

Balance Sheet

Period = Jan 2024

Book = Cash ; Tree = ysi_bs

Current Balance

0050-0000	ASSETS	
0099-0000	CURRENT ASSETS	
0110-0000	Cash - Operating	28,025.93
0120-0000	Cash - Owner Reserve	436,011.70
0190-0000	TOTAL CURRENT ASSETS	464,037.63
0395-0000	OTHER ASSETS	
0450-0000	Utility Deposit	9,688.02
0489-0000	TOTAL OTHER ASSETS	9,688.02
0490-0000	TOTAL ASSETS	473,725.65
0496-0000	LIABILITIES & EQUITY	
0497-0000	LIABILITIES	
0499-0000	CURRENT LIABILITIES	
0501-0000	Suspense	690.66
0525-0000	Prepaid Rent	7,630.72
0590-0000	TOTAL CURRENT LIABILITIES	8,321.38
0699-0000	TOTAL LIABILITIES	8,321.38
0790-0000	EQUITY	
0810-0004	Capital Assessments	287,616.35
0970-0000	Retained Earnings	177,787.92
0987-0000	TOTAL EQUITY	465,404.27
0990-0000	TOTAL LIABILITIES & EQUITY	473,725.65

Income Statement

Period = Jan 2024

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		Period to Date	%	Year to Date	%
1002-0000	TENANT RECOVERABLES				
1002-1000	Common Area Maintenance	77,403.35	93.59	77,403.35	93.59
1002-1150	CAM - Retail	1,825.80	2.21	1,825.80	2.21
1002-9999	TOTAL TENANT RECOVERABLES	79,229.15	95.80	79,229.15	95.80
1004-0000	OTHER INCOME				
1004-1660	Pool Income	70.00	0.08	70.00	0.08
1004-1800	Sales Tax Rebate Income	943.70	1.14	943.70	1.14
1004-3300	Late Charges	99.10	0.12	99.10	0.12
1004-3400	Interest Income	1,801.20	2.18	1,801.20	2.18
1004-4050	Lock and Key/FOB Income	210.00	0.25	210.00	0.25
1004-4600	Events Income	350.00	0.42	350.00	0.42
1004-9999	TOTAL OTHER INCOME	3,474.00	4.20	3,474.00	4.20
1500-9999	TOTAL INCOME	82,703.15	100.00	82,703.15	100.00
2000-0000	OPERATING EXPENSES				
4000-0000	NON-RECOVERABLE EXPENSES				
4000-1000	UTILITIES				
4000-1100	Electricity	14,260.94	17.24	14,260.94	17.24
4000-1125	Electricity - Common Area	18,328.42	22.16	18,328.42	22.16
4000-1150	Electricity Recovery	-9,377.56	-11.34	-9,377.56	-11.34
4000-1500	Water & Sewer	5,404.86	6.54	5,404.86	6.54
4000-1800	Irrigation Water	19.76	0.02	19.76	0.02
4000-1900	Natural Gas	3,077.76	3.72	3,077.76	3.72
4000-9999	TOTAL UTILITIES	31,714.18	38.35	31,714.18	38.35
4001-0000	OPERATIONS & MAINTENANCE				
4001-1100	Fire Alarm Service/repair	2,778.53	3.36	2,778.53	3.36
4001-1300	Window Maint/repair	10,205.81	12.34	10,205.81	12.34
4001-1500	Janitorial Services	3,875.75	4.69	3,875.75	4.69
4001-1505	Entry Mat Service	81.00	0.10	81.00	0.10
4001-1800	Janitorial Supplies	786.29	0.95	786.29	0.95
4001-2100	Exterior Landscaping	502.55	0.61	502.55	0.61
4001-2110	Landscape Recovery	-375.83	-0.45	-375.83	-0.45
4001-2200	Pool Supplies/repair	320.44	0.39	320.44	0.39
4001-2250	Recreational Equipment	38.02	0.05	38.02	0.05
4001-2700	Interior Landscaping	162.86	0.20	162.86	0.20
4001-3000	Maint Engineer	6,528.68	7.89	6,528.68	7.89
4001-3200	Electrical Supplies	243.75	0.29	243.75	0.29
4001-3300	Electrical Repairs	488.81	0.59	488.81	0.59
4001-3700	HVAC Supplies	1,284.79	1.55	1,284.79	1.55
4001-3800	HVAC Repairs	4,810.73	5.82	4,810.73	5.82
4001-4200	Plumbing Repairs	1,100.00	1.33	1,100.00	1.33
4001-4600	R&M-elevator Escalator-interior	7,059.03	8.54	7,059.03	8.54
4001-4700	General Supplies	173.46	0.21	173.46	0.21
4001-4800	Miscellaneous Repairs	1,400.00	1.69	1,400.00	1.69
4001-5100	Security Equipment	808.66	0.98	808.66	0.98
4001-6100	Trash Removal	141.83	0.17	141.83	0.17
4001-6101	Trash Removal - Recovery	-760.00	-0.92	-760.00	-0.92
4001-6150	Recycling	219.72	0.27	219.72	0.27
4001-6802	Parking Lot Recovery	-1,198.50	-1.45	-1,198.50	-1.45

