

Harper's Preserve Community Association Inc.
09/30/2020

<u>Included Reports</u>	<u>Copies</u>
Comparative Balance Sheet	1
Income & Expense Statement	1
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c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

		Current Month	Prior Month	Variance
ASSETS				
OPERATING ACCOUNTS				
1010	Operating Account-CIT Bank	154,318.59	194,062.49	(39,743.90)
	TOTAL OPERATING ACCOUNTS	154,318.59	194,062.49	(39,743.90)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	182,790.97	182,754.17	36.80
	TOTAL RESERVES	182,790.97	182,754.17	36.80
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	169,639.70	218,664.01	(49,024.31)
1215	A/R Builder Asmts	0.00	414.45	(414.45)
1230	A/R Late Fee/Finance Charges	64,461.28	76,716.44	(12,255.16)
1240	A/R Closing Contributions	2,366.46	4,324.71	(1,958.25)
1250	A/R Legal Fees	16,260.80	16,298.61	(37.81)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	6,122.69	6,747.02	(624.33)
1290	A/R Miscellaneous	810.02	775.02	35.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	252,287.02	316,566.33	(64,279.31)
A/R OTHER				
1300 000	A/R Other -	4,140.00	4,140.00	0.00
	TOTAL A/R OTHER	4,140.00	4,140.00	0.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Insurance	1,067.56	3,202.72	(2,135.16)
1600 050	Prepaid Expenses - Prepaid Electric	1,558.75	1,580.91	(22.16)
	TOTAL PREPAID EXPENSES	2,626.31	4,783.63	(2,157.32)
PREPAID DEPOSITS				
1650 020	Prepaid Deposits - Electric	686.00	686.00	0.00
	TOTAL PREPAID DEPOSITS	686.00	686.00	0.00
FIXED ASSETS				
1700 000	Fixed Assets - Fixed Assets	441,220.54	441,220.54	0.00
1700 015	Fixed Assets - Roads and Paving	307,393.91	307,393.91	0.00
1700 025	Fixed Assets - Signs	10,213.39	10,213.39	0.00
1700 040	Fixed Assets - Accmld Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	1,128,028.23	1,234,171.96	(106,143.73)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	2,907.92	17,113.83	(14,205.91)
2210	Accounts Payable Accrual	7,004.20	0.00	7,004.20
2215	Other Payables - Due to Mgmt Company	2,018.00	0.00	2,018.00
2300 010	Refundable Deposits - Pool	23,000.00	25,000.00	(2,000.00)
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	69,761.01	47,417.04	22,343.97
2550	Unearned Assessment	264,186.91	399,750.42	(135,563.51)
	TOTAL ACCOUNTS PAYABLE	369,328.04	489,731.29	(120,403.25)
TO/FROM AFFILIATES				
2760 000	Due To/From Developer - Due To/From Develop	1,014,515.64	1,014,515.64	0.00
	TOTAL TO/FROM AFFILIATES	1,014,515.64	1,014,515.64	0.00
	TOTAL LIABILITIES	1,383,843.68	1,504,246.93	(120,403.25)
RESERVES				
3100 000	Reserve - P/Y Contribution	116,004.67	116,004.67	0.00
3100 010	Reserve - C/Y Contribution	30,000.00	30,000.00	0.00
3100 030	Reserve - Interest	394.30	357.50	36.80
	TOTAL RESERVES	146,398.97	146,362.17	36.80
CAPITAL IMPROVEMENT FUND				
3300 015	Capital Improvement - C/Y Contribution	36,392.00	36,392.00	0.00
	TOTAL CAPITAL IMPROVEMENT FUND	36,392.00	36,392.00	0.00
WORKING CAPITAL				
	TOTAL WORKING CAPITAL	0.00	0.00	0.00
	RESERVES GRAND TOTAL	182,790.97	182,754.17	36.80
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(604,119.78)	(604,119.78)	0.00
	Current Year Surplus (Deficit)	165,513.36	151,290.64	14,222.72
	TOTAL OWNERS' EQUITY	(438,606.42)	(452,829.14)	14,222.72
	TOTAL LIABILITIES & EQUITY	1,128,028.23	1,234,171.96	(106,143.73)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069H085 Harper's Preserve Community Association Inc.
Income & Expense Statement
09/30/2020

