EXPENSES	3,242,307	1,453,275	(1,789,032) (123.1)
	NET SURPLUS or (DEFICIT)	<u>\$ (589,465)</u>	<u>\$ 116,275</u>	<u>\$ 705,740</u> <u>607.0</u>

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626 CURRENT TO PRIOR 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 1,424,376	\$ 1,234,693	\$ 189,683	15.4
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>1,444,779</u>	<u>1,250,115</u>	<u>194,664</u>	<u>15.6</u>
OTHER INCOME					
901	Interest Income		296	(296)	(100.0)
903	Violation Fine		(100)	100	100.0
904	Miscellaneous Income	8,306		8,306	
905	Insurance Proceeds	1,199,757	2,101,787	(902,030)	(42.9)
910	Prior Mgr-AR Fees		(12)	12	100.0
911	Prior Mgr-Undetailed AR Bal		138	(138)	(100.0)
	TOTAL OTHER INCOME	<u>1,208,063</u>	<u>2,102,109</u>	<u>(894,046)</u>	<u>(42.5)</u>
	TOTAL INCOME	<u>2,652,842</u>	<u>3,352,224</u>	<u>(699,382)</u>	<u>(20.9)</u>
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical	8,983		8,983	
403	Exterminating Service	6,839		6,839	
404	Termites/Bee Removal		650	(650)	(100.0)
405	Carpentry/Wood/Hardware		6,910	(6,910)	(100.0)
406	Glass-Screen		165	(165)	(100.0)
407	Lighting Fixtures/Glass/Bulb		11,623	(11,623)	(100.0)
408	Landscape Contract	63,000	66,224	(3,224)	(4.9)
409	Grounds Maintenance	3,500		3,500	
410	Maintenance/Repair	340,337	231,421	108,916	47.1
411	Maint/Repair Supplies	30,087	51,080	(20,993)	(41.1)
412	Plumbing Maint/Repair	200	70,580	(70,380)	(99.7)
413	Masonry Maint/Repair		742	(742)	(100.0)
414	Janitorial-Porter	1,100	47,727	(46,627)	(97.7)
415	Janitorial-Trash Pick-Up		4,002	(4,002)	(100.0)
416	Roof Repairs		3,254	(3,254)	(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	10,000	(7,000)	(70.0)
421	Keys & Locks	1,591	11	1,580	4363.6
422	Tools/Small Equipment		5,141	(5,141)	(100.0)
423	Fire Alarm Monitoring	2,082	1,416	666	47.0
424	Security/Alarm Monitoring	19,525	75,330	(55,805)	(74.1)
430	Equipment Rental	54	4,414	(4,360)	(98.8)
440	Vehicle Expense-Maint	<u>1,110</u>	<u>1,457</u>	<u>(347)</u>	<u>(23.8)</u>

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626		CURRENT TO PRIOR		12-31	
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR	YEAR TO DATE PRIOR YEAR	VARIANCE DOLLARS PERCENT	
	TOTAL MAINTENANCE AND REPAIRS	486,987	592,889	(105,902)	(17.9)
	SWIMMING POOL				
531	Pool Repairs		635	(635)	(100.0)
538	Pool Supplies/Equipment	<u>65</u>	<u>4,169</u>	<u>(4,104)</u>	<u>(98.4)</u>
	TOTAL SWIMMING POOL	65	4,804	(4,739)	(98.7)
	GENERAL & ADMINISTRATION				
651	Bank Charges	1,173	224	949	423.7
652	Bookkeeping	20,931	12,706	8,225	64.7
656	Legal Expense	63,339	23,676	39,663	167.5
657	Management Fees	118,404	76,677	41,727	54.4
658	Meeting Expense		500	(500)	(100.0)
659	Office Supplies	1,441	478	963	201.5
660	Other Administrative	140	120	20	16.7
661	Postage & Mailings	787	1,364	(577)	(42.3)
662	Licenses & Permit Fees	3,696	3,588	108	3.0
663	Reproduction/Copies	372	4,598	(4,226)	(91.9)
664	Copier Lease/Supplies/Maint	1,142	4,024	(2,882)	(71.6)
665	Office Equip/Software/Tech	99	1,183	(1,084)	(91.6)
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		<u>66</u>	<u>(66)</u>	<u>(100.0)</u>
	TOTAL GENERAL & ADMINISTRATION	211,524	194,993	16,531	8.5
	UTILITIES				
770	Electric	2,795	13,175	(10,380)	(78.8)
771	Water & Sewage	429,848	144,827	285,021	196.8
772	Gas		28,762	(28,762)	(100.0)
773	Telephone/Internet	2,051	2,930	(879)	(30.0)
774	Trash	<u>81,455</u>	<u>70,274</u>	<u>11,181</u>	<u>15.9</u>
	TOTAL UTILITIES	516,149	259,968	256,181	98.5
	INSURANCE				
801	Ins-F&EC Or Package	391,763	253,099	138,664	54.8
802	Ins-D & O Liability	<u>6,929</u>	<u>7,890</u>	<u>(961)</u>	<u>(12.2)</u>
	TOTAL INSURANCE	398,692	260,989	137,703	52.8
	OTHER EXPENSES				
970	Insurance Repairs		178,312	(178,312)	(100.0)
971	Insurance Repairs-Bldg J	379,000	669,518	(290,518)	(43.4)
972	Insurance Repairs-Bldg C	192,408	250,000	(57,592)	(23.0)
973	Insurance Repairs-Ice Storm	1,056,046	150,000	906,046	604.0
980	Fines & Penalties	386		386	
985	Owner Credit	<u>1,050</u>		<u>1,050</u>	
	TOTAL OTHER EXPENSES	1,628,890	1,247,830	381,060	30.5

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Eleven Months Ended November 30, 2022

7626		CURRENT TO PRIOR		12-31
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR PRIOR YEAR	VARIANCE DOLLARS PERCENT	
	TOTAL ALL EXPENSES	3,242,307 2,561,473	680,834 26.6	
	NET SURPLUS or (DEFICIT)	<u>\$ (589,465)</u> <u>\$ 790,751</u>	<u>\$ (1,380,216)</u> <u>(174.5)</u>	

MANAGEMENT SUMMARY
 For the Eleven Months Ended November 30, 2022

7626 ACTUAL TO BUDGET 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
	TOTAL RECEIPTS	\$ 2,652,842	\$ 1,438,755	\$ 1,214,087	84.4
	TOTAL ALL EXPENSES	\$ 3,242,307	\$ 1,332,167	\$ 1,910,140	143.4
	NET SURPLUS or (DEFICIT)	<u>\$ (589,465)</u>	<u>\$ 106,588</u>	<u>\$ (696,053)</u>	<u>(653.0)</u>
	TOTAL ASSETS			<u>\$ 3,763,449.62</u>	