Income Statement

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		Period to Date	%	Year to Date	%
4001-9999	TOTAL OPERATIONS & MAINTENANCE	40,676.38	49.18	40,676.38	49.18
4005-0000	MANAGEMENT & ADMIN				
4005-1000	Management Fee	6,363.00	7.69	6,363.00	7.69
4005-2500	Property & Liability Insurance	21,245.09	25.69	21,245.09	25.69
4005-3000	On Site Management Services	10,077.32	12.18	10,077.32	12.18
4005-5800	Telephone	542.39	0.66	542.39	0.66
4005-5950	Internet	279.00	0.34	279.00	0.34
4005-6400	Postage & Copying	72.79	0.09	72.79	0.09
4005-7800	Bank Charges	52.70	0.06	52.70	0.06
4005-7900	Miscellaneous Expense	584.01	0.71	584.01	0.71
4005-9999	TOTAL MANAGEMENT & ADMIN	39,216.30	47.42	39,216.30	47.42
4999-9999	TOTAL NON-RECOVERABLES	111,606.86	134.95	111,606.86	134.95
5005-9999	TOTAL OPERATING EXPENSES	111,606.86	134.95	111,606.86	134.95
5010-9999	NET OPERATING INCOME	-28,903.71	-34.95	-28,903.71	-34.95
6000-0000	OTHER				
6000-3300	Reserve For Replacement	-29,262.05	-35.38	-29,262.05	-35.38
6000-9999	TOTAL OTHER	-29,262.05	-35.38	-29,262.05	-35.38
6999-9999	NET INCOME	358.34	0.43	358.34	0.43

