

**Balance Sheet**

Period = May 2023-May 2023

Book = Accrual ; Tree = ysi\_bs

		Current Balance
<b>0050-0000</b>	<b>ASSETS</b>	
<b>0099-0000</b>	<b>CURRENT ASSETS</b>	
0100-0000	Petty Cash	110.50
0110-0000	Cash - Operating	48,872.06
0120-0000	Cash - Owner Reserve	373,623.75
0130-0000	Accounts Receivable	19,835.64
<b>0190-0000</b>	<b>TOTAL CURRENT ASSETS</b>	<b>442,441.95</b>
<b>0395-0000</b>	<b>OTHER ASSETS</b>	
0450-0000	Utility Deposit	9,688.02
<b>0489-0000</b>	<b>TOTAL OTHER ASSETS</b>	<b>9,688.02</b>
<b>0490-0000</b>	<b>TOTAL ASSETS</b>	<b>452,129.97</b>
<b>0496-0000</b>	<b>LIABILITIES &amp; EQUITY</b>	
<b>0497-0000</b>	<b>LIABILITIES</b>	
<b>0499-0000</b>	<b>CURRENT LIABILITIES</b>	
0500-0000	Accounts Payable	286.58
0501-0000	Suspense	2,531.15
0525-0000	Prepaid Rent	3,860.54
<b>0590-0000</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>6,678.27</b>
<b>0599-0000</b>	<b>OTHER LIABILITIES</b>	
0651-0100	Deferred Revenue	3,221.41
<b>0690-0000</b>	<b>TOTAL OTHER LIABILITIES</b>	<b>3,221.41</b>
<b>0699-0000</b>	<b>TOTAL LIABILITIES</b>	<b>9,899.68</b>
<b>0790-0000</b>	<b>EQUITY</b>	
0810-0004	Capital Assessments	287,616.35
0970-0000	Retained Earnings	154,613.94
<b>0987-0000</b>	<b>TOTAL EQUITY</b>	<b>442,230.29</b>
<b>0990-0000</b>	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>452,129.97</b>

# Income Statement

Period = May 2023-May 2023

Book = Accrual ; Tree = ysi\_is

		Period to Date	%	Year to Date	%
<b>1002-0000</b>	<b>TENANT RECOVERABLES</b>				
1002-1000	Common Area Maintenance	78,359.48	94.33	373,872.26	93.95
1002-1150	CAM - Retail	1,825.80	2.20	8,708.90	2.19
<b>1002-9999</b>	<b>TOTAL TENANT RECOVERABLES</b>	<b>80,185.28</b>	<b>96.53</b>	<b>382,581.16</b>	<b>96.14</b>
<b>1004-0000</b>	<b>OTHER INCOME</b>				
1004-1350	Pet Fee Income	0.00	0.00	250.00	0.06
1004-1660	Pool Income	70.00	0.08	350.00	0.09
1004-2600	Non Sufficient Funds	-50.00	-0.06	0.00	0.00
1004-2755	Moving Fee - Non Refundable	1,500.00	1.81	5,750.00	1.44
1004-3050	Fines - Building Violations	0.00	0.00	125.00	0.03
1004-3300	Late Charges	-311.28	-0.37	974.43	0.24
1004-3400	Interest Income	782.87	0.94	3,217.99	0.81
1004-4050	Lock and Key/FOB Income	345.00	0.42	1,960.00	0.49
1004-4600	Events Income	550.00	0.66	2,750.00	0.69
<b>1004-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>2,886.59</b>	<b>3.47</b>	<b>15,377.42</b>	<b>3.86</b>
<b>1500-9999</b>	<b>TOTAL INCOME</b>	<b>83,071.87</b>	<b>100.00</b>	<b>397,958.58</b>	<b>100.00</b>
<b>2000-0000</b>	<b>OPERATING EXPENSES</b>				
<b>4000-0000</b>	<b>NON-RECOVERABLE EXPENSES</b>				
<b>4000-1000</b>	<b>UTILITIES</b>				
4000-1100	Electricity	14,607.25	17.58	61,622.12	15.48
4000-1125	Electricity - Common Area	11,999.18	14.44	57,684.44	14.50
4000-1150	Electricity Recovery	-12,223.34	-14.71	-61,021.58	-15.33
4000-1500	Water & Sewer	4,839.66	5.83	19,203.00	4.83
4000-1800	Irrigation Water	0.39	0.00	0.39	0.00
4000-1900	Natural Gas	101.83	0.12	13,596.35	3.42
<b>4000-9999</b>	<b>TOTAL UTILITIES</b>	<b>19,324.97</b>	<b>23.26</b>	<b>91,084.72</b>	<b>22.89</b>
<b>4001-0000</b>	<b>OPERATIONS &amp; MAINTENANCE</b>				
4001-1100	Fire Alarm Service/repair	0.00	0.00	9,118.08	2.29
4001-1400	Door Maintenance & Repair	0.00	0.00	126.50	0.03
4001-1500	Janitorial Services	3,875.75	4.67	19,378.71	4.87
4001-1505	Entry Mat Service	73.94	0.09	443.74	0.11
4001-1800	Janitorial Supplies	760.46	0.92	2,585.93	0.65
4001-2100	Exterior Landscaping	1,086.57	1.31	3,483.41	0.88
4001-2110	Landscape Recovery	-273.33	-0.33	-1,366.65	-0.34
4001-2200	Pool Supplies/repair	31.63	0.04	1,313.39	0.33
4001-2250	Recreational Equipment	0.00	0.00	444.77	0.11
4001-2260	Recreational Equipment Supplies	146.63	0.18	146.63	0.04
4001-2700	Interior Landscaping	106.42	0.13	522.06	0.13
4001-3000	Maint Engineer	6,943.29	8.36	33,248.43	8.35
4001-3200	Electrical Supplies	0.00	0.00	323.34	0.08
4001-3300	Electrical Repairs	0.00	0.00	486.86	0.12
4001-3800	HVAC Repairs	3,363.98	4.05	14,041.09	3.53
4001-3900	HVAC Contracted	4,435.52	5.34	11,088.79	2.79
4001-4100	Plumbing Supplies	111.43	0.13	121.26	0.03
4001-4200	Plumbing Repairs	0.00	0.00	685.80	0.17
4001-4600	R&M-elevator Escalator-interior	420.00	0.51	8,600.24	2.16
4001-4700	General Supplies	357.79	0.43	1,284.30	0.32
4001-4800	Miscellaneous Repairs	8,515.74	10.25	16,259.38	4.09

