

March 31, 2023

6070 C 3-31

Meadow Creek Village Residents Asso  
12989 Jupiter Rd. #101  
Dallas, TX 75238

Meadow Creek Village Residents Asso  
12989 Jupiter Rd. #101  
Dallas, TX 75238

March 31, 2023

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The accompanying financial statements as of March 31, 2023, 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.

Meadow Creek Village Residents Asso  
12989 Jupiter Rd. #101  
Dallas, TX 75238

April 25, 2023

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Financial Recap for March 2023

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101	Petty Cash-Clubhouse Office	\$	166.73
102	Cash In Bank-NDBT Depository 3228		56,218.26
103	Cash In Bank-NDBT Checking 3236		<u>18,231.88</u>
	Total Operating Funds		<u>74,616.87</u>
			<hr/>
	Total Cash in Bank		<u><u>74,616.87</u></u>
			<hr/>
	Change in Cash This Month		(1,273.51)
	Gross Income		35,924.42
	Total Expenses		41,240.19
	Net Gain (Loss) This Month		(5,315.77)
	Net Gain (Loss) Year to Date		(62,653.38)

For Management Use Only

Meadow Creek Village Residents Asso  
12989 Jupiter Rd. #101  
Dallas, TX 75238

March 31, 2023

6070 BALANCE SHEET 3-31

ACCT DESCRIPTION

ASSETS

CURRENT ASSETS

101	Petty Cash-Clubhouse Office	\$	166.73	
102	Cash In Bank-NDBT Depository 3228		56,218.26	
103	Cash In Bank-NDBT Checking 3236		18,231.88	
106	Accounts Receivable		6,287.56	
10601	Accounts Receivable - 30 Days		4,835.00	
10602	Accounts Receivable - 60 Days		3,729.13	
10603	Accounts Receivable - 90 Days		3,070.00	
10604	Accounts Receivable - 120 Days		50,616.84	
108	Foreclosure/Bankruptcy AR		1,644.00	
10801	Unrealized Bkrptcy Income		(1,644.00)	
132	Prepaid Insurance		11,165.88	
133	Prepaid Expenses		<u>2,792.60</u>	
	TOTAL CURRENT ASSETS			\$ 157,113.88

FIXED ASSETS

14101	Land		10.00	
14102	Land-Four Lots		7,731.59	
14401	Buildings		3,614.30	
14402	Perimeter Fence		127,211.90	
14403	Pool Cabana		25,036.00	
14404	Pool Fence		4,400.00	
14601	A/C & Heating Unit		5,850.00	
14602	Furniture & Fixtures		9,105.37	
14603	Maintenance Cart		800.00	
14901	Allow for Depr-A/C & Heating Unit		(5,265.00)	
14902	Allow for Depr-Furn & Fixtures		(9,105.37)	
14903	Allow for Depr-Buildings		(3,614.30)	
14904	Allow for Depr-Perimeter Fence		(111,788.04)	
14905	Allow for Depr-Pool Cabana		(25,036.00)	
14906	Allow for Depr-Maint Cart		(800.00)	
14907	Allow for Depr-Pool Fence		<u>(4,400.00)</u>	
	TOTAL FIXED ASSETS			<u>23,750.45</u>

TOTAL ASSETS \$ 180,864.33

LIABILITIES & EQUITY

CURRENT LIABILITIES

205	Accounts Payable	\$	1,092.53	
206	Assessments Pd in Advance		31,291.00	
210	Unrealized Assmnt Income		68,538.53	
235	Accrued Unemployment Tax		<u>79.89</u>	
	TOTAL CURRENT LIABILITIES			\$ 101,001.95

See Accountants Compilation Report

12989 Jupiter Rd. #101  
Dallas, TX 75238

March 31, 2023

6070 BALANCE SHEET 3-31

ACCT DESCRIPTION

TOTAL LIABILITIES 101,001.95

EQUITY

28201	Alloc Capital-Roof Replacement	325,522.89
28202	Alloc Capital-Masonry Fence	69,998.88
283	Retained Earnings	(253,006.01)
	Deficit	<u>(62,653.38)</u>