Trial Balance

Period = Jan 2024

Book = Cash ; Tree = ysi_tb

	Forward Balance	Debit	Credit	Ending Balance
0110-0000 Cash - Operating	52,473.51	0.00	24,447.58	28,025.93
0120-0000 Cash - Owner Reserve	434,210.50	1,801.20	0.00	436,011.70
0450-0000 Utility Deposit	9,688.02	0.00	0.00	9,688.02
0470-0000 Security Deposits Held	0.00	0.00	0.00	0.00
0500-0900 Accrued Utilities	-32,002.59	32,002.59	0.00	0.00
0501-0000 Suspense	3,963.26	0.00	4,653.92	-690.66
0525-0000 Prepaid Rent	-3,286.77	0.00	4,343.95	-7,630.72
0580-5000 Pet Security Deposit Held	0.00	0.00	0.00	0.00
0810-0004 Capital Assessments	-287,616.35	0.00	0.00	-287,616.35
0970-0000 Retained Earnings	-177,429.58	0.00	0.00	-177,429.58
1002-1000 Common Area Maintenance	0.00	0.00	77,403.35	-77,403.35
1002-1150 CAM - Retail	0.00	0.00	1,825.80	-1,825.80
1004-1660 Pool Income	0.00	0.00	70.00	-70.00
1004-1800 Sales Tax Rebate Income	0.00	0.00	943.70	-943.70
1004-3300 Late Charges	0.00	0.00	99.10	-99.10
1004-3400 Interest Income	0.00	0.00	1,801.20	-1,801.20
1004-4050 Lock and Key/FOB Income	0.00	0.00	210.00	-210.00
1004-4600 Events Income	0.00	0.00	350.00	-350.00
4000-1100 Electricity	0.00	14,260.94	0.00	14,260.94
4000-1125 Electricity - Common Area	0.00	18,328.42	0.00	18,328.42
4000-1150 Electricity Recovery	0.00	0.00	9,377.56	-9,377.56
4000-1500 Water & Sewer	0.00	5,404.86	0.00	5,404.86
4000-1800 Irrigation Water	0.00	19.76	0.00	19.76
4000-1900 Natural Gas	0.00	3,077.76	0.00	3,077.76
4001-1100 Fire Alarm Service/repair	0.00	2,778.53	0.00	2,778.53
4001-1300 Window Maint/repair	0.00	10,205.81	0.00	10,205.81
4001-1500 Janitorial Services	0.00	3,875.75	0.00	3,875.75
4001-1505 Entry Mat Service	0.00	81.00	0.00	81.00
4001-1800 Janitorial Supplies	0.00	786.29	0.00	786.29
4001-2100 Exterior Landscaping	0.00	502.55	0.00	502.55
4001-2110 Landscape Recovery	0.00	0.00	375.83	-375.83
4001-2200 Pool Supplies/repair	0.00	320.44	0.00	320.44
4001-2250 Recreational Equipment	0.00	38.02	0.00	38.02
4001-2700 Interior Landscaping	0.00	162.86	0.00	162.86
4001-3000 Maint Engineer	0.00	6,528.68	0.00	6,528.68
4001-3200 Electrical Supplies	0.00	243.75	0.00	243.75
4001-3300 Electrical Repairs	0.00	488.81	0.00	488.81
4001-3700 HVAC Supplies	0.00	1,284.79	0.00	1,284.79
4001-3800 HVAC Repairs	0.00	4,810.73	0.00	4,810.73
4001-4200 Plumbing Repairs	0.00	1,100.00	0.00	1,100.00
4001-4600 R&M-elevator Escalator-interior	0.00	7,059.03	0.00	7,059.03
4001-4700 General Supplies	0.00	173.46	0.00	173.46
4001-4800 Miscellaneous Repairs	0.00	1,400.00	0.00	1,400.00
4001-5100 Security Equipment	0.00	808.66	0.00	808.66
4001-6100 Trash Removal	0.00	141.83	0.00	141.83
4001-6101 Trash Removal - Recovery	0.00	0.00	760.00	-760.00
4001-6150 Recycling	0.00	219.72	0.00	219.72
4001-6802 Parking Lot Recovery	0.00	0.00	1,198.50	-1,198.50
4005-1000 Management Fee	0.00	6,363.00	0.00	6,363.00
4005-2200 Bad Debts	0.00	0.00	0.00	0.00
4005-2500 Property & Liability Insurance	0.00	21,245.09	0.00	21,245.09
4005-3000 On Site Management Services	0.00	10,077.32	0.00	10,077.32
4005-5800 Telephone	0.00	542.39	0.00	542.39
4005-5950 Internet	0.00	279.00	0.00	279.00

Trial Balance

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		Forward Balance	Debit	Credit	Ending Balance
4005-6400	Postage & Copying	0.00	72.79	0.00	72.79
4005-7800	Bank Charges	0.00	52.70	0.00	52.70
4005-7900	Miscellaneous Expense	0.00	584.01	0.00	584.01
6000-3300	Reserve For Replacement	0.00	0.00	29,262.05	-29,262.05
	Total	0.00	157,122.54	157,122.54	0.00

