

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE. 330
HOUSTON TX 77074

		ENDING BALANCE	TOTAL
ASSETS			
CURRENT ASSETS			
1105	PACIFIC WESTERN OPERATING ACCOUNT	49,536.71	
1126	ALLIANCE ASSOCIATION BANK	25,232.19	
1152	CAPITAL ONE BANK	25,035.07	
	TOTAL CURRENT ASSETS		99,803.97
RESERVES			
1970	MORGAN STANLEY CERTIFICATE 04/05/24	200,000.00	
1970	MORGAN STANLEY MONEY MARKET	248,955.84	
	TOTAL RESERVES		448,955.84
	TOTAL ASSETS		548,759.81
LIABILITIES AND CAPITAL			
CAPITAL			
3910	RETAINED EARNINGS	(79,226.10)	
3915	RESERVE- CONTINGENCY	605,404.32	
	CURRENT INCOME	22,581.59	
	TOTAL CAPITAL		548,759.81
	TOTAL LIABILITIES/CAPITAL		548,759.81

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RECAP OF CASH FLOW

BEGINNING CASH	506,330.66
NET INCOME FROM OPERATIONS	42,429.15
ENDING CASH	548,759.81
CASH ACCOUNT	
PACIFIC WESTERN OPERATING ACCO	49,536.71
ALLIANCE ASSOCIATION BANK	25,232.19
CAPITAL ONE BANK	25,035.07
MORGAN STANLEY WEALTH MGMT	448,955.84
	548,759.81

