

December 31, 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
December 31, 2022

7626

12-31

The accompanying financial statements as of December 31, 2022, and for the twelve 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
February 14, 2023

7626

Financial Recap for December 2022

12-31

101	Cash-Western Alliance #3027	\$	55,312.87
102	Cash-NDBT Operating #4170		41,080.55
10301	Cash-NDBT J Bldg Ins #4196		389.53
10302	Cash-NDBT C Bldg Ins #4204		11,664.84
10303	Cash-NDBT Ice Storm Ins #4212		<u>3,486.32</u>
	Total Operating Funds		111,934.11
104	Cash-NDBT Reserve #4188		2,277.72
105	Cash-NDBT Special Project #1821		<u>10.06</u>
	Total Cash in Bank		<u><u>114,221.89</u></u>
	Change in Cash This Month		(90,166.79)
	Gross Income		337,780.79
	Total Expenses		345,427.62
	Net Gain (Loss) This Month		(7,646.83)
	Net Gain (Loss) Year to Date		(646,848.82)

For Management Use Only

Richland Trace Owners Assn Inc
9849 Walnut St.

Dallas, TX 75243
December 31, 2022

7626 BALANCE SHEET 12-31

ACCT DESCRIPTION

ASSETS

CURRENT ASSETS

101	Cash-Western Alliance #3027	\$	55,312.87	
102	Cash-NDBT Operating #4170		41,080.55	
10301	Cash-NDBT J Bldg Ins #4196		389.53	
10302	Cash-NDBT C Bldg Ins #4204		11,664.84	
10303	Cash-NDBT Ice Storm Ins #4212		3,486.32	
104	Cash-NDBT Reserve #4188		2,277.72	
105	Cash-NDBT Special Project #1821		10.06	
106	Assessments Receivable		78,673.44	
10601	Assessments Receivable - 30 Days		34,895.67	
10602	Assessments Receivable - 60 Days		19,222.73	
10603	Assessments Receivable - 90 Days		18,729.66	
10604	Assessments Receivable - 120 Days		3,442,247.28	
112	Receivable-TNT Maintenance Svcs		643.50	
133	Prepaid Insurance		<u>497,369.17</u>	
	TOTAL CURRENT ASSETS			<u>\$ 4,206,003.34</u>
	TOTAL ASSETS			<u>\$ 4,206,003.34</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

205	Accounts Payable	\$	32,686.50	
207	Prepaid Assessments		54,831.25	
210	Unrealized Assmnt Income		3,593,768.78	
211	Notes Payable-Insurance		<u>472,700.59</u>	
	TOTAL CURRENT LIABILITIES			\$ 4,153,987.12
	TOTAL LIABILITIES			4,153,987.12

EQUITY

28201	Tran Fr Prior Mgr		82,360.86	
283	Retained Earnings		616,504.18	
	Deficit		<u>(646,848.82)</u>	
	TOTAL EQUITY			<u>52,016.22</u>
	TOTAL LIABILITIES & EQUITY			<u>\$ 4,206,003.34</u>

9849 Walnut St.

Dallas, TX 75243
December 31, 2022

7626 OPERATING STATEMENT 12-31

ACCT	DESCRIPTION	CURRENT PERIOD	TWELVE MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
ASSESSMENTS					
301	Assessment Income	\$ 179,846.22	\$ 1,604,221.87	53.2	53.6
308	Late Fees Owners' Assessment		15,720.00		.5
310	Legal Costs Billed		1,206.25		
311	Collection Costs		3,477.14		.1
	TOTAL ASSESSMENTS	179,846.22	1,624,625.26	53.2	54.3
OTHER INCOME					
904	Miscellaneous Income		8,305.73		.3
905	Insurance Proceeds	157,934.57	1,357,691.09	46.8	45.4
	TOTAL OTHER INCOME	157,934.57	1,365,996.82	46.8	45.7
	TOTAL INCOME	337,780.79	2,990,622.08	100.0	100.0
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
402	Electrical		8,983.44		.3
403	Exterminating Service		6,839.23		.2
408	Landscape Contract	5,500.00	68,500.00	1.6	2.3
409	Grounds Maintenance		3,500.00		.1
410	Maintenance/Repair	31,112.18	371,448.97	9.2	12.4
411	Maint/Repair Supplies	3,316.28	33,402.82	1.0	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	2,000.00	5,000.00	.6	.2
421	Keys & Locks		1,591.28		.1
423	Fire Alarm Monitoring		2,082.24		.1
424	Security/Alarm Monitoring	3,014.50	22,539.37	.9	.8
430	Equipment Rental		53.55		
440	Vehicle Expense-Maint		1,110.26		
	TOTAL MAINTENANCE AND REPAIRS	44,942.96	531,929.97	13.3	17.8
RECREATION AREA					
538	Pool Supplies/Equipment		64.92		
	TOTAL RECREATION AREA		64.92		
GENERAL & ADMINISTRATION					
651	Bank Charges	128.13	1,301.59		
652	Bookkeeping	3,046.00	23,977.00	.9	.8
655	Interest Expense	1,564.25	1,564.25	.5	.1
656	Legal Expense	34,702.00	98,040.62	10.3	3.3
657	Management Fees	10,764.00	129,168.00	3.2	4.3
659	Office Supplies		1,440.88		.1
660	Other Administrative		140.00		
661	Postage & Mailings		787.09		