**Income Statement**

Period = May 2023-May 2023

Book = Accrual ; Tree = ysi\_is

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
4001-4900	Keys	97.76	0.12	541.72	0.14
4001-5100	Security Equipment	81.47	0.10	3,243.30	0.82
4001-5700	Pest Control	131.44	0.16	920.08	0.23
4001-6100	Trash Removal	2,619.90	3.15	9,420.35	2.37
4001-6101	Trash Removal - Recovery	-380.00	-0.46	-1,900.00	-0.48
4001-6150	Recycling	80.00	0.10	1,181.44	0.30
4001-6802	Parking Lot Recovery	-1,198.50	-1.44	-12,767.15	-3.21
<b>4001-9999</b>	<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>31,387.89</b>	<b>37.78</b>	<b>122,975.80</b>	<b>30.90</b>
<b>4005-0000</b>	<b>MANAGEMENT &amp; ADMIN</b>				
4005-1000	Management Fee	6,363.00	7.66	31,209.00	7.84
4005-2500	Property & Liability Insurance	9,269.45	11.16	49,286.17	12.38
4005-3000	On Site Management Services	11,019.17	13.26	51,523.49	12.95
4005-3500	Office Supplies	0.00	0.00	184.54	0.05
4005-5100	Legal Fees	0.00	0.00	2,039.00	0.51
4005-5500	Accounting Fees	0.00	0.00	875.00	0.22
4005-5800	Telephone	784.26	0.94	4,975.23	1.25
4005-5950	Internet	0.00	0.00	1,889.40	0.47
4005-6100	Management Office Equip & Supply	117.73	0.14	686.91	0.17
4005-6400	Postage & Copying	25.01	0.03	189.55	0.05
4005-7000	Income Tax Expense-federal	24.00	0.03	1,378.00	0.35
4005-7800	Bank Charges	52.65	0.06	324.40	0.08
4005-7900	Miscellaneous Expense	579.78	0.70	579.78	0.15
<b>4005-9999</b>	<b>TOTAL MANAGEMENT &amp; ADMIN</b>	<b>28,235.05</b>	<b>33.99</b>	<b>145,140.47</b>	<b>36.47</b>
<b>4999-9999</b>	<b>TOTAL NON-RECOVERABLES</b>	<b>78,947.91</b>	<b>95.04</b>	<b>359,200.99</b>	<b>90.26</b>
<b>5005-9999</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>78,947.91</b>	<b>95.04</b>	<b>359,200.99</b>	<b>90.26</b>
<b>5010-9999</b>	<b>NET OPERATING INCOME</b>	<b>4,123.96</b>	<b>4.96</b>	<b>38,757.59</b>	<b>9.74</b>
<b>6000-0000</b>	<b>OTHER</b>				
6000-0900	Pass Thru Entity Tax	-24.00	-0.03	0.00	0.00
6000-1700	Capital Expenditures	0.00	0.00	115,840.00	29.11
6000-3300	Reserve For Replacement	-29,804.62	-35.88	-119,452.78	-30.02
<b>6000-9999</b>	<b>TOTAL OTHER</b>	<b>-29,828.62</b>	<b>-35.91</b>	<b>-3,612.78</b>	<b>-0.91</b>
<b>6999-9999</b>	<b>NET INCOME</b>	<b>33,952.58</b>	<b>40.87</b>	<b>42,370.37</b>	<b>10.65</b>