TOTAL EQUITY 79,862.38

TOTAL LIABILITIES & EQUITY \$ 180,864.33

12989 Jupiter Rd. #101  
 Dallas, TX 75238

March 31, 2023

6070 OPERATING STATEMENT 3-31

ACCT	DESCRIPTION	CURRENT PERIOD	TWELVE MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
ASSESSMENTS					
301	Assessment Income	\$ 37,600.37	\$ 449,815.58	104.7	107.3
303	Special Assessments	1,100.00	2,880.00	3.1	.7
309	Returned Check Fees		70.00		
310	Legal Costs Billed		2,167.00		.5
311	Collection Cost Billed	425.00	3,360.00	1.2	.8
312	Payment Plan Fee Billed	10.00	180.00		
313	Payment Plan Interest Billed	36.63	468.05	.1	.1
320	Accrued Cap-Roof Replacement	(2,500.02)	(30,000.24)	(7.0)	(7.2)
321	Accrued Cap-Masonry Fence	(833.32)	(9,999.84)	(2.3)	(2.4)
396	Clubhouse Rent		100.00		
	TOTAL ASSESSMENTS	35,838.66	419,040.55	99.8	99.9
OTHER INCOME					
901	Interest Income	85.76	334.52	.2	.1
	TOTAL OTHER INCOME	85.76	334.52	.2	.1
	TOTAL INCOME	35,924.42	419,375.07	100.0	100.0
OPERATING EXPENSES					
MAINTENANCE AND REPAIRS					
401	Common Areas-Maint/Supplies		40.00		
407	Fence Repair	2,414.30	10,384.30	6.7	2.5
408	Landscape-Contract	3,400.00	43,892.60	9.5	10.5
411	Misc. Hwde/Supplies	216.48	1,034.28	.6	.3
412	Plumbing Repair	41.04	41.04	.1	
413	Porter Service	175.00	1,425.00	.5	.3
416	Roof Repair		2,055.00		.5
417	Sidewalks, Drives, Paving	2,500.00	2,500.00	7.0	.6
418	Sprinkler Repair	250.00	5,966.33	.7	1.4
419	Tree & Shrub Trim/Removal		17,160.00		4.1
422	Equipment Repairs		8.36		
423	Management Fees	3,228.00	38,736.00	9.0	9.2
424	Miscellaneous-Common Areas		488.93		.1
425	Storage Area	67.00	1,664.00	.2	.4
429	Unscheduled Maintenance	275.00	7,145.82	.8	1.7
430	Maintenance & Repair Trash	1,100.00	10,450.00	3.1	2.5
	TOTAL MAINTENANCE AND REPAIRS	13,666.82	142,991.66	38.0	34.1
SWIMMING POOL					
530	Clubhouse-Supplies		22.48		
531	Clubhouse-Maintenance	415.00	1,122.75	1.2	.3
533	Pool Equipment Repairs		641.11		.2
534	Pool-Other Repairs	312.63	2,905.52	.9	.7
535	Pool Furniture		389.86		.1
536	Contract-Pool Maint		1,720.00		.4

See Accountants Compilation Report

12989 Jupiter Rd. #101  
Dallas, TX 75238

March 31, 2023

6070 OPERATING STATEMENT 3-31

ACCT	DESCRIPTION	CURRENT PERIOD	TWELVE MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
537	Signs/Locks/Keys		704.41		.2
538	Pool-Supplies & Chemicals		1,180.89		.3
541	Compliance Requirements		343.70		.1
542	Miscellaneous-Pool & Clubhou		105.00		
543	Monitor		9,320.00		2.2
	TOTAL SWIMMING POOL	727.63	18,455.72	2.0	4.4
GENERAL & ADMINISTRATION					
650	Auditor Fee		2,132.33		.5
651	Bank Charges	52.41	660.45	.2	.2
652	Bookkeeping	1,754.00	14,939.60	4.9	3.6
654	Insurance	1,166.25	13,172.78	3.3	3.1
656	Legal	330.00	5,881.45	.9	1.4
658	Meeting Expense		871.90		.2
659	Office Supplies	42.75	281.28	.1	.1
661	Postage & Mailings	7.20	589.02		.1
662	Social Media/Website		267.21		.1
663	Reproduction/Copies	4.30	307.00		.1
664	Telephone-Prop Mgr	347.18	1,646.91	1.0	.4
667	Payroll Taxes		797.81		.2
	TOTAL GENERAL & ADMINISTRATION	3,704.09	41,547.74	10.3	9.9
UTILITIES					
770	Electric	236.08	4,878.99	.7	1.2
771	Water & Sewage	240.90	4,616.13	.7	1.1
	TOTAL UTILITIES	476.98	9,495.12	1.3	2.3
TAXES					
881	City of Garland		3.26		
882	County of Dallas		1.28		
883	Garland ISD		5.63		
	TOTAL TAXES		10.17		
CAPITAL EXPENDITURES					
951	Scheduled Home Maintenance	21,943.00	249,743.00	61.1	59.6
952	Fence Replacement		12,775.00		3.1
954	Unscheduled Maintenance	150.00	150.00	.4	
	TOTAL CAPITAL EXPENDITURES	22,093.00	262,668.00	61.5	62.6
OTHER EXPENSES					
971	Depr-A/C & Heating Unit	48.75	585.00	.1	.1
974	Depr-Perimeter Fence	522.92	6,275.04	1.5	1.5
	TOTAL OTHER EXPENSES	571.67	6,860.04	1.6	1.6
	TOTAL ALL EXPENSES	41,240.19	482,028.45	114.8	114.9