General Ledger

Jan-24

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
145	1/9/2024	01-2024	Matt and Melissa Keil (f0004230)	R-448368	002241	0.00	31.28	-8,930.14	:CHECKscan Payment
145	1/9/2024	01-2024	Bradford 1805, LLC (f0004255)	R-448389	0000119236	0.00	63.93	-8,994.07	:CHECKscan Payment
145	1/9/2024	01-2024	Bradford Square of AR (f0004218)	R-448391	0000119235	0.00	35.14	-9,029.21	:CHECKscan Payment
145	1/10/2024	01-2024	Diane Brady (f0004184)	R-448412	004043	0.00	24.75	-9,053.96	:CHECKscan Payment
145	1/10/2024	01-2024	Steve Owen Jr (f0004164)	R-448490	133	0.00	130.73	-9,184.69	:CHECKscan Payment
145	1/10/2024	01-2024	Lisa McNeir (f0004253)	R-448491	2261	0.00	82.11	-9,266.80	:CHECKscan Payment
145	1/13/2024	01-2024	Rebecca D Whelan Revocable Trust (f0004258)	R-448690	3000000106	0.00	19.65	-9,286.45	:CHECKscan Payment
145	1/24/2024	01-2024	Joseph Stinziano (f0006729)	R-449118	9734	0.00	8.92	-9,295.37	:CHECKscan Payment
145	1/31/2024	01-2024	Direct Deposit - AmpUp for EV Chargers	J-127113	Direct Deposit - AmpUp for EV Chargers	0.00	82.19	-9,377.56	Direct Deposit - AmpUp for EV Chargers
Net Change=-9,377.56						62.47	9,440.03	-9,377.56	= Ending Balance =
4000-1500 Water & Sewer									0.00 = Beginning Balance =
145	1/10/2024	01-2024	Utility Billing Services (lrwat)	K-491067	3565	3,083.95	0.00	3,083.95	11/17-12/23
145	1/17/2024	01-2024	Utility Billing Services (lrwat)	K-491315	3570	2,320.91	0.00	5,404.86	11/17-12/23
Net Change=5,404.86						5,404.86	0.00	5,404.86	= Ending Balance =
4000-1800 Irrigation Water									0.00 = Beginning Balance =
145	1/23/2024	01-2024	Utility Billing Services (lrwat)	K-491902	3580	19.76	0.00	19.76	11/17-12/23
Net Change=19.76						19.76	0.00	19.76	= Ending Balance =
4000-1900 Natural Gas									0.00 = Beginning Balance =
145	1/25/2024	01-2024	Summit Utilities AR Inc (sum676344)	K-492264	3586	2,949.16	0.00	2,949.16	12/4-1/5
145	1/25/2024	01-2024	Summit Utilities AR Inc (sum676344)	K-492264	3586	128.60	0.00	3,077.76	12/4-1/5
Net Change=3,077.76						3,077.76	0.00	3,077.76	= Ending Balance =
4001-1100 Fire Alarm Service/repair									0.00 = Beginning Balance =
145	1/25/2024	01-2024	Utility Billing Services (lrwat)	K-492287	3590	2,778.53	0.00	2,778.53	Semi-annual standpipe service
Net Change=2,778.53						2,778.53	0.00	2,778.53	= Ending Balance =
4001-1300 Window Maint/repair									0.00 = Beginning Balance =
145	1/3/2024	01-2024	Ace Glass Construction Corp (aceglass)	K-490367	3554	10,205.81	0.00	10,205.81	WO#371467 replace broken window in 1702
Net Change=10,205.81						10,205.81	0.00	10,205.81	= Ending Balance =
4001-1500 Janitorial Services									0.00 = Beginning Balance =
145	1/1/2024	01-2024	:Reversal of J-127508	J-127509	:Reversal of J-127508	0.00	3,875.74	-3,875.74	Accrue Expenses
145	1/17/2024	01-2024	Laidlaw Inc (laidl)	K-491341	3572	3,875.74	0.00	0.00	12.23
145	1/30/2024	01-2024	Laidlaw Inc (laidl)	K-492613	3597	3,875.75	0.00	3,875.75	01.24
Net Change=3,875.75						7,751.49	3,875.74	3,875.75	= Ending Balance =
4001-1505 Entry Mat Service									0.00 = Beginning Balance =
145	1/23/2024	01-2024	Cintas Corporation No 2 (cintas)	K-491899	3577	40.50	0.00	40.50	1/9
145	1/25/2024	01-2024	Cintas Corporation No 2 (cintas)	K-492339	3591	40.50	0.00	81.00	1/23
Net Change=81.00						81.00	0.00	81.00	= Ending Balance =
4001-1800 Janitorial Supplies									0.00 = Beginning Balance =
145	1/30/2024	01-2024	Laidlaw Inc (laidl)	K-492613	3597	786.29	0.00	786.29	01.24
Net Change=786.29						786.29	0.00	786.29	= Ending Balance =
4001-2100 Exterior Landscaping									0.00 = Beginning Balance =
145	1/17/2024	01-2024	Grounds Masters of Arkansas Inc (groma)	K-491313	3568	364.97	0.00	364.97	01.24