**Trial Balance**

Period = May 2023-May 2023

Book = Accrual ; Tree = ysi\_tb

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
0100-0000	Petty Cash	110.50	0.00	0.00	110.50
0110-0000	Cash - Operating	40,419.63	8,452.43	0.00	48,872.06
0120-0000	Cash - Owner Reserve	343,036.26	30,587.49	0.00	373,623.75
0130-0000	Accounts Receivable	20,471.83	0.00	636.19	19,835.64
0450-0000	Utility Deposit	9,688.02	0.00	0.00	9,688.02
0500-0000	Accounts Payable	-243.84	0.00	42.74	-286.58
0501-0000	Suspense	106.14	0.00	2,637.29	-2,531.15
0525-0000	Prepaid Rent	-2,089.42	0.00	1,771.12	-3,860.54
0651-0100	Deferred Revenue	-3,221.41	0.00	0.00	-3,221.41
0810-0004	Capital Assessments	-287,616.35	0.00	0.00	-287,616.35
0970-0000	Retained Earnings	-112,243.57	0.00	0.00	-112,243.57
1002-1000	Common Area Maintenance	-295,512.78	0.00	78,359.48	-373,872.26
1002-1150	CAM - Retail	-6,883.10	0.00	1,825.80	-8,708.90
1004-1350	Pet Fee Income	-250.00	0.00	0.00	-250.00
1004-1660	Pool Income	-280.00	0.00	70.00	-350.00
1004-2600	Non Sufficient Funds	-50.00	50.00	0.00	0.00
1004-2755	Moving Fee - Non Refundable	-4,250.00	0.00	1,500.00	-5,750.00
1004-3050	Fines - Building Violations	-125.00	0.00	0.00	-125.00
1004-3300	Late Charges	-1,285.71	311.28	0.00	-974.43
1004-3400	Interest Income	-2,435.12	0.00	782.87	-3,217.99
1004-4050	Lock and Key/FOB Income	-1,615.00	0.00	345.00	-1,960.00
1004-4600	Events Income	-2,200.00	0.00	550.00	-2,750.00
4000-1100	Electricity	47,014.87	14,607.25	0.00	61,622.12
4000-1125	Electricity - Common Area	45,685.26	11,999.18	0.00	57,684.44
4000-1150	Electricity Recovery	-48,798.24	0.00	12,223.34	-61,021.58
4000-1500	Water & Sewer	14,363.34	4,839.66	0.00	19,203.00
4000-1800	Irrigation Water	0.00	0.39	0.00	0.39
4000-1900	Natural Gas	13,494.52	101.83	0.00	13,596.35
4001-1100	Fire Alarm Service/repair	9,118.08	0.00	0.00	9,118.08
4001-1400	Door Maintenance & Repair	126.50	0.00	0.00	126.50
4001-1500	Janitorial Services	15,502.96	3,875.75	0.00	19,378.71
4001-1505	Entry Mat Service	369.80	73.94	0.00	443.74
4001-1800	Janitorial Supplies	1,825.47	760.46	0.00	2,585.93
4001-2100	Exterior Landscaping	2,396.84	1,086.57	0.00	3,483.41
4001-2110	Landscape Recovery	-1,093.32	0.00	273.33	-1,366.65
4001-2200	Pool Supplies/repair	1,281.76	31.63	0.00	1,313.39
4001-2250	Recreational Equipment	444.77	0.00	0.00	444.77
4001-2260	Recreational Equipment Supplies	0.00	146.63	0.00	146.63
4001-2700	Interior Landscaping	415.64	106.42	0.00	522.06
4001-3000	Maint Engineer	26,305.14	6,943.29	0.00	33,248.43
4001-3200	Electrical Supplies	323.34	0.00	0.00	323.34
4001-3300	Electrical Repairs	486.86	0.00	0.00	486.86
4001-3800	HVAC Repairs	10,677.11	3,363.98	0.00	14,041.09
4001-3900	HVAC Contracted	6,653.27	4,435.52	0.00	11,088.79
4001-4100	Plumbing Supplies	9.83	111.43	0.00	121.26
4001-4200	Plumbing Repairs	685.80	0.00	0.00	685.80
4001-4600	R&M-elevator Escalator-interior	8,180.24	420.00	0.00	8,600.24
4001-4700	General Supplies	926.51	357.79	0.00	1,284.30
4001-4800	Miscellaneous Repairs	7,743.64	8,515.74	0.00	16,259.38
4001-4900	Keys	443.96	97.76	0.00	541.72
4001-5100	Security Equipment	3,161.83	81.47	0.00	3,243.30
4001-5700	Pest Control	788.64	131.44	0.00	920.08
4001-6100	Trash Removal	6,800.45	2,619.90	0.00	9,420.35
4001-6101	Trash Removal - Recovery	-1,520.00	0.00	380.00	-1,900.00

**Trial Balance**

Period = May 2023-May 2023

Book = Accrual ; Tree = ysi\_tb

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
4001-6150	Recycling	1,101.44	80.00	0.00	1,181.44
4001-6802	Parking Lot Recovery	-11,568.65	0.00	1,198.50	-12,767.15
4005-1000	Management Fee	24,846.00	6,363.00	0.00	31,209.00
4005-2500	Property & Liability Insurance	40,016.72	9,269.45	0.00	49,286.17
4005-3000	On Site Management Services	40,504.32	11,019.17	0.00	51,523.49
4005-3500	Office Supplies	184.54	0.00	0.00	184.54
4005-5100	Legal Fees	2,039.00	0.00	0.00	2,039.00
4005-5500	Accounting Fees	875.00	0.00	0.00	875.00
4005-5800	Telephone	4,190.97	784.26	0.00	4,975.23
4005-5950	Internet	1,889.40	0.00	0.00	1,889.40
4005-6100	Management Office Equip & Supply	569.18	117.73	0.00	686.91
4005-6400	Postage & Copying	164.54	25.01	0.00	189.55
4005-7000	Income Tax Expense-federal	1,354.00	24.00	0.00	1,378.00
4005-7800	Bank Charges	271.75	52.65	0.00	324.40
4005-7900	Miscellaneous Expense	0.00	579.78	0.00	579.78
6000-0900	Pass Thru Entity Tax	24.00	0.00	24.00	0.00
6000-1700	Capital Expenditures	115,840.00	0.00	0.00	115,840.00
6000-3300	Reserve For Replacement	-89,648.16	0.00	29,804.62	-119,452.78
	<b>Total</b>	<b>0.00</b>	<b>132,424.28</b>	<b>132,424.28</b>	<b>0.00</b>























River Market Tower Property Owners Association (145)

General Ledger

May-23

Table with columns: Property, Date, Person/Description, Control, Reference, Debit, Credit, Balance, Remarks. Includes sub-totals for Petty Cash (Net Change = 0.00) and Ending Balance = 110.50. Rows list various property owners and their corresponding ledger entries.



General Ledger
May-23

Table with columns: Property, Date, Person/Description, Control, Reference, Debit, Credit, Balance, Remarks. Includes entries for Petty Cash, Net Change=0.00, and various transactions with dates and descriptions.









River Market Tower Property Owners Association (145)

General Ledger
May-23

Table with columns: Property, Date, Person/Description, Control, Reference, Debit, Credit, Balance, Remarks. It lists various property entries and their associated costs, with a total debit of 626.11 and a total credit of 626.11.