See Accountants Compilation Report

12989 Jupiter Rd. #101  
Dallas, TX 75238

March 31, 2023

6070 OPERATING STATEMENT 3-31

ACCT	DESCRIPTION	CURRENT PERIOD	TWELVE MONTHS YEAR TO DATE	PERCENTAGE CURR.	YTD
	NET SURPLUS or (DEFICIT)	<u>\$ (5,315.77)</u>	<u>\$ (62,653.38)</u>	<u>(14.8)</u>	<u>(14.9)</u>



YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070		ACTUAL TO BUDGET			3-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL	BUDGETED	VARIANCE DOLLARS	PERCENT	
<b>ASSESSMENTS</b>						
301	Assessment Income	\$ 449,816	\$ 420,480	\$ 29,336	7.0	
302	Allowances For Uncollectible		(11,520)	11,520	100.0	
303	Special Assessments	2,880		2,880		
309	Returned Check Fees	70	132	(62)	(47.0)	
310	Legal Costs Billed	2,167		2,167		
311	Collection Cost Billed	3,360	816	2,544	311.8	
312	Payment Plan Fee Billed	180		180		
313	Payment Plan Interest Billed	468		468		
320	Accrued Cap-Roof Replacement	(30,000)	(30,000)			
321	Accrued Cap-Masonry Fence	(10,000)	(10,000)			
396	Clubhouse Rent	100	444	(344)	(77.5)	
	<b>TOTAL ASSESSMENTS</b>	<b>419,041</b>	<b>370,352</b>	<b>48,689</b>	<b>13.2</b>	
<b>OTHER INCOME</b>						
901	Interest Income	335	120	215	179.2	
	<b>TOTAL OTHER INCOME</b>	<b>335</b>	<b>120</b>	<b>215</b>	<b>179.2</b>	
	<b>TOTAL INCOME</b>	<b>419,376</b>	<b>370,472</b>	<b>(48,904)</b>	<b>(13.2)</b>	
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE AND REPAIRS</b>						
401	Common Areas-Maint/Supplies	40	4,000	(3,960)	(99.0)	
407	Fence Repair	10,384		10,384		
408	Landscape-Contract	43,893	39,516	4,377	11.1	
411	Misc. Hwde/Supplies	1,034	500	534	106.8	
412	Plumbing Repair	41		41		
413	Porter Service	1,425		1,425		
414	Project: Siding		1,000	(1,000)	(100.0)	
416	Roof Repair	2,055		2,055		
417	Sidewalks, Drives, Paving	2,500		2,500		
418	Sprinkler Repair	5,966	12,000	(6,034)	(50.3)	
419	Tree & Shrub Trim/Removal	17,160	10,000	7,160	71.6	
422	Equipment Repairs	8	648	(640)	(98.8)	
423	Management Fees	38,736	29,880	8,856	29.6	
424	Miscellaneous-Common Areas	489		489		
425	Storage Area	1,664	516	1,148	222.5	
427	Vandalism		200	(200)	(100.0)	
429	Unscheduled Maintenance	7,146		7,146		
430	Maintenance & Repair Trash	10,450		10,450		
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>142,991</b>	<b>98,260</b>	<b>44,731</b>	<b>45.5</b>	
<b>SWIMMING POOL</b>						
530	Clubhouse-Supplies	22	144	(122)	(84.7)	
531	Clubhouse-Maintenance	1,123	500	623	124.6	
533	Pool Equipment Repairs	641		641		
534	Pool-Other Repairs	2,906	900	2,006	222.9	
535	Pool Furniture	390	200	190	95.0	