THE BARCLAY OWNERS ASSOCIATION, INC.
STATEMENT OF OPERATIONS VARIANCE
12/31/2023

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE. 330
HOUSTON TX 77074

ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
INCOME								
4100	ASSESSMENTS	234,817.84	224,622	10,195.84	2,694,801.33	2,695,464	(662.67)	2,695,464 (662.67)
4225	FEES/COLLECTIONS	60.00	0	60.00	105.00	0	105.00	0 105.00
4250	FINE/DAMAGE	684.33	200	484.33	4,381.49	2,400	1,981.49	2,400 1,981.49
4300	INTEREST	60.56	200	(139.44)	9,460.66	2,400	7,060.66	2,400 7,060.66
4350	KEYS/CARDS/REMOTES	113.00	130	(17.00)	3,350.86	1,560	1,790.86	1,560 1,790.86
4400	LATE CHARGE	400.64	600	(199.36)	9,650.64	7,200	2,450.64	7,200 2,450.64
4420	LAUNDRY INCOME	0.00	334	(334.00)	2,548.67	4,008	(1,459.33)	4,008 (1,459.33)
4440	LEASE INCOME CLEAR CHANNEL	0.00	292	(292.00)	2,975.00	3,504	(529.00)	3,504 (529.00)
4450	LEGAL	365.00	500	(135.00)	9,485.58	6,000	3,485.58	6,000 3,485.58
4455	MOVE IN/OUT FEE	50.00	50	0.00	1,100.00	600	500.00	600 500.00
4550	OTHER	0.00	0	0.00	30.00	0	30.00	0 30.00
4610	SALE PACKET	300.00	675	(375.00)	11,400.00	8,100	3,300.00	8,100 3,300.00
4750	TENANT SCREENING	0.00	0	0.00	100.00	0	100.00	0 100.00
	TOTAL INCOME	236,851.37	227,603	9,248.37	2,749,389.23	2,731,236	18,153.23	2,731,236 18,153.23
OPERATING EXPENSES								
MAINTENANCE & REPAIRS								
5005	A/C & HEATING	2,030.20	3,000	969.80	52,469.07	36,000	(16,469.07)	36,000 (16,469.07)
5010	ACCESS DOOR REPAIRS	200.26	250	49.74	3,045.47	3,000	(45.47)	3,000 (45.47)
5015	ACCESS GATE REPAIRS	0.00	209	209.00	444.70	2,508	2,063.30	2,508 2,063.30
5018	AWNINGS	0.00	167	167.00	10,002.30	2,004	(7,998.30)	2,004 (7,998.30)
5023	BRICK & MASONRY	0.00	250	250.00	0.00	3,000	3,000.00	3,000 3,000.00
5025	BUILDING	4,267.80	4,167	(100.80)	36,017.45	50,004	13,986.55	50,004 13,986.55
5033	CARPET CLEANING	7,311.74	1,250	(6,061.74)	22,171.90	15,000	(7,171.90)	15,000 (7,171.90)
5035	CARPET & FLOOR TILE	0.00	417	417.00	677.62	5,004	4,326.38	5,004 4,326.38
5040	CARPORTS/DRIVEWAYS/SIDEWALKS	0.00	0	0.00	1,080.00	0	(1,080.00)	0 (1,080.00)
5045	ELECTRICAL	0.00	1,000	1,000.00	1,448.30	12,000	10,551.70	12,000 10,551.70
5050	ELEVATORS	0.00	1,000	1,000.00	4,854.73	12,000	7,145.27	12,000 7,145.27
5075	FENCES	0.00	84	84.00	0.00	1,008	1,008.00	1,008 1,008.00
5080	FIRE ALARMS & PREVENTION	0.00	1,250	1,250.00	9,959.01	15,000	5,040.99	15,000 5,040.99
5081	FLAG REPLACEMENT	0.00	44	44.00	269.95	528	258.05	528 258.05
5100	GUTTERS	0.00	834	834.00	5,925.00	10,008	4,083.00	10,008 4,083.00
5108	IRRIGATION	0.00	125	125.00	145.85	1,500	1,354.15	1,500 1,354.15
5109	INSURANCE CLAIM	0.00	0	0.00	6,965.89	0	(6,965.89)	0 (6,965.89)
5110	KEYS & LOCKS	0.00	250	250.00	2,416.22	3,000	583.78	3,000 583.78
5115	LANDSCAPING	998.07	1,061	62.93	11,404.72	12,732	1,327.28	12,732 1,327.28
5117	LANDSCAPE COMMITTEE	375.09	617	241.91	818.92	7,404	6,585.08	7,404 6,585.08
5120	LIGHTING	286.75	417	130.25	4,031.95	5,004	972.05	5,004 972.05
5125	MISCELLANEOUS	0.00	10	10.00	62.05	120	57.95	120 57.95
5135	PAINTING & S/R - INTERIOR	348.83	542	193.17	7,778.21	6,504	(1,274.21)	6,504 (1,274.21)
5140	PLUMBING	6,783.12	7,500	716.88	101,934.38	90,000	(11,934.38)	90,000 (11,934.38)
5145	POOL FURNITURE	111.48	42	(69.48)	827.71	504	(323.71)	504 (323.71)
5150	POOL REPAIR & SUPPLIES	0.00	834	834.00	2,747.18	10,008	7,260.82	10,008 7,260.82
5160	PROFESSIONAL SERVICE	0.00	334	334.00	2,975.00	4,008	1,033.00	4,008 1,033.00
5165	ROOF REPAIRS	0.00	1,250	1,250.00	22,625.29	15,000	(7,625.29)	15,000 (7,625.29)
5170	SALARIES	26,899.12	31,836	4,936.88	317,030.51	358,107	41,076.49	358,107 41,076.49
5171	SALARIES - OVERTIME	558.95	0	(558.95)	7,759.81	0	(7,759.81)	0 (7,759.81)
5175	SIGNS	0.00	42	42.00	777.54	504	(273.54)	504 (273.54)
5185	SUPPLIES	1,766.78	1,250	(516.78)	13,050.60	15,000	1,949.40	15,000 1,949.40
5197	TREES	0.00	1,667	1,667.00	15,550.00	20,004	4,454.00	20,004 4,454.00
5200	TOOLS & EQUIPMENT	0.00	334	334.00	1,170.65	4,008	2,837.35	4,008 2,837.35
	TOTAL MAINTENANCE & REPAIRS	51,938.19	62,033	10,094.81	668,437.98	720,471	52,033.02	720,471 52,033.02
CONTRACT SERVICES EXPENSES								
5310	CABLE CONTRACT	12,483.43	12,423	(60.43)	154,589.97	149,076	(5,513.97)	149,076 (5,513.97)
5315	ELEVATOR CONTRACT	0.00	0	0.00	14,747.04	14,747	(0.04)	14,747 (0.04)
5320	EXTERMINATING CONTRACT	0.00	569	569.00	13,920.60	13,671	(249.60)	13,671 (249.60)
5322	MOSQUITO CONTROL	0.00	(178)	(178.00)	1,065.00	1,566	501.00	1,566 501.00
5325	EXTERMINATING CONTRACT-TERM	0.00	0	0.00	1,452.23	1,358	(94.23)	1,358 (94.23)
5327	FIRE ALARM MONITORING	0.00	0	0.00	3,897.00	5,118	1,221.00	5,118 1,221.00
5330	LANDSCAPE CONTRACT	2,959.22	2,685	(274.22)	35,953.04	32,220	(3,733.04)	32,220 (3,733.04)
5335	PATROL CONTRACT	8,595.46	11,327	2,731.54	143,915.50	135,924	(7,991.50)	135,924 (7,991.50)
5340	POOL CONTRACT	1,380.19	0	(1,380.19)	12,507.59	0	(12,507.59)	0 (12,507.59)
5355	TRASH CONTRACT	0.00	4,094	4,094.00	57,328.39	49,128	(8,200.39)	49,128 (8,200.39)
5360	WATER TREATMENT CONTRACT	2,238.17	2,226	(12.17)	26,578.87	26,712	133.13	26,712 133.13