145	1/25/2024	01-2024	Leafscape (plantat)	K-492263	3585	137.58	0.00	502.55	01.24
Net Change=502.55						502.55	0.00	502.55	= Ending Balance =
4001-2110 Landscape Recovery									0.00 = Beginning Balance =
145	1/8/2024	01-2024	Hampton Inn Suites (f0004305)	R-448263	001890	0.00	170.83	-170.83	:CHECKscan Payment
145	1/13/2024	01-2024	Tuf Nut (f0004304)	R-448667	001036	0.00	102.50	-273.33	:CHECKscan Payment
145	1/13/2024	01-2024	Tuf Nut (f0004304)	R-448667	001036	0.00	102.50	-375.83	:CHECKscan Payment
Net Change=-375.83						0.00	375.83	-375.83	= Ending Balance =
4001-2200 Pool Supplies/repair									0.00 = Beginning Balance =
145	1/25/2024	01-2024	Clarity Pools (clarity)	K-492340	3592	320.44	0.00	320.44	01.24
Net Change=320.44						320.44	0.00	320.44	= Ending Balance =
4001-2250 Recreational Equipment									0.00 = Beginning Balance =
145	1/17/2024	01-2024	Crystal Springs Inc (crystals)	K-491312	3567	38.02	0.00	38.02	01.24
Net Change=38.02						38.02	0.00	38.02	= Ending Balance =
4001-2700 Interior Landscaping									0.00 = Beginning Balance =
145	1/25/2024	01-2024	Leafscape (plantat)	K-492263	3585	162.86	0.00	162.86	01.24
Net Change=162.86						162.86	0.00	162.86	= Ending Balance =
4001-3000 Maint Engineer									0.00 = Beginning Balance =
145	1/1/2024	01-2024	Tyler Kern (f0004148)	R-447104	:ACH-18868	0.00	22.50	-22.50	Pre-Authorized Payment
145	1/1/2024	01-2024	Bryan Pitts and Susan Nichols (f0004203)	R-447118	:ACH-18882	0.00	90.00	-112.50	Pre-Authorized Payment
145	1/1/2024	01-2024	Bryan Pitts and Susan Nichols (f0004203)	R-447118	:ACH-18882	0.00	22.50	-135.00	Pre-Authorized Payment
145	1/1/2024	01-2024	Arklan Inc (f0004207)	R-447121	:ACH-18885	0.00	45.00	-180.00	Pre-Authorized Payment
145	1/1/2024	01-2024	Todd Green (f0004227)	R-447129	:ACH-18893	0.00	45.00	-225.00	Pre-Authorized Payment
145	1/1/2024	01-2024	Derek Pierce (f0005921)	R-447166	:ACH-18930	0.00	22.50	-247.50	Pre-Authorized Payment
145	1/1/2024	01-2024	Michael Wilson (f0006783)	R-447187	:ACH-18951	0.00	45.00	-292.50	Pre-Authorized Payment
145	1/2/2024	01-2024	LBC Trust (f0004247)	R-447496	05455	0.00	22.50	-315.00	:CHECKscan Payment
145	1/2/2024	01-2024	LBC Trust (f0004247)	R-447496	05455	0.00	90.00	-405.00	:CHECKscan Payment
145	1/2/2024	01-2024	LBC Trust (f0004247)	R-447496	05455	0.00	45.00	-450.00	:CHECKscan Payment
145	1/2/2024	01-2024	LBC Trust (f0004247)	R-447496	05455	0.00	45.00	-540.00	:CHECKscan Payment
145	1/4/2024	01-2024	Rock City Investment Group (f0004171)	R-448033	001144	0.00	90.00	-630.00	:CHECKscan Payment
145	1/22/2024	01-2024	Kelley Commercial Partners (flakp)	K-491761	3576	4,115.06	0.00	3,485.06	12-29-23 Maint Pay
145	1/22/2024	01-2024	Kelley Commercial Partners (flakp)	K-491761	3576	3,043.62	0.00	6,528.68	01 12 24 Maint Pay
Net Change=6,528.68						7,158.68	630.00	6,528.68	= Ending Balance =
4001-3200 Electrical Supplies									0.00 = Beginning Balance =
145	1/9/2024	01-2024	Graybar Electric Company Inc (grayele)	K-490913	3562	243.75	0.00	243.75	WO#390239 replace ER lights
Net Change=243.75						243.75	0.00	243.75	= Ending Balance =
4001-3300 Electrical Repairs									0.00 = Beginning Balance =
145	1/24/2024	01-2024	Arkansas Electric Service & Contracting (arelect)	K-492160	3583	488.81	0.00	488.81	Went through building and identified everything that is fed from generator during emergency
Net Change=488.81						488.81	0.00	488.81	= Ending Balance =
4001-3700 HVAC Supplies									0.00 = Beginning Balance =
145	1/17/2024	01-2024	Interstate Chemical Co Inc (interchem)	K-491314	3569	1,284.79	0.00	1,284.79	WO#390508 glycol for boiler room
Net Change=1,284.79						1,284.79	0.00	1,284.79	= Ending Balance =