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070		ACTUAL TO BUDGET		3-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL	BUDGETED	VARIANCE DOLLARS	PERCENT
536	Contract-Pool Maint	1,720	6,480	(4,760)	(73.5)
537	Signs/Locks/Keys	704	444	260	58.6
538	Pool-Supplies & Chemicals	1,181	2,000	(819)	(41.0)
541	Compliance Requirements	344		344	
542	Miscellaneous-Pool & Clubhou	105	500	(395)	(79.0)
543	Monitor	9,320	9,504	(184)	(1.9)
	TOTAL SWIMMING POOL	18,456	20,672	(2,216)	(10.7)
GENERAL & ADMINISTRATION					
650	Auditor Fee	2,132	2,300	(168)	(7.3)
651	Bank Charges	660	432	228	52.8
652	Bookkeeping	14,940	15,600	(660)	(4.2)
653	Homeowner Functions		200	(200)	(100.0)
654	Insurance	13,173	10,500	2,673	25.5
656	Legal	5,881	10,000	(4,119)	(41.2)
658	Meeting Expense	872	800	72	9.0
659	Office Supplies	281	700	(419)	(59.9)
661	Postage & Mailings	589	1,000	(411)	(41.1)
662	Social Media/Website	267		267	
663	Reproduction/Copies	307	1,200	(893)	(74.4)
664	Telephone-Prop Mgr	1,647	900	747	83.0
667	Payroll Taxes	798	924	(126)	(13.6)
	TOTAL GENERAL & ADMINISTRATION	41,547	44,556	(3,009)	(6.8)
UTILITIES					
770	Electric	4,879	5,600	(721)	(12.9)
771	Water & Sewage	4,616	4,500	116	2.6
	TOTAL UTILITIES	9,495	10,100	(605)	(6.0)
TAXES					
881	City of Garland	3	3		
882	County of Dallas	1	3	(2)	(66.7)
883	Garland ISD	6	6		
	TOTAL TAXES	10	12	(2)	(16.7)
CAPITAL EXPENDITURES					
950	Driveway Replacement		7,600	(7,600)	(100.0)
951	Scheduled Home Maintenance	249,743	138,000	111,743	81.0
952	Fence Replacement	12,775	23,304	(10,529)	(45.2)
953	Roof Replacement		30,000	(30,000)	(100.0)
954	Unscheduled Maintenance	150		150	
956	Retaining Wall		33,390	(33,390)	(100.0)
	TOTAL CAPITAL EXPENDITURES	262,668	232,294	30,374	13.1
OTHER EXPENSES					
971	Depr-A/C & Heating Unit	585	588	(3)	(.5)
974	Depr-Perimeter Fence	6,275	6,276	(1)	
	TOTAL OTHER EXPENSES	6,860	6,864	(4)	(.1)

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070	ACTUAL TO BUDGET	3-31	
ACCT	DESCRIPTION	YEAR TO DATE ACTUAL      BUDGETED	VARIANCE DOLLARS    PERCENT
	TOTAL ALL EXPENSES	482,027      412,758	69,269    16.8
	NET SURPLUS or (DEFICIT)	<u>\$ (62,651)</u> <u>\$ (42,286)</u> <u>\$ (20,365)</u>	<u>(48.2)</u>

YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070		BUDGET BALANCE REMAINING			3-31	
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS PERCENT		
ASSESSMENTS						
301	Assessment Income	\$ 449,816	\$ 420,480	\$ (29,336)	(7.0)	
302	Allowances For Uncollectible		(11,520)	(11,520)	(100.0)	
303	Special Assessments	2,880		(2,880)		
309	Returned Check Fees	70	132	62	47.0	
310	Legal Costs Billed	2,167		(2,167)		
311	Collection Cost Billed	3,360	816	(2,544)	(311.8)	
312	Payment Plan Fee Billed	180		(180)		
313	Payment Plan Interest Billed	468		(468)		
320	Accrued Cap-Roof Replacement	(30,000)	(30,000)			
321	Accrued Cap-Masonry Fence	(10,000)	(10,000)			
396	Clubhouse Rent	100	444	344	77.5	
	TOTAL ASSESSMENTS	419,041	370,352	(48,689)	(13.2)	
OTHER INCOME						
901	Interest Income	335	120	(215)	(179.2)	
	TOTAL OTHER INCOME	335	120	(215)	(179.2)	
	TOTAL INCOME	419,376	370,472	(48,904)	(13.2)	
OPERATING EXPENSES						
MAINTENANCE AND REPAIRS						
401	Common Areas-Maint/Supplies	40	4,000	3,960	99.0	
407	Fence Repair	10,384		(10,384)		
408	Landscape-Contract	43,893	39,516	(4,377)	(11.1)	
411	Misc. Hwde/Supplies	1,034	500	(534)	(106.8)	
412	Plumbing Repair	41		(41)		
413	Porter Service	1,425		(1,425)		
414	Project: Siding		1,000	1,000	100.0	
416	Roof Repair	2,055		(2,055)		
417	Sidewalks, Drives, Paving	2,500		(2,500)		
418	Sprinkler Repair	5,966	12,000	6,034	50.3	
419	Tree & Shrub Trim/Removal	17,160	10,000	(7,160)	(71.6)	
422	Equipment Repairs	8	648	640	98.8	
423	Management Fees	38,736	29,880	(8,856)	(29.6)	
424	Miscellaneous-Common Areas	489		(489)		
425	Storage Area	1,664	516	(1,148)	(222.5)	
427	Vandalism		200	200	100.0	
429	Unscheduled Maintenance	7,146		(7,146)		
430	Maintenance & Repair Trash	10,450		(10,450)		
	TOTAL MAINTENANCE AND REPAIRS	142,991	98,260	(44,731)	(45.5)	
SWIMMING POOL						
530	Clubhouse-Supplies	22	144	122	84.7	
531	Clubhouse-Maintenance	1,123	500	(623)	(124.6)	
533	Pool Equipment Repairs	641		(641)		
534	Pool-Other Repairs	2,906	900	(2,006)	(222.9)	
535	Pool Furniture	390	200	(190)	(95.0)	

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS	PERCENT
6070	BUDGET BALANCE REMAINING				3-31
536	Contract-Pool Maint	1,720	6,480	4,760	73.5
537	Signs/Locks/Keys	704	444	(260)	(58.6)
538	Pool-Supplies & Chemicals	1,181	2,000	819	41.0
541	Compliance Requirements	344		(344)	
542	Miscellaneous-Pool & Clubhou	105	500	395	79.0
543	Monitor	9,320	9,504	184	1.9
	TOTAL SWIMMING POOL	18,456	20,672	2,216	10.7
	GENERAL & ADMINISTRATION				
650	Auditor Fee	2,132	2,300	168	7.3
651	Bank Charges	660	432	(228)	(52.8)
652	Bookkeeping	14,940	15,600	660	4.2
653	Homeowner Functions		200	200	100.0
654	Insurance	13,173	10,500	(2,673)	(25.5)
656	Legal	5,881	10,000	4,119	41.2
658	Meeting Expense	872	800	(72)	(9.0)
659	Office Supplies	281	700	419	59.9
661	Postage & Mailings	589	1,000	411	41.1
662	Social Media/Website	267		(267)	
663	Reproduction/Copies	307	1,200	893	74.4
664	Telephone-Prop Mgr	1,647	900	(747)	(83.0)
667	Payroll Taxes	798	924	126	13.6
	TOTAL GENERAL & ADMINISTRATION	41,547	44,556	3,009	6.8
	UTILITIES				
770	Electric	4,879	5,600	721	12.9
771	Water & Sewage	4,616	4,500	(116)	(2.6)
	TOTAL UTILITIES	9,495	10,100	605	6.0
	TAXES				
881	City of Garland	3	3		
882	County of Dallas	1	3	2	66.7
883	Garland ISD	6	6		
	TOTAL TAXES	10	12	2	16.7
	CAPITAL EXPENDITURES				
950	Driveway Replacement		7,600	7,600	100.0
951	Scheduled Home Maintenance	249,743	138,000	(111,743)	(81.0)
952	Fence Replacement	12,775	23,304	10,529	45.2
953	Roof Replacement		30,000	30,000	100.0
954	Unscheduled Maintenance	150		(150)	
956	Retaining Wall		33,390	33,390	100.0
	TOTAL CAPITAL EXPENDITURES	262,668	232,294	(30,374)	(13.1)
	OTHER EXPENSES				
971	Depr-A/C & Heating Unit	585	588	3	.5
974	Depr-Perimeter Fence	6,275	6,276	1	
	TOTAL OTHER EXPENSES	6,860	6,864	4	.1