River Market Tower Property Owners Association (145)

**General Ledger**

May-23

Property	Date	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>0100-0000</b>		<b>Petty Cash</b>					<b>110.50</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>110.50</b>	<b>= Ending Balance =</b>
145	5/19/2023	CDM Properties, LLC (10004245)	C-695172	May Elect.	0.00	277.17	-61,021.58	Elect Usage 04/13/23-5/12/23
		<b>Net Change=-12,223.34</b>			<b>0.00</b>	<b>12,223.34</b>	<b>-61,021.58</b>	<b>= Ending Balance =</b>
<b>4000-1500</b>		<b>Water &amp; Sewer</b>					<b>14,363.34</b>	<b>= Beginning Balance =</b>
145	5/3/2023	Utility Billing Services (rwat)	P-530558	20032795 050323	3,904.27	0.00	18,267.61	3/21-4/20
145	5/3/2023	Utility Billing Services (rwat)	P-530568	20032794 050323	935.39	0.00	19,203.00	3/21-4/20
		<b>Net Change=-4,839.66</b>			<b>4,839.66</b>	<b>0.00</b>	<b>19,203.00</b>	<b>= Ending Balance =</b>
<b>4000-1800</b>		<b>Irrigation Water</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
145	5/3/2023	Utility Billing Services (rwat)	P-530883	20230620 050323	0.39	0.00	0.39	3/21-4/20
		<b>Net Change=0.39</b>			<b>0.39</b>	<b>0.00</b>	<b>0.39</b>	<b>= Ending Balance =</b>
<b>4000-1900</b>		<b>Natural Gas</b>					<b>13,494.52</b>	<b>= Beginning Balance =</b>
145	5/8/2023	Summit Utilities AR Inc (sum676344)	P-530937	210100060234 050823	101.83	0.00	13,596.35	4/6-5/5
		<b>Net Change=101.83</b>			<b>101.83</b>	<b>0.00</b>	<b>13,596.35</b>	<b>= Ending Balance =</b>
<b>4001-1100</b>		<b>Fire Alarm Service/repair</b>					<b>9,118.08</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>9,118.08</b>	<b>= Ending Balance =</b>
<b>4001-1400</b>		<b>Door Maintenance &amp; Repair</b>					<b>126.50</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>126.50</b>	<b>= Ending Balance =</b>
<b>4001-1500</b>		<b>Janitorial Services</b>					<b>15,502.96</b>	<b>= Beginning Balance =</b>
145	5/23/2023	Laidlaw Inc (laidl)	P-531676	13715	3,875.75	0.00	19,378.71	05.23
		<b>Net Change=3,875.75</b>			<b>3,875.75</b>	<b>0.00</b>	<b>19,378.71</b>	<b>= Ending Balance =</b>
<b>4001-1505</b>		<b>Entry Mat Service</b>					<b>369.80</b>	<b>= Beginning Balance =</b>
145	5/2/2023	Cintas Corporation Loc 570 (cintas)	P-530070	415264732	36.96	0.00	406.76	05.23
145	5/16/2023	Cintas Corporation Loc 570 (cintas)	P-531174	4155660260	36.98	0.00	443.74	05.23
		<b>Net Change=73.94</b>			<b>73.94</b>	<b>0.00</b>	<b>443.74</b>	<b>= Ending Balance =</b>
<b>4001-1800</b>		<b>Janitorial Supplies</b>					<b>1,825.47</b>	<b>= Beginning Balance =</b>
145	5/23/2023	Laidlaw Inc (laidl)	P-531676	13715	760.46	0.00	2,585.93	05.23
		<b>Net Change=760.46</b>			<b>760.46</b>	<b>0.00</b>	<b>2,585.93</b>	<b>= Ending Balance =</b>
<b>4001-2100</b>		<b>Exterior Landscaping</b>					<b>2,396.84</b>	<b>= Beginning Balance =</b>
145	4/12/2023	Home Depot Processing Center (home)	P-530730	900669	0.00	148.84	2,248.00	returned weed killer
145	4/27/2023	Leafscape (plantat)	P-530869	169817	676.42	0.00	2,924.42	Exterior plants
145	5/1/2023	Leafscape (plantat)	P-529410	169732	194.02	0.00	3,118.44	05.23
145	5/1/2023	Grounds Masters of Arkansas Inc (groma)	P-530077	617482	364.97	0.00	3,483.41	05.23
		<b>Net Change=1,086.57</b>			<b>1,235.41</b>	<b>148.84</b>	<b>3,483.41</b>	<b>= Ending Balance =</b>
<b>4001-2110</b>		<b>Landscape Recovery</b>					<b>-1,093.32</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Hampton Inn Suites (10004305)	C-685629	-Post	0.00	170.83	-1,264.15	Landscape Recovery (05/2023)
145	5/1/2023	Tuf Nut (10004304)	C-685631	-Post	0.00	102.50	-1,366.65	Landscape Recovery (05/2023)
		<b>Net Change=-273.33</b>			<b>0.00</b>	<b>273.33</b>	<b>-1,366.65</b>	<b>= Ending Balance =</b>
<b>4001-2200</b>		<b>Pool Supplies/repair</b>					<b>1,281.76</b>	<b>= Beginning Balance =</b>
145	5/3/2023	Clarity Pools (clarity)	P-530398	10326	31.63	0.00	1,313.39	Service call to change out bleeder screw and o-ring
		<b>Net Change=31.63</b>			<b>31.63</b>	<b>0.00</b>	<b>1,313.39</b>	<b>= Ending Balance =</b>
<b>4001-2250</b>		<b>Recreational Equipment</b>					<b>444.77</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>444.77</b>	<b>= Ending Balance =</b>
<b>4001-2260</b>		<b>Recreational Equipment Supplies</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
145	4/29/2023	Crystal Springs Inc (crystals)	P-529651	22240124 042923	146.63	0.00	146.63	Carbon filter replacements
		<b>Net Change=146.63</b>			<b>146.63</b>	<b>0.00</b>	<b>146.63</b>	<b>= Ending Balance =</b>