River Market Tower Property Owners Association [145]

General Ledger

Jan-24

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
4001-3800 HVAC Repairs									0.00 = Beginning Balance =
145	1/10/2024	01-2024	Mechanical Service Co (powmsc)	K-491066	3564	189.01	0.00	189.01	WO#391528 repair to gym hvac
145	1/10/2024	01-2024	Mechanical Service Co (powmsc)	K-491066	3564	425.27	0.00	614.28	WO#386063 repair to chiller in mechanical room
145	1/25/2024	01-2024	Mechanical Service Co (powmsc)	K-492286	3589	3,912.94	0.00	4,527.22	WO#393266 change out compressor unit in lobby
145	1/25/2024	01-2024	Mechanical Service Co (powmsc)	K-492286	3589	283.51	0.00	4,810.73	WO#392738 lobby unit tripped off controls; loose wire ID and repaired
Net Change=4,810.73						4,810.73	0.00	4,810.73 = Ending Balance =	
4001-4200 Plumbing Repairs									0.00 = Beginning Balance =
145	1/23/2024	01-2024	Mid-Town Mechanical Services LLC (midtownm)	K-491922	3581	1,100.00	0.00	1,100.00	WO#392435 water heater for 20th floor restroom and kitchen
Net Change=1,100.00						1,100.00	0.00	1,100.00 = Ending Balance =	
4001-4600 R&M-elevator Escalator-interior									0.00 = Beginning Balance =
145	1/4/2024	01-2024	OTIS Elevator Co. Inc. (otise)	K-490602	3558	7,059.03	0.00	7,059.03	12.23-2.24
Net Change=7,059.03						7,059.03	0.00	7,059.03 = Ending Balance =	
4001-4700 General Supplies									0.00 = Beginning Balance =
145	1/23/2024	01-2024	Home Depot Processing Center (home)	K-491900	3578	63.82	0.00	63.82	WI#393431 supplies for stock
145	1/25/2024	01-2024	Fuller & Son Hardware Inc. (fulle)	K-492284	3587	66.78	0.00	130.60	WO#394526 repair to gate on 3rd street
145	1/25/2024	01-2024	Home Depot Processing Center (home)	K-492285	3588	43.28	0.00	173.88	WO#386490 bird deterrent ribbon
145	1/31/2024	01-2024	Reclass	J-127498	Reclass	0.00	0.42	173.46	AJE home Depot Invoice
Net Change=173.46						173.88	0.42	173.46 = Ending Balance =	
4001-4800 Miscellaneous Repairs									0.00 = Beginning Balance =
145	1/23/2024	01-2024	T J Simmons Co LLC (tjmsi)	K-491901	3579	750.00	0.00	750.00	WO#391084 repair to 1710 following sprinkler leak
145	1/25/2024	01-2024	Harness Roofing, Inc. (harn)	K-492234	3584	650.00	0.00	1,400.00	WO#391899 repair to 607 window leak
Net Change=1,400.00						1,400.00	0.00	1,400.00 = Ending Balance =	
4001-5100 Security Equipment									0.00 = Beginning Balance =
145	1/1/2024	01-2024	:Reversal of J-127508	J-127509	:Reversal of J-127508	0.00	2,851.41	-2,851.41	Accrue Expenses
145	1/4/2024	01-2024	Alarmco Inc (alarmco)	K-490646	3559	808.66	0.00	-2,042.75	01.24-03.24 monitoring
145	1/17/2024	01-2024	Alarmco Inc (alarmco)	K-491340	3571	2,851.41	0.00	808.66	Replace Brivo panel going bad
Net Change=808.66						3,660.07	2,851.41	808.66 = Ending Balance =	
4001-6100 Trash Removal									0.00 = Beginning Balance =
145	1/23/2024	01-2024	P3 Cost Analysts (p3w)	K-491952	3582	141.83	0.00	141.83	01.24
Net Change=141.83						141.83	0.00	141.83 = Ending Balance =	
4001-6101 Trash Removal - Recovery									0.00 = Beginning Balance =
145	1/13/2024	01-2024	Tuf Nut (10004304)	R-448667	001036	0.00	380.00	-380.00	:CHECKscan Payment
145	1/13/2024	01-2024	Tuf Nut (10004304)	R-448667	001036	0.00	380.00	-760.00	:CHECKscan Payment
Net Change=-760.00						0.00	760.00	-760.00 = Ending Balance =	
4001-6150 Recycling									0.00 = Beginning Balance =
145	1/3/2024	01-2024	EPIC Glass Recycling Inc (epic)	K-490487	3556	60.00	0.00	60.00	12.23