See Accountants Compilation Report

YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070	BUDGET BALANCE REMAINING	3-31		
ACCT	DESCRIPTION	Y-T-D ACTUAL	ANNUAL BUDGET	BUDGET REMAINING DOLLARS PERCENT
	TOTAL ALL EXPENSES	482,027	412,758	(69,269) (16.8)
	NET SURPLUS or (DEFICIT)	<u>\$ (62,651)</u>	<u>\$ (42,286)</u>	<u>\$ 20,365</u> <u>48.2</u>

YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070 CURRENT TO PRIOR 3-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
<b>ASSESSMENTS</b>					
301	Assessment Income	\$ 449,816	\$ 431,787	\$ 18,029	4.2
303	Special Assessments	2,880	5,985	(3,105)	(51.9)
309	Returned Check Fees	70		70	
310	Legal Costs Billed	2,167	4,822	(2,655)	(55.1)
311	Collection Cost Billed	3,360	3,030	330	10.9
312	Payment Plan Fee Billed	180	310	(130)	(41.9)
313	Payment Plan Interest Billed	468	523	(55)	(10.5)
320	Accrued Cap-Roof Replacement	(30,000)	(30,000)		
321	Accrued Cap-Masonry Fence	(10,000)	(10,000)		
396	Clubhouse Rent	100		100	
	<b>TOTAL ASSESSMENTS</b>	<u>419,041</u>	<u>406,457</u>	<u>12,584</u>	<u>3.1</u>
<b>OTHER INCOME</b>					
901	Interest Income	335	43	292	679.1
905	Insurance Claim		7,771	(7,771)	(100.0)
910	Other Income		6	(6)	(100.0)
	<b>TOTAL OTHER INCOME</b>	<u>335</u>	<u>7,820</u>	<u>(7,485)</u>	<u>(95.7)</u>
	<b>TOTAL INCOME</b>	419,376	414,277	5,099	1.2
<b>OPERATING EXPENSES</b>					
<b>MAINTENANCE AND REPAIRS</b>					
401	Common Areas-Maint/Supplies	40	1,200	(1,160)	(96.7)
402	Electrical Repair		5,516	(5,516)	(100.0)
406	Home Repair		8,850	(8,850)	(100.0)
407	Fence Repair	10,384	7,163	3,221	45.0
408	Landscape-Contract	43,893	39,511	4,382	11.1
411	Misc. Hwde/Supplies	1,034	1,049	(15)	(1.4)
412	Plumbing Repair	41		41	
413	Porter Service	1,425		1,425	
416	Roof Repair	2,055	4,355	(2,300)	(52.8)
417	Sidewalks, Drives, Paving	2,500		2,500	
418	Sprinkler Repair	5,966	4,896	1,070	21.9
419	Tree & Shrub Trim/Removal	17,160	7,430	9,730	131.0
421	Signs		256	(256)	(100.0)
422	Equipment Repairs	8	35	(27)	(77.1)
423	Management Fees	38,736	36,636	2,100	5.7
424	Miscellaneous-Common Areas	489	282	207	73.4
425	Storage Area	1,664	474	1,190	251.1
426	Locks/Keys/Signs		6	(6)	(100.0)
429	Unscheduled Maintenance	7,146	8,572	(1,426)	(16.6)
430	Maintenance & Repair Trash	10,450	9,045	1,405	15.5
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<u>142,991</u>	<u>135,276</u>	<u>7,715</u>	<u>5.7</u>
<b>SWIMMING POOL</b>					
530	Clubhouse-Supplies	22	42	(20)	(47.6)
531	Clubhouse-Maintenance	1,123	11,772	(10,649)	(90.5)