THE BARCLAY OWNERS ASSOCIATION, INC.
STATEMENT OF OPERATIONS VARIANCE
12/31/2023

C/O CREATIVE MANAGEMENT CO.
8323 SOUTHWEST FRWY., STE. 330
HOUSTON TX 77074

ACCT	M-T-D ACTUAL	MTD BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
TOTAL CONTRACT SERVICES	27,656.47	33,146	5,489.53	465,955.23	429,520	(36,435.23)	429,520	(36,435.23)
INSURANCE EXPENSES								
5401 ACCIDENT VOLUNTEERS	0.00	0	0.00	300.00	300	0.00	300	0.00
5402 BOILER & MACHINERY	321.17	0	(321.17)	2,272.29	2,430	157.71	2,430	157.71
5405 DIRECTORS & OFFICERS	927.86	0	(927.86)	6,564.67	9,996	3,431.33	9,996	3,431.33
5415 FLOOD	0.00	0	0.00	58,023.00	57,742	(281.00)	57,742	(281.00)
5417 GENERAL LIABILITY	921.90	0	(921.90)	6,522.51	9,591	3,068.49	9,591	3,068.49
5425 OTHER INSURANCE	5,115.54	6,632	1,516.46	58,625.97	79,584	20,958.03	79,584	20,958.03
5427 PROPERTY CASUALTY	47,874.13	0	(47,874.13)	345,455.10	361,713	16,257.90	361,713	16,257.90
5435 UMBRELLA	258.74	0	(258.74)	1,830.60	2,390	559.40	2,390	559.40
5440 WORKER'S COMPENSATION	0.00	0	0.00	5,026.29	5,500	473.71	5,500	473.71
TOTAL INSURANCE EXPENSES	55,419.34	6,632	(48,787.34)	484,620.43	529,246	44,625.57	529,246	44,625.57
GENERAL & ADMINISTRATIVE								
5505 ACCOUNTING/AUDITS	662.53	150	(512.53)	10,482.27	6,300	(4,182.27)	6,300	(4,182.27)
5510 ANSWERING SERVICE	258.72	334	75.28	3,454.52	4,008	553.48	4,008	553.48
5515 BANK CHARGES	82.92	75	(7.92)	971.10	900	(71.10)	900	(71.10)
5530 LEGAL-CORPORATE	0.00	1,250	1,250.00	6,927.50	15,000	8,072.50	15,000	8,072.50
5535 LEGAL-INDIVIDUAL	590.00	500	(90.00)	13,816.84	6,000	(7,816.84)	6,000	(7,816.84)
5540 MANAGEMENT FEE	3,795.00	3,795	0.00	45,540.00	45,540	0.00	45,540	0.00
5545 MISC ADMINISTRATIVE	34.98	177	142.02	4,272.46	2,124	(2,148.46)	2,124	(2,148.46)
5550 MEETING EXPENSE	0.00	120	120.00	875.00	1,440	565.00	1,440	565.00
5551 MILEAGE EXPENSE	0.00	67	67.00	1,231.45	804	(427.45)	804	(427.45)
5554 OFFICE EQUIPMENT	50.86	667	616.14	5,723.50	8,004	2,280.50	8,004	2,280.50
5555 OFFICE SUPPLIES&PRINTING	688.47	292	(396.47)	2,695.94	3,504	808.06	3,504	808.06
5562 POSTAGE	582.58	292	(290.58)	3,983.29	3,504	(479.29)	3,504	(479.29)
5565 PERMITS	622.59	453	(169.59)	6,750.98	9,632	2,880.77	9,632	2,880.77
5570 SALARIES	8,957.68	9,298	340.32	101,684.22	102,226	541.78	102,226	541.78
5580 UNIFORMS	0.00	125	125.00	976.16	1,500	523.84	1,500	523.84
5586 WEBSITE	0.00	37	37.00	1,352.33	444	(908.33)	444	(908.33)
TOTAL GEN'L & ADMINISTRATIVE	16,326.33	17,632	1,305.67	210,737.56	210,930	192.19	210,930	192.19
UTILITIES								
5605 ELECTRICITY	20,327.39	16,699	(3,628.39)	272,129.61	265,833	(6,296.61)	265,833	(6,296.61)