<b>4001-2700</b>		<b>Interior Landscaping</b>					<b>415.64</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Leafscape (plantat)	P-529410	169732	106.42	0.00	522.06	05.23
		<b>Net Change=106.42</b>			<b>106.42</b>	<b>0.00</b>	<b>522.06</b>	<b>= Ending Balance =</b>
<b>4001-3000</b>		<b>Maint Engineer</b>					<b>26,305.14</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Kelley Commercial Partners Payroll Account (flakp)	P-530799	042123 LRPR	3,912.59	0.00	30,217.73	Maint pr reimb
145	5/1/2023	Kelley Commercial Partners Payroll Account (flakp)	P-530801	050523 LRPR	3,345.70	0.00	33,563.43	Maint pr reimb
145	5/1/2023	Chandler Group LLC (10004195)	C-689743		180.00	0.00	33,743.43	Credit for duplicate labor 3/28/23
145	5/18/2023	Matt and Melissa Keil (10004230)	C-690429		0.00	22.50	33,720.93	Labor   04.04.23   1.5hrs   WO: 360084
145	5/22/2023	Brian Anderson (10006502)	C-693695		0.00	90.00	33,630.93	Labor   02.17.23   2hrs   WO: 354864
145	5/22/2023	Waldren Joint Revocable Trust (10004242)	C-693701		0.00	45.00	33,585.93	Labor   03.16.23   1hr   WO: 358131
145	5/22/2023	Robert and Nell Lyford Revocable Trust (10004256)	C-693762		0.00	22.50	33,563.43	Labor   04.20.23   1hrs   WO: 358608
145	5/22/2023	Somers & Andy Collins (10004251)	C-693764		0.00	22.50	33,540.93	Labor   04.03.23   1hrs   WO: 360468
145	5/22/2023	Steve Grandfield (10006444)	C-693766		0.00	90.00	33,450.93	Labor   04.18.23   2hrs   WO: 362368
145	5/22/2023	Robert and Nell Lyford Revocable Trust (10004256)	C-693771		0.00	22.50	33,428.43	Labor   04.20.23   1hrs   WO: 358608
145	5/22/2023	William and Karen Whaley (10006642)	C-694280		0.00	22.50	33,405.93	Labor   04.24.23   1hrs   WO: 362910
145	5/22/2023	Lorrie Trogden (10005198)	C-694288		0.00	90.00	33,315.93	Labor   05.12.23   2hrs   WO: 365519 :Reversed by Charge Ctrif 695180
145	5/22/2023	Ryan Rauch (10006341)	C-694430		0.00	112.50	33,203.43	Labor   05.08.23   2.5hrs   WO: 364660 & 364796
145	5/22/2023	Meenakshi Budhraj (10004232)	C-694551		0.00	45.00	33,158.43	Labor   05.17.23   1hr   WO: 365743
145	5/22/2023	Lorrie Trogden (10005198)	C-695180		90.00	0.00	33,248.43	:Reverse Charge Ctrif#694428 billed to incorrect unit
		<b>Net Change=6,943.29</b>			<b>7,528.29</b>	<b>585.00</b>	<b>33,248.43</b>	<b>= Ending Balance =</b>
<b>4001-3200</b>		<b>Electrical Supplies</b>					<b>323.34</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>323.34</b>	<b>= Ending Balance =</b>
<b>4001-3300</b>		<b>Electrical Repairs</b>					<b>486.86</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>486.86</b>	<b>= Ending Balance =</b>
<b>4001-3800</b>		<b>HVAC Repairs</b>					<b>10,677.11</b>	<b>= Beginning Balance =</b>
145	12/21/2022	Interstate Chemical Co Inc (Interchem)	P-530930	525331	1,309.52	0.00	11,986.63	Glycol for chill water system
145	4/27/2023	Mechanical Service Co (powmsc)	P-530392	210495	1,485.26	0.00	13,471.89	WO#357186 replacement of multistack on circuit 2
145	4/28/2023	Mechanical Service Co (powmsc)	P-530931	210580	380.19	0.00	13,852.08	WO#357186 15 lbs of R-407C used on multi stack circuit #2
145	5/18/2023	Mechanical Service Co (powmsc)	P-531906	211811	189.01	0.00	14,041.09	WO#365738 Powers repair to cooling towers 1 and 3
		<b>Net Change=3,363.98</b>			<b>3,363.98</b>	<b>0.00</b>	<b>14,041.09</b>	<b>= Ending Balance =</b>
<b>4001-3900</b>		<b>HVAC Contracted</b>					<b>6,653.27</b>	<b>= Beginning Balance =</b>
145	4/26/2023	Mechanical Service Co (powmsc)	P-529422	210052	2,217.76	0.00	8,871.03	04.23
145	5/1/2023	Mechanical Service Co (powmsc)	P-530926	209525	2,217.76	0.00	11,088.79	05.23
		<b>Net Change=4,435.52</b>			<b>4,435.52</b>	<b>0.00</b>	<b>11,088.79</b>	<b>= Ending Balance =</b>
<b>4001-4100</b>		<b>Plumbing Supplies</b>					<b>9.83</b>	<b>= Beginning Balance =</b>
145	3/8/2023	Lowe's (lowco)	P-529935	73451	111.43	0.00	121.26	ice maker filter for party room
		<b>Net Change=111.43</b>			<b>111.43</b>	<b>0.00</b>	<b>121.26</b>	<b>= Ending Balance =</b>
<b>4001-4200</b>		<b>Plumbing Repairs</b>					<b>685.80</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>685.80</b>	<b>= Ending Balance =</b>
<b>4001-4600</b>		<b>R&amp;M-elevator Escalator-interior</b>					<b>8,180.24</b>	<b>= Beginning Balance =</b>
145	5/9/2023	Elevator Safety Inspection Services Inc (elevs)	P-530879	ar-23831	420.00	0.00	8,600.24	Annual Inspections
		<b>Net Change=420.00</b>			<b>420.00</b>	<b>0.00</b>	<b>8,600.24</b>	<b>= Ending Balance =</b>