See Accountants Compilation Report

9849 Walnut St.

Dallas, TX 75243
December 31, 2022

7626		OPERATING STATEMENT		12-31	
ACCT	DESCRIPTION	CURRENT PERIOD	TWELVE MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
662	Licenses & Permit Fees		3,695.75		.1
663	Reproduction/Copies	.20	371.90		
664	Copier Lease/Supplies/Maint		1,141.67		
665	Office Equip/Software/Tech	<u>991.51</u>	<u>1,090.53</u>	<u>.3</u>	
	TOTAL GENERAL & ADMINISTRATION	51,196.09	262,719.28	15.2	8.8
	UTILITIES				
770	Electric	203.79	2,999.26	.1	.1
771	Water & Sewage		429,847.91		14.4
773	Telephone/Internet	146.57	2,197.10		.1
774	Trash	<u>10,210.36</u>	<u>91,664.88</u>	<u>3.0</u>	<u>3.1</u>
	TOTAL UTILITIES	10,560.72	526,709.15	3.1	17.6
	INSURANCE				
801	Ins-F&EC Or Package	55,793.28	497,293.65	16.5	16.6
802	Ins-D & O Liability		<u>6,928.65</u>		<u>.2</u>
	TOTAL INSURANCE	55,793.28	504,222.30	16.5	16.9
	OTHER EXPENSES				
971	Insurance Repairs-Bldg J	182,934.57	561,934.57	54.2	18.8
972	Insurance Repairs-Bldg C		192,408.32		6.4
973	Insurance Repairs-Ice Storm		1,056,046.39		35.3
980	Fines & Penalties		386.00		
985	Owner Credit		<u>1,050.00</u>		
	TOTAL OTHER EXPENSES	182,934.57	1,811,825.28	54.2	60.6
	TOTAL ALL EXPENSES	345,427.62	3,637,470.90	102.3	121.6
	NET SURPLUS or (DEFICIT)	<u>\$ (7,646.83)</u>	<u>\$ (646,848.82)</u>	<u>(2.3)</u>	<u>(21.6)</u>

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626 ACTUAL TO BUDGET 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 1,604,222	\$ 1,453,740	\$ 150,482	10.4
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	1,624,625	1,526,050	98,575	6.5
OTHER INCOME					
904	Miscellaneous Income	8,306		8,306	
905	Insurance Proceeds	1,357,691		1,357,691	
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	1,365,997	43,500	1,322,497	3040.2
	TOTAL INCOME	2,990,622	1,569,550	(1,421,072)	(90.5)
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	68,500	68,856	(356)	(.5)
409	Grounds Maintenance	3,500	300	3,200	1066.7
410	Maintenance/Repair	371,449		371,449	
411	Maint/Repair Supplies	33,403	1,800	31,603	1755.7
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	5,000		5,000	
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	22,539	39,475	(16,936)	(42.9)
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	531,929	151,339	380,590	251.5