145	1/5/2024	01-2024	Waste Management Corp Services Inc (wast)	K-490667	3560	99.72	0.00	159.72	01.24
145	1/25/2024	01-2024	EPIC Glass Recycling Inc (epic)	K-492342	3594	60.00	0.00	219.72	01.24
Net Change=219.72						219.72	0.00	219.72 = Ending Balance =	
4001-6802 Parking Lot Recovery									0.00 = Beginning Balance =
145	1/8/2024	01-2024	Hampton Inn Suites (10004305)	R-448263	001890	0.00	1,198.50	-1,198.50	:CHECKscan Payment
Net Change=-1,198.50						0.00	1,198.50	-1,198.50 = Ending Balance =	
4005-1000 Management Fee									0.00 = Beginning Balance =
145	1/17/2024	01-2024	Kelley Commercial Partners (flakemf)	K-491262	3566	6,363.00	0.00	6,363.00	Management Fees
Net Change=6,363.00						6,363.00	0.00	6,363.00 = Ending Balance =	
4005-2200 Bad Debts									0.00 = Beginning Balance =
145	1/1/2024	01-2024	:Reversal of J-127508	J-127509	:Reversal of J-127508	0.00	2,845.56	-2,845.56	Accrue Expenses
145	1/31/2024	01-2024	Reclass	J-127498	Reclass	2,845.56	0.00	0.00	AJE Accrual to Cash
Net Change=0.00						2,845.56	2,845.56	0.00 = Ending Balance =	
4005-2500 Property & Liability Insurance									0.00 = Beginning Balance =
145	1/18/2024	01-2024	HUB International Mid America (hub)	K-491472	3574	10,622.53	0.00	10,622.53	01.24
145	1/26/2024	01-2024	IPFS Corporation (ipfs)	K-492426	3595	10,622.56	0.00	21,245.09	Acc OKC-501945
Net Change=21,245.09						21,245.09	0.00	21,245.09 = Ending Balance =	
4005-3000 On Site Management Services									0.00 = Beginning Balance =
145	1/8/2024	01-2024	Kelley Commercial Partners Inc (flake)	K-490875	3561	898.90	0.00	898.90	
145	1/22/2024	01-2024	Kelley Commercial Partners (flakp)	K-491761	3576	4,533.48	0.00	5,432.38	12/29/23 Concierge
145	1/22/2024	01-2024	Kelley Commercial Partners (flakp)	K-491761	3576	4,619.60	0.00	10,051.98	01 12 24 Concierge
145	1/30/2024	01-2024	Kelley Commercial Partners Inc (flake)	K-492486	3596	25.34	0.00	10,077.32	401k filing - Clegg
Net Change=10,077.32						10,077.32	0.00	10,077.32 = Ending Balance =	
4005-5800 Telephone									0.00 = Beginning Balance =
145	1/3/2024	01-2024	Comcast (com138)	K-490486	3555	742.48	0.00	742.48	1/5-2/4
145	1/9/2024	01-2024	Kelley Commercial Partners Inc (flake)	K-490914	3563	64.63	0.00	807.11	11/14-12/13 concierge mobile
145	1/19/2024	01-2024	Kelley Commercial Partners Inc (flake)	K-491568	3575	14.28	0.00	821.39	Kaley Cell Phone
145	1/31/2024	01-2024	Reclass	J-127168	Reclass	0.00	279.00	542.39	Reclass
Net Change=542.39						821.39	279.00	542.39 = Ending Balance =	
4005-5950 Internet									0.00 = Beginning Balance =
145	1/31/2024	01-2024	Reclass	J-127168	Reclass	279.00	0.00	279.00	Reclass
Net Change=279.00						279.00	0.00	279.00 = Ending Balance =	
4005-6400 Postage & Copying									0.00 = Beginning Balance =
145	1/19/2024	01-2024	Kelley Commercial Partners Inc (flake)	K-491568	3575	72.79	0.00	72.79	1-17-24 PCLR
Net Change=72.79						72.79	0.00	72.79 = Ending Balance =	
4005-7800 Bank Charges									0.00 = Beginning Balance =
145	1/31/2024	01-2024	Bank Fee	J-127114	Bank Fee	52.70	0.00	52.70	Bank Fee
Net Change=52.70						52.70	0.00	52.70 = Ending Balance =	
4005-7900 Miscellaneous Expense									0.00 = Beginning Balance =
145	1/1/2024	01-2024	Roger Chinn and Janis Harrison (10004152)	R-446450	none	584.01	0.00	584.01	
Net Change=584.01						584.01	0.00	584.01 = Ending Balance =	
6000-3300 Reserve For Replacement									0.00 = Beginning Balance =