River Market Tower Property Owners Association (145)

General Ledger

May-23

Property	Date	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
<b>0100-0000</b>		<b>Petty Cash</b>					<b>110.50</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>110.50</b>	<b>= Ending Balance =</b>
<b>4001-4700</b>		<b>General Supplies</b>					<b>926.51</b>	<b>= Beginning Balance =</b>
145	5/3/2023	Fuller & Son Hardware Inc. (fule)	P-530042	6-50376615	39.07	0.00	965.58	WO#364291 enzyme ester spray for dog walk
145	5/17/2023	Home Depot Processing Center (home)	P-532026	5720790	43.52	0.00	1,009.10	wo# 366040 batteries
145	5/17/2023	Home Depot Processing Center (home)	P-532028	5902107	80.98	0.00	1,090.08	wo# 366040A batteries for meter
145	5/18/2023	Home Depot Processing Center (home)	P-532029	4921325	108.41	0.00	1,198.49	WO# 366040 Ryb One Batteries
145	5/22/2023	Kelley Commercial Partners Inc (flake)	P-531892	050123 145 Amazon	85.81	0.00	1,284.30	Shelving unit
		<b>Net Change=357.79</b>			<b>357.79</b>	<b>0.00</b>	<b>1,284.30</b>	<b>= Ending Balance =</b>
<b>4001-4800</b>		<b>Miscellaneous Repairs</b>					<b>7,743.64</b>	<b>= Beginning Balance =</b>
145	4/27/2023	T J Simmons Co LLC (tjms)	P-529823	3189	1,200.00	0.00	8,943.64	WO#360239 repair after sprinkler on 12th floor
145	4/28/2023	Metro Disaster Specialists (metrod)	P-530347	14006-19155-31	1,540.86	0.00	10,484.50	WO#339506 cleanup after leak in storage unit 1st floor
145	4/28/2023	Metro Disaster Specialists (metrod)	P-530347	14006-19155-31	5,598.84	0.00	16,083.34	WO#339506 cleanup after leak from balcony 1800
145	5/12/2023	Loving Appliance Heating & Air LLC (lovapp)	P-530933	5968	145.56	0.00	16,228.90	WO#365357 repair to ice machine in River Room
145	5/25/2023	Reclass Home Depot Invoice (repairs due to 1211 sprinkler leak) per KT	J-119899	Reclass to correct gl	30.48	0.00	16,259.38	Reclass Home Depot Invoice (repairs due to 1211 sprinkler leak) per KT
		<b>Net Change=8,515.74</b>			<b>8,515.74</b>	<b>0.00</b>	<b>16,259.38</b>	<b>= Ending Balance =</b>
<b>4001-4900</b>		<b>Keys</b>					<b>443.96</b>	<b>= Beginning Balance =</b>
145	5/24/2023	Perks Key & Lock (perks)	P-531915	117598	97.76	0.00	541.72	WO#366876 rekey 701 to master, missed the first time
		<b>Net Change=97.76</b>			<b>97.76</b>	<b>0.00</b>	<b>541.72</b>	<b>= Ending Balance =</b>
<b>4001-5100</b>		<b>Security Equipment</b>					<b>3,161.83</b>	<b>= Beginning Balance =</b>
145	5/16/2023	Alarmco Inc (alarmco)	P-531172	68794	81.47	0.00	3,243.30	Door King training
		<b>Net Change=81.47</b>			<b>81.47</b>	<b>0.00</b>	<b>3,243.30</b>	<b>= Ending Balance =</b>
<b>4001-5700</b>		<b>Pest Control</b>					<b>788.64</b>	<b>= Beginning Balance =</b>
145	5/8/2023	Terminix Processing Center (termil)	P-531658	433192704	131.44	0.00	920.08	05.23
		<b>Net Change=131.44</b>			<b>131.44</b>	<b>0.00</b>	<b>920.08</b>	<b>= Ending Balance =</b>
<b>4001-6100</b>		<b>Trash Removal</b>					<b>6,800.45</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Waste Management Corp Services Inc (wasir)	P-530569	2319818-2017-9	2,479.69	0.00	9,280.14	05.23
145	5/19/2023	P3 Cost Analysts (p3w)	P-531225	18407	140.21	0.00	9,420.35	05.23
		<b>Net Change=2,619.90</b>			<b>2,619.90</b>	<b>0.00</b>	<b>9,420.35</b>	<b>= Ending Balance =</b>
<b>4001-6101</b>		<b>Trash Removal - Recovery</b>					<b>-1,520.00</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Tuf NUt (10004304)	C-685632	:Post	0.00	380.00	-1,900.00	Trash Removal - Recovery (05/2023)
		<b>Net Change=-380.00</b>			<b>0.00</b>	<b>380.00</b>	<b>-1,900.00</b>	<b>= Ending Balance =</b>
<b>4001-6150</b>		<b>Recycling</b>					<b>1,101.44</b>	<b>= Beginning Balance =</b>
145	4/24/2023	EPIC Glass Recycling Inc (epic)	P-529420	2023-1341	40.00	0.00	1,141.44	03.23
145	5/16/2023	EPIC Glass Recycling Inc (epic)	P-531185	2023-1433	40.00	0.00	1,181.44	04.23
		<b>Net Change=80.00</b>			<b>80.00</b>	<b>0.00</b>	<b>1,181.44</b>	<b>= Ending Balance =</b>
<b>4001-6802</b>		<b>Parking Lot Recovery</b>					<b>-11,568.65</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Hampton Inn Suites (10004305)	C-685630	:Post	0.00	1,198.50	-12,767.15	Parking Lot Recovery (05/2023)
		<b>Net Change=-1,198.50</b>			<b>0.00</b>	<b>1,198.50</b>	<b>-12,767.15</b>	<b>= Ending Balance =</b>
<b>4005-1000</b>		<b>Management Fee</b>					<b>24,846.00</b>	<b>= Beginning Balance =</b>
145	5/15/2023	Kelley Commercial Partners (flakemf)	P-530251	1100065562-15	6,363.00	0.00	31,209.00	Management Fees
		<b>Net Change=6,363.00</b>			<b>6,363.00</b>	<b>0.00</b>	<b>31,209.00</b>	<b>= Ending Balance =</b>