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YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070 CURRENT TO PRIOR 3-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		CURR YEAR	PRIOR YEAR	DOLLARS	PERCENT
532	Clubhouse-Exterminating		6	(6)	(100.0)
533	Pool Equipment Repairs	641	798	(157)	(19.7)
534	Pool-Other Repairs	2,906	43	2,863	6658.1
535	Pool Furniture	390	63	327	519.1
536	Contract-Pool Maint	1,720	6,931	(5,211)	(75.2)
537	Signs/Locks/Keys	704	208	496	238.5
538	Pool-Supplies & Chemicals	1,181	2,047	(866)	(42.3)
539	Pool-Pump Repairs		595	(595)	(100.0)
540	Clubhouse-Furnishings		307	(307)	(100.0)
541	Compliance Requirements	344	30	314	1046.7
542	Miscellaneous-Pool & Clubhou	105	406	(301)	(74.1)
543	Monitor	9,320	8,532	788	9.2
	TOTAL SWIMMING POOL	18,456	31,780	(13,324)	(41.9)
GENERAL & ADMINISTRATION					
650	Auditor Fee	2,132		2,132	
651	Bank Charges	660	685	(25)	(3.7)
652	Bookkeeping	14,940	15,644	(704)	(4.5)
653	Homeowner Functions		192	(192)	(100.0)
654	Insurance	13,173	12,732	441	3.5
655	Interest Expense		1	(1)	(100.0)
656	Legal	5,881	10,820	(4,939)	(45.7)
658	Meeting Expense	872	333	539	161.9
659	Office Supplies	281	352	(71)	(20.2)
660	Other Admin Expense		140	(140)	(100.0)
661	Postage & Mailings	589	577	12	2.1
662	Social Media/Website	267	267		
663	Reproduction/Copies	307	1,114	(807)	(72.4)
664	Telephone-Prop Mgr	1,647	1,921	(274)	(14.3)
667	Payroll Taxes	798	730	68	9.3
	TOTAL GENERAL & ADMINISTRATION	41,547	45,508	(3,961)	(8.7)
UTILITIES					
770	Electric	4,879	4,316	563	13.0
771	Water & Sewage	4,616	3,494	1,122	32.1
	TOTAL UTILITIES	9,495	7,810	1,685	21.6
TAXES					
881	City of Garland	3		3	
882	County of Dallas	1		1	
883	Garland ISD	6		6	
	TOTAL TAXES	10		10	
CAPITAL EXPENDITURES					
950	Driveway Replacement		10,000	(10,000)	(100.0)
951	Scheduled Home Maintenance	249,743	239,210	10,533	4.4
952	Fence Replacement	12,775	8,590	4,185	48.7
954	Unscheduled Maintenance	150	2,500	(2,350)	(94.0)

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YEAR TO DATE COMPARATIVE  
For the Twelve Months Ended March 31, 2023

6070	CURRENT TO PRIOR	3-31	
ACCT	DESCRIPTION	YEAR TO DATE CURR YEAR    PRIOR YEAR	VARIANCE DOLLARS    PERCENT
	TOTAL CAPITAL EXPENDITURES	262,668      260,300	2,368      .9
	OTHER EXPENSES		
971	Depr-A/C & Heating Unit	585            585	
974	Depr-Perimeter Fence	6,275          6,275	
989	Penalties & Fines	<u>          1</u>	<u>(1) (100.0)</u>
	TOTAL OTHER EXPENSES	6,860          6,861	(1)
	TOTAL ALL EXPENSES	482,027        487,535	(5,508)    (1.1)
	NET SURPLUS or (DEFICIT)	<u>\$ (62,651)</u> <u>\$ (73,258)</u>	<u>\$ 10,607</u> <u>14.5</u>

MANAGEMENT SUMMARY  
For the Twelve Months Ended March 31, 2023

6070 ACTUAL TO BUDGET 3-31

ACCT	DESCRIPTION	YEAR TO DATE		VARIANCE	
		ACTUAL	BUDGETED	DOLLARS	PERCENT
	TOTAL RECEIPTS	\$ 419,376	\$ 370,472	\$ 48,904	13.2
	TOTAL ALL EXPENSES	\$ 482,027	\$ 412,758	\$ 69,269	16.8
	NET SURPLUS or (DEFICIT)	<u>\$ (62,651)</u>	<u>\$ (42,286)</u>	<u>\$ (20,365)</u>	<u>(48.2)</u>
	TOTAL ASSETS			<u>\$ 180,864.33</u>	