5610 GAS	3,224.84	2,796	(428.84)	41,424.83	42,989	1,564.17	42,989	1,564.17
5615 WATER & SEWER	2,313.02	15,734	13,420.98	255,899.22	229,546	(26,353.22)	229,546	(26,353.22)
5620 TELEPHONE	1,876.48	4,971	3,094.52	31,904.45	59,652	27,747.55	59,652	27,747.55
5625 INTERNET	904.03	820	(84.03)	5,062.79	9,840	4,777.21	9,840	4,777.21
TOTAL UTILITIES	28,645.76	41,020	12,374.24	606,420.90	607,860	1,439.10	607,860	1,439.10
TAX EXPENSES								
5710 EMPLOYER FICA	2,785.81	3,147	361.19	50,945.11	35,212	(15,733.11)	35,212	(15,733.11)
5730 UEMPLOYMENT TAX	0.00	0	0.00	612.43	700	87.57	700	87.57
TOTAL TAXES	2,785.81	3,147	361.19	51,557.54	35,912	(15,645.54)	35,912	(15,645.54)
TOTAL OPERATING EXPENSES	182,771.90	163,610	(19,161.90)	2,487,729.64	2,533,939	46,209.11	2,533,939	46,209.11
CAPITAL IMPROVEMENTS								
6010 RESERVES	0.00	275	275.00	0.00	3,245	3,245.00	3,245	3,245.00
6015 A/C & HEATING	0.00	2,855	2,855.00	13,746.25	34,260	20,513.75	34,260	20,513.75
6020 ACCESS DOORS	0.00	0	0.00	4,066.95	0	(4,066.95)	0	(4,066.95)
6025 ACCESS GATES	575.00	0	(575.00)	575.00	0	(575.00)	0	(575.00)
6032 BALCONY	0.00	3,334	3,334.00	32,159.00	40,008	7,849.00	40,008	7,849.00
6040 BUILDING	0.00	0	0.00	10,704.04	0	(10,704.04)	0	(10,704.04)
6070 DRIVEWAYS	0.00	0	0.00	7,114.00	0	(7,114.00)	0	(7,114.00)
6072 ELECTRICAL	0.00	0	0.00	1,504.42	0	(1,504.42)	0	(1,504.42)
6075 ELEVATORS	0.00	5,834	5,834.00	48,227.11	70,008	21,780.89	70,008	21,780.89
6102 FIRE ALARMS & PREVENTION	0.00	1,517	1,517.00	0.00	18,204	18,204.00	18,204	18,204.00
6117 IRRIGATION	0.00	500	500.00	2,550.00	6,000	3,450.00	6,000	3,450.00
6140 POOL	0.00	1,773	1,773.00	31,953.25	21,276	(10,677.25)	21,276	(10,677.25)
6160 PLUMBING	11,075.32	0	(11,075.32)	35,418.30	0	(35,418.30)	0	(35,418.30)
6170 ROOFS	0.00	0	0.00	15,600.00	0	(15,600.00)	0	(15,600.00)
6187 SIDEWALK	0.00	358	358.00	0.00	4,296	4,296.00	4,296	4,296.00

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6190 SIGNS	0.00	0	0.00	35,459.68	0	(35,459.68)	0	(35,459.68)
TOTAL CAPITAL IMPROVEMENTS	11,650.32	16,446	4,795.68	239,078.00	197,297	(41,781.00)	197,297	(41,781.00)
TOTAL EXPENSES	<u>194,422.22</u>	<u>180,056</u>	<u>(14,366.22)</u>	<u>2,726,807.64</u>	<u>2,731,236</u>	<u>4,428.11</u>	<u>2,731,236</u>	<u>4,428.11</u>
TOTAL EXPENSES	<u>194,422.22</u>	<u>180,056</u>	<u>(14,366.22)</u>	<u>2,726,807.64</u>	<u>2,731,236</u>	<u>4,428.11</u>	<u>2,731,236</u>	<u>4,428.11</u>
NET INCOME/(LOSS)	<u>42,429.15</u>	<u>47,547</u>	<u>(5,117.85)</u>	<u>22,581.59</u>	<u>0</u>	<u>22,581.34</u>	<u>0</u>	<u>22,581.34</u>