<b>4005-2500</b>		<b>Property &amp; Liability Insurance</b>					<b>40,016.72</b>	<b>= Beginning Balance =</b>
145	5/12/2023	Nationwide Insurance Co (nwide)	P-531240	277968125 051223	9,269.45	0.00	49,286.17	05/23
		<b>Net Change=9,269.45</b>			<b>9,269.45</b>	<b>0.00</b>	<b>49,286.17</b>	<b>= Ending Balance =</b>
<b>4005-3000</b>		<b>On Site Management Services</b>					<b>40,504.32</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Kelley Commercial Partners Inc (flake)	P-530305	05.2023-145ins	980.85	0.00	41,485.17	
145	5/1/2023	Kelley Commercial Partners Payroll Account (flakp)	P-530777	042123PR	4,752.94	0.00	46,238.11	04/21/23 Concierge
145	5/1/2023	Kelley Commercial Partners Payroll Account (flakp)	P-530778	050523PR	5,285.38	0.00	51,523.49	05/05/23 Concierge
		<b>Net Change=11,019.17</b>			<b>11,019.17</b>	<b>0.00</b>	<b>51,523.49</b>	<b>= Ending Balance =</b>
<b>4005-3500</b>		<b>Office Supplies</b>					<b>184.54</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>184.54</b>	<b>= Ending Balance =</b>
<b>4005-5100</b>		<b>Legal Fees</b>					<b>2,039.00</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>2,039.00</b>	<b>= Ending Balance =</b>
<b>4005-5500</b>		<b>Accounting Fees</b>					<b>875.00</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>875.00</b>	<b>= Ending Balance =</b>
<b>4005-5800</b>		<b>Telephone</b>					<b>4,190.97</b>	<b>= Beginning Balance =</b>
145	4/22/2023	Comcast (com138)	P-529844	839660001119932 042223	403.26	0.00	4,594.23	5/5-6/4
145	5/1/2023	Kelley Commercial Partners Inc (flake)	P-529063	478 kaley cell529063	14.28	0.00	4,608.51	Kaley Cell Phone
145	5/4/2023	Kelley Commercial Partners Inc (flake)	P-529678	Feb 2023 145 ATT	64.07	0.00	4,672.58	2/23 concierge cell
145	5/4/2023	Kelley Commercial Partners Inc (flake)	P-529846	Mar 2023 145 ATT	65.82	0.00	4,738.40	ATT 03.23 monthly maintenance iPad
145	5/4/2023	Kelley Commercial Partners Inc (flake)	P-530507	Apr 2023 145 ATT	67.69	0.00	4,806.09	04.23 concierge cell
145	5/11/2023	Comcast (com138)	P-531241	8396600012999886 051123	169.14	0.00	4,975.23	5/15-6/14
		<b>Net Change=784.26</b>			<b>784.26</b>	<b>0.00</b>	<b>4,975.23</b>	<b>= Ending Balance =</b>
<b>4005-5950</b>		<b>Internet</b>					<b>1,889.40</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>1,889.40</b>	<b>= Ending Balance =</b>
<b>4005-6100</b>		<b>Management Office Equip &amp; Supply</b>					<b>569.18</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Kelley Commercial Partners Inc (flake)	P-530052	050123 Amazon 145	89.76	0.00	658.94	Visitors log book
145	5/1/2023	Kelley Commercial Partners Inc (flake)	P-530052	050123 Amazon 145	27.97	0.00	686.91	Envelopes
		<b>Net Change=117.73</b>			<b>117.73</b>	<b>0.00</b>	<b>686.91</b>	<b>= Ending Balance =</b>
<b>4005-6400</b>		<b>Postage &amp; Copying</b>					<b>164.54</b>	<b>= Beginning Balance =</b>
145	5/1/2023	Kelley Commercial Partners Inc (flake)	P-530804	051723 Post Cop LR	25.01	0.00	189.55	May 2023 P&C
		<b>Net Change=25.01</b>			<b>25.01</b>	<b>0.00</b>	<b>189.55</b>	<b>= Ending Balance =</b>
<b>4005-7000</b>		<b>Income Tax Expense-federal</b>					<b>1,354.00</b>	<b>= Beginning Balance =</b>
145	5/31/2023	Reclass: 2022 Pass Thru Tax Expense	J-119648	Reclass: 2022 Pass Thru Tax Expense	24.00	0.00	1,378.00	Reclass: 2022 Pass Thru Tax Expense
		<b>Net Change=24.00</b>			<b>24.00</b>	<b>0.00</b>	<b>1,378.00</b>	<b>= Ending Balance =</b>
<b>4005-7800</b>		<b>Bank Charges</b>					<b>271.75</b>	<b>= Beginning Balance =</b>
145	5/31/2023	Bank Fee	J-120183	Bank Fee	0.00	52.65	219.10	Bank Fee
145	5/31/2023	Bank Fee	J-120184	Bank Fee	105.30	0.00	324.40	Bank Fee
		<b>Net Change=52.65</b>			<b>105.30</b>	<b>52.65</b>	<b>324.40</b>	<b>= Ending Balance =</b>
<b>4005-7900</b>		<b>Miscellaneous Expense</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
145	5/10/2023	Arkansas Shades, Blinds & Shutters, Inc. (arshades)	P-530900	5.10.23	20.26	0.00	20.26	WO#354468 parts for River Room blinds
145	5/12/2023	Hot Off the Press Promotions Inc (hotoff)	P-530934	9060041	559.52	0.00	579.78	RMT umbrellas for lobby
		<b>Net Change=579.78</b>			<b>579.78</b>	<b>0.00</b>	<b>579.78</b>	<b>= Ending Balance =</b>
<b>6000-0900</b>		<b>Pass Thru Entity Tax</b>					<b>24.00</b>	<b>= Beginning Balance =</b>
145	5/31/2023	Reclass: 2022 Pass Thru Tax Expense	J-119648	Reclass: 2022 Pass Thru Tax Expense	0.00	24.00	0.00	Reclass: 2022 Pass Thru Tax Expense
		<b>Net Change=-24.00</b>			<b>0.00</b>	<b>24.00</b>	<b>0.00</b>	<b>= Ending Balance =</b>
<b>6000-1700</b>		<b>Capital Expenditures</b>					<b>115,840.00</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>115,840.00</b>	<b>= Ending Balance =</b>