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626		ACTUAL TO BUDGET		12-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL	BUDGETED	VARIANCE 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	1,302	744	558	75.0
652	Bookkeeping	23,977		23,977	
653	Resident Relations		1,500	(1,500)	(100.0)
654	Professional/Consultants		1,740	(1,740)	(100.0)
655	Interest Expense	1,564		1,564	
656	Legal Expense	98,041	158,400	(60,359)	(38.1)
657	Management Fees	129,168	42,000	87,168	207.5
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	1,091	13,838	(12,747)	(92.1)
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	<u>262,721</u>	<u>452,827</u>	<u>(190,106)</u>	<u>(42.0)</u>
UTILITIES					
770	Electric	2,999	31,200	(28,201)	(90.4)
771	Water & Sewage	429,848	300,000	129,848	43.3
773	Telephone/Internet	2,197	5,880	(3,683)	(62.6)
774	Trash	<u>91,665</u>	<u>69,910</u>	<u>21,755</u>	<u>31.1</u>
	TOTAL UTILITIES	526,709	406,990	119,719	29.4
INSURANCE					
801	Ins-F&EC Or Package	497,294	350,400	146,894	41.9
802	Ins-D & O Liability	<u>6,929</u>		<u>6,929</u>	
	TOTAL INSURANCE	<u>504,223</u>	<u>350,400</u>	<u>153,823</u>	<u>43.9</u>
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	561,935		561,935	
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>	

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YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626	ACTUAL TO BUDGET	12-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL BUDGETED	VARIANCE DOLLARS PERCENT
	TOTAL OTHER EXPENSES	1,811,825	1,811,825
	TOTAL ALL EXPENSES	3,637,472 1,453,275	2,184,197 150.3
	NET SURPLUS or (DEFICIT)	<u>\$ (646,850)</u> <u>\$ 116,275</u>	<u>\$ (763,125)</u> <u>(656.3)</u>

YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626		BUDGET BALANCE REMAINING			12-31
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 1,604,222	\$ 1,453,740	\$ (150,482)	(10.4)
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	1,624,625	1,526,050	(98,575)	(6.5)
OTHER INCOME					
904	Miscellaneous Income	8,306		(8,306)	
905	Insurance Proceeds	1,357,691		(1,357,691)	
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	1,365,997	43,500	(1,322,497)	3040.2
	TOTAL INCOME	2,990,622	1,569,550	(1,421,072)	(90.5)
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	68,500	68,856	356	.5
409	Grounds Maintenance	3,500	300	(3,200)	1066.7
410	Maintenance/Repair	371,449		(371,449)	
411	Maint/Repair Supplies	33,403	1,800	(31,603)	1755.7
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	5,000		(5,000)	
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	22,539	39,475	16,936	42.9
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	531,929	151,339	(380,590)	(251.5)

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 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	1,302	744	(558)	(75.0)
652	Bookkeeping	23,977		(23,977)	
653	Resident Relations		1,500	1,500	100.0
654	Professional/Consultants		1,740	1,740	100.0
655	Interest Expense	1,564		(1,564)	
656	Legal Expense	98,041	158,400	60,359	38.1
657	Management Fees	129,168	42,000	(87,168)	(207.5)
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	1,091	13,838	12,747	92.1
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	262,721	452,827	190,106	42.0
UTILITIES					
770	Electric	2,999	31,200	28,201	90.4
771	Water & Sewage	429,848	300,000	(129,848)	(43.3)
773	Telephone/Internet	2,197	5,880	3,683	62.6
774	Trash	<u>91,665</u>	<u>69,910</u>	<u>(21,755)</u>	<u>(31.1)</u>
	TOTAL UTILITIES	526,709	406,990	(119,719)	(29.4)
INSURANCE					
801	Ins-F&EC Or Package	497,294	350,400	(146,894)	(41.9)
802	Ins-D & O Liability	<u>6,929</u>		<u>(6,929)</u>	
	TOTAL INSURANCE	504,223	350,400	(153,823)	(43.9)
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	561,935		(561,935)	
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>	

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YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626	BUDGET BALANCE REMAINING		12-31
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET
			BUDGET REMAINING DOLLARS PERCENT
	TOTAL OTHER EXPENSES	1,811,825	(1,811,825)
	TOTAL ALL EXPENSES	3,637,472	1,453,275 (2,184,197) (150.3)
	NET SURPLUS or (DEFICIT)	<u>\$ (646,850)</u>	<u>\$ 116,275</u> <u>\$ 763,125</u> <u>656.3</u>

YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626 CURRENT TO PRIOR 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
ASSESSMENTS					
301	Assessment Income	\$ 1,604,222	\$ 1,327,112	\$ 277,110	20.9
305	Key Replacement Fee		4	(4)	(100.0)
308	Late Fees Owners' Assessment	15,720	12,414	3,306	26.6
309	Return Check Fees		465	(465)	(100.0)
310	Legal Costs Billed	1,206	28,467	(27,261)	(95.8)
311	Collection Costs	3,477	1,470	2,007	136.5
395	Miscellaneous Income		3,125	(3,125)	(100.0)
398	Less: Bad Debts		(120)	120	100.0
	TOTAL ASSESSMENTS	<u>1,624,625</u>	<u>1,372,937</u>	<u>251,688</u>	<u>18.3</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	1,357,691	2,207,215	(849,524)	(38.5)
910	Prior Mgr-AR Fees		(12)	12	100.0
911	Prior Mgr-Undetailed AR Bal		138	(138)	(100.0)
	TOTAL OTHER INCOME	<u>1,365,997</u>	<u>2,207,537</u>	<u>(841,540)</u>	<u>(38.1)</u>
	TOTAL INCOME	<u>2,990,622</u>	<u>3,580,474</u>	<u>(589,852)</u>	<u>(16.5)</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	68,500	71,724	(3,224)	(4.5)
409	Grounds Maintenance	3,500		3,500	
410	Maintenance/Repair	371,449	261,704	109,745	41.9
411	Maint/Repair Supplies	33,403	53,138	(19,735)	(37.1)
412	Plumbing Maint/Repair	200	70,780	(70,580)	(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		12,163	(12,163)	(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	5,000	10,000	(5,000)	(50.0)
421	Keys & Locks	1,591	4,774	(3,183)	(66.7)
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	22,539	77,324	(54,785)	(70.9)
430	Equipment Rental	54	4,414	(4,360)	(98.8)
440	Vehicle Expense-Maint	<u>1,110</u>	<u>1,494</u>	<u>(384)</u>	<u>(25.7)</u>

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YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 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	531,929	645,885	(113,956)	(17.6)
	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	1,302	317	985	310.7
652	Bookkeeping	23,977	18,687	5,290	28.3
655	Interest Expense	1,564		1,564	
656	Legal Expense	98,041	25,430	72,611	285.5
657	Management Fees	129,168	87,441	41,727	47.7
658	Meeting Expense		500	(500)	(100.0)
659	Office Supplies	1,441	508	933	183.7
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	1,091	1,194	(103)	(8.6)
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		66	(66)	(100.0)
	TOTAL GENERAL & ADMINISTRATION	<u>262,721</u>	<u>213,626</u>	<u>49,095</u>	<u>23.0</u>
	UTILITIES				
770	Electric	2,999	13,175	(10,176)	(77.2)
771	Water & Sewage	429,848	177,827	252,021	141.7
772	Gas		28,762	(28,762)	(100.0)
773	Telephone/Internet	2,197	3,155	(958)	(30.4)
774	Trash	<u>91,665</u>	<u>79,211</u>	<u>12,454</u>	<u>15.7</u>
	TOTAL UTILITIES	526,709	302,130	224,579	74.3
	INSURANCE				
801	Ins-F&EC Or Package	497,294	296,807	200,487	67.6
802	Ins-D & O Liability	<u>6,929</u>	<u>7,890</u>	<u>(961)</u>	<u>(12.2)</u>
	TOTAL INSURANCE	504,223	304,697	199,526	65.5
	OTHER EXPENSES				
970	Insurance Repairs		178,312	(178,312)	(100.0)
971	Insurance Repairs-Bldg J	561,935	914,518	(352,583)	(38.6)
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>	

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YEAR TO DATE COMPARATIVE
For the Twelve Months Ended December 31, 2022

7626		CURRENT TO PRIOR		12-31
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR PRIOR YEAR	VARIANCE DOLLARS PERCENT	
	TOTAL OTHER EXPENSES	1,811,825 1,492,830	318,995 21.4	
	TOTAL ALL EXPENSES	3,637,472 2,963,972	673,500 22.7	
	NET SURPLUS or (DEFICIT)	<u>\$ (646,850)</u> <u>\$ 616,502</u>	<u>\$ (1,263,352)</u> <u>(204.9)</u>	

MANAGEMENT SUMMARY
 For the Twelve Months Ended December 31, 2022

7626 ACTUAL TO BUDGET 12-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
	TOTAL RECEIPTS	\$ 2,990,622	\$ 1,569,550	\$ 1,421,072	90.5
	TOTAL ALL EXPENSES	\$ 3,637,472	\$ 1,453,275	\$ 2,184,197	150.3
	NET SURPLUS or (DEFICIT)	<u>\$ (646,850)</u>	<u>\$ 116,275</u>	<u>\$ (763,125)</u>	<u>(656.3)</u>
	TOTAL ASSETS			<u>\$ 4,206,003.34</u>	