River Market Tower Property Owners Association (145)

General Ledger

Jan-24

Property	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
145	1/4/2024	01-2024	CDM Properties, LLC (f0004245)	R-447992	1177	0.00	578.95	-22,503.75	:CHECKscan Payment
145	1/4/2024	01-2024	Hood Street Enterprises, Inc. (f0004248)	R-447993	1419	0.00	1,033.62	-23,537.37	:CHECKscan Payment
145	1/4/2024	01-2024	Roger Chinn and Janis Harrison (f0004152)	R-448015	7338	0.00	150.42	-23,687.79	:CHECKscan Payment
145	1/4/2024	01-2024	Carmen T Paniagua/Robert Taylor (f0004174)	R-448016	1947	0.00	124.28	-23,812.07	:CHECKscan Payment
145	1/4/2024	01-2024	Robert Taylor and Carmen Paniagua (f0004221)	R-448017	1947	0.00	342.52	-24,154.59	:CHECKscan Payment
145	1/4/2024	01-2024	Jerry Stevenson (f0006730)	R-448018	3282	0.00	227.33	-24,381.92	:CHECKscan Payment
145	1/4/2024	01-2024	Rockbridge Partners, LLC (f0004155)	R-448019	0345	0.00	184.90	-24,566.82	:CHECKscan Payment
145	1/4/2024	01-2024	Melanie J McClure Revocable Trust (f0004235)	R-448020	3020	0.00	206.12	-24,772.94	:CHECKscan Payment
145	1/4/2024	01-2024	Nick Roberts (f0006560)	R-448021	0509	0.00	233.40	-25,006.34	:CHECKscan Payment
145	1/4/2024	01-2024	David Sargent (f0005916)	R-448022	01922	0.00	209.15	-25,215.49	:CHECKscan Payment
145	1/4/2024	01-2024	David Sargent (f0004175)	R-448023	01922	0.00	203.09	-25,418.58	:CHECKscan Payment
145	1/4/2024	01-2024	Rock City Investment Group (f0004171)	R-448033	001144	0.00	151.56	-25,570.14	:CHECKscan Payment
145	1/4/2024	01-2024	Becky Engstrom (f0004156)	R-448054	001042	0.00	224.30	-25,794.44	:CHECKscan Payment
145	1/4/2024	01-2024	Becky Engstrom (f0004154)	R-448055	001041	0.00	184.90	-25,979.34	:CHECKscan Payment
145	1/4/2024	01-2024	Becky Engstrom (f0004196)	R-448056	001040	0.00	203.09	-26,182.43	:CHECKscan Payment
145	1/4/2024	01-2024	Brandon Lee (f0004166)	R-448093	0010229584	0.00	184.90	-26,367.33	:CHECKscan Payment
145	1/5/2024	01-2024	Waldren Joint Revocable Trust (f0004242)	R-447965	:ACH-19192	0.00	357.67	-26,725.00	Pre-Authorized Payment
145	1/5/2024	01-2024	Cynthia Hill (f0006405)	R-447966	:ACH-19193	0.00	203.09	-26,928.09	Pre-Authorized Payment
145	1/8/2024	01-2024	Robert and Nell Lyford Revocable Trust (f0004256)	R-448247	0128	0.00	300.08	-27,228.17	:CHECKscan Payment
145	1/8/2024	01-2024	Rhys L Branman Revocable Trust (f0004259)	R-448292	0010459733	0.00	124.28	-27,352.45	:CHECKscan Payment
145	1/9/2024	01-2024	MKM Investments, LLC (f0004151)	R-448367	002241	0.00	118.21	-27,470.66	:CHECKscan Payment
145	1/9/2024	01-2024	Matt and Melissa Keil (f0004230)	R-448368	002241	0.00	227.33	-27,697.99	:CHECKscan Payment
145	1/9/2024	01-2024	Bradford 1805, LLC (f0004255)	R-448389	0000119236	0.00	445.58	-28,143.57	:CHECKscan Payment
145	1/9/2024	01-2024	Bradford Square of AR (f0004218)	R-448391	0000119235	0.00	145.49	-28,289.06	:CHECKscan Payment
145	1/10/2024	01-2024	Diane Brady (f0004184)	R-448412	004043	0.00	115.18	-28,404.24	:CHECKscan Payment
145	1/10/2024	01-2024	Steve Owen Jr (f0004164)	R-448490	133	0.00	203.09	-28,607.33	:CHECKscan Payment
145	1/10/2024	01-2024	Lisa McNeir (f0004253)	R-448491	2261	0.00	424.36	-29,031.69	:CHECKscan Payment
145	1/13/2024	01-2024	Rebecca D Whelan Revocable Trust (f0004258)	R-448690	3000000106	0.00	115.18	-29,146.87	:CHECKscan Payment
145	1/24/2024	01-2024	Joseph Stinziano (f0006729)	R-449118	9734	0.00	115.18	-29,262.05	:CHECKscan Payment
Net Change=-29,262.05						0.00	29,262.05	-29,262.05 = Ending Balance =	

359,158.60 359,158.60