**General Ledger**

May-23

Property	Date	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
0100-0000		<b>Petty Cash</b>					<b>110.50</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>		<b>= Ending Balance =</b>
145	5/1/2023	Melanie Martin (10006295)	C-685594	:Post	0.00	203.09	-112,038.60	Reserve Contribution (05/2023)
145	5/1/2023	Henry McNabb (10004261)	C-685586	:Post	0.00	206.12	-112,244.72	Reserve Contribution (05/2023)
145	5/1/2023	Jacob E Hall (10006433)	C-685588	:Post	0.00	184.90	-112,429.62	Reserve Contribution (05/2023)
145	5/1/2023	Christopher and Kate East Family Trust (10004267)	C-685590	:Post	0.00	184.90	-112,614.52	Reserve Contribution (05/2023)
145	5/1/2023	MOVERT Four, LLC (10006577)	C-685592	:Post	0.00	233.40	-112,847.92	Reserve Contribution (05/2023)
145	5/1/2023	Chris and Kate East (10005200)	C-685594	:Post	0.00	233.40	-113,081.32	Reserve Contribution (05/2023)
145	5/1/2023	Leaann Harpool (10004272)	C-685596	:Post	0.00	539.54	-113,620.86	Reserve Contribution (05/2023)
145	5/1/2023	James and Arlene Hardwick (10004274)	C-685598	:Post	0.00	303.11	-113,923.97	Reserve Contribution (05/2023)
145	5/1/2023	Kendall Reese (10005964)	C-685600	:Post	0.00	124.28	-114,048.25	Reserve Contribution (05/2023)
145	5/1/2023	Grant Williams (10006336)	C-685602	:Post	0.00	206.12	-114,254.37	Reserve Contribution (05/2023)
145	5/1/2023	Andrew & Susan Meadors (10004270)	C-685604	:Post	0.00	278.86	-114,533.23	Reserve Contribution (05/2023)
145	5/1/2023	Terri New & Suavi Georgiev (10005380)	C-685606	:Post	0.00	184.90	-114,718.13	Reserve Contribution (05/2023)
145	5/1/2023	T. Martin Davis and Bev Foster (10004266)	C-685608	:Post	0.00	233.40	-114,951.53	Reserve Contribution (05/2023)
145	5/1/2023	Joseph Griffith (10004262)	C-685610	:Post	0.00	233.40	-115,184.93	Reserve Contribution (05/2023)
145	5/1/2023	Drew & Melissa Brighton (10006567)	C-685612	:Post	0.00	527.42	-115,712.35	Reserve Contribution (05/2023)
145	5/1/2023	David and Tracy Rhodes (10005671)	C-685614	:Post	0.00	484.98	-116,197.33	Reserve Contribution (05/2023)
145	5/1/2023	Eren Erdem (10004257)	C-685616	:Post	0.00	245.52	-116,442.85	Reserve Contribution (05/2023)
145	5/1/2023	Bradford 1805, LLC (10004255)	C-685618	:Post	0.00	445.58	-116,888.43	Reserve Contribution (05/2023)
145	5/1/2023	Lisa McNeir (10004253)	C-685620	:Post	0.00	424.36	-117,312.79	Reserve Contribution (05/2023)
145	5/1/2023	Somers & Andy Collins (10004251)	C-685622	:Post	0.00	527.42	-117,840.21	Reserve Contribution (05/2023)
145	5/1/2023	Hood Street Enterprises, Inc. (10004248)	C-685624	:Post	0.00	1,033.62	-118,873.83	Reserve Contribution (05/2023)
145	5/1/2023	CDM Properties, LLC (10004245)	C-685626	:Post	0.00	578.95	-119,452.78	Reserve Contribution (05/2023)
145	5/1/2023	Gerson Teran (10004246)	C-688867	:Post	206.12	0.00	-119,246.66	:Reverse Charge Ctrl#688566 sold unit
145	5/1/2023	William and Karen Whately (10006642)	C-688870	:Post	0.00	206.12	-119,452.78	Reserve Contribution (05/2023)
		<b>Net Change=-29,804.62</b>			<b>206.12</b>	<b>30,010.74</b>	<b>-119,452.78</b>	<b>= Ending Balance =</b>
					<b>499,194.25</b>	<b>499,194.25</b>		