	September Actual	September Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	64,648.40	89,708	(25,059.60)	646,040.00	879,800	(233,760.00)	1,148,923	502,883.00
4000 060 Assessment Income - Prorated Assessment	15,881.27	0	15,881.27	74,019.57	0	74,019.57	0	(74,019.57)
4000 015 Assessment Income - Builders	23,413.11	6,037	17,376.11	205,058.51	54,333	150,725.51	72,442	(132,616.51)
4100 065 Other Asmt - Mowing Fee	47,502.00	50,402	(2,900.00)	403,796.00	453,618	(49,822.00)	604,824	201,028.00
4000 125 Assessment Income - Working Capital Cont	5,637.50	5,638	(0.50)	88,800.01	50,742	38,058.01	67,650	(21,150.01)
4300 010 Finance Charges -	(46.46)	0	(46.46)	29,390.33	0	29,390.33	0	(29,390.33)
4305 000 Late Fees -	(2,636.07)	0	(2,636.07)	46,734.36	0	46,734.36	0	(46,734.36)
4325 000 Access Card Income -	0.00	0	0.00	395.00	0	395.00	0	(395.00)
4460 010 Facilities - Social Room Rental	0.00	0	0.00	100.00	0	100.00	0	(100.00)
4510 030 Non Owner Income - Shared Expense	0.00	10,000	(10,000.00)	0.00	90,000	(90,000.00)	120,000	120,000.00
4500 010 Other Income - Interest	9.42	0	9.42	214.78	0	214.78	0	(214.78)
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TOTAL OPERATING INCOME	154,409.17	161,785	(7,375.83)	1,494,548.56	1,528,493	(33,944.44)	2,013,839	519,290.44
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Other	2,414.44	833	1,581.44	4,685.14	7,497	(2,811.86)	10,000	5,314.86
5150 000 ARC Review - Expense	4,790.00	1,667	3,123.00	27,902.85	15,003	12,899.85	20,000	(7,902.85)
5250 000 Audit/Tax Preparation -	0.00	417	(417.00)	(900.00)	3,753	(4,653.00)	5,000	5,900.00
5350 000 Bank Charges -	0.00	0	0.00	50.00	0	50.00	0	(50.00)
6510 080 Clubhouse - CH Cleaning	1,278.00	1,250	28.00	5,876.00	11,250	(5,374.00)	15,000	9,124.00
5300 000 Community Events -	0.00	2,917	(2,917.00)	2,663.97	26,253	(23,589.03)	35,000	32,336.03
5750 000 Holiday Decorations -	4,339.35	728	3,611.35	4,339.35	6,552	(2,212.65)	8,732	4,392.65
5700 000 Insurance -	2,135.16	2,038	97.16	19,216.44	18,342	874.44	24,457	5,240.56
5650 020 Legal Fees - Legal Collections	86.36	1,000	(913.64)	86.36	9,000	(8,913.64)	12,000	11,913.64
5600 000 Management Fees -	2,828.80	3,037	(208.20)	24,882.00	27,333	(2,451.00)	36,442	11,560.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	603	(603.00)	800	800.00
5400 020 Office Supplies - Copies	0.00	250	(250.00)	0.00	2,250	(2,250.00)	3,000	3,000.00
5400 060 Office Supplies - Misc Office Supplies	378.54	667	(288.46)	911.56	6,003	(5,091.44)	8,000	7,088.44
5400 010 Office Supplies - Postage	512.10	167	345.10	516.30	1,503	(986.70)	2,000	1,483.70
5275 010 Professional Fees - Prof Legal	100.00	1,250	(1,150.00)	7,616.15	11,250	(3,633.85)	15,000	7,383.85
5275 005 Professional Fees - Prof Consultants	550.00	1,667	(1,117.00)	40,161.20	15,003	25,158.20	20,000	(20,161.20)
6400 055 Reserve Contribution - Road Fund	0.00	0	0.00	30,000.00	30,000	0.00	30,000	0.00
6800 015 Capital Improvements - Capital Imp Transfer	0.00	0	0.00	36,392.00	36,392	0.00	36,392	0.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,125	(1,125.00)	1,500	1,500.00
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Total Administrative Expenses	19,412.75	18,080	1,332.75	204,399.32	229,112	(24,712.68)	283,323	78,923.68
Grounds Expenses								
5850 000 Landscape - Lnds Contract	21,354.00	29,209	(7,855.00)	191,698.00	262,881	(71,183.00)	350,512	158,814.00
5850 014 Landscape - Lnds Front Yards	50,518.00	50,402	116.00	426,938.00	453,618	(26,680.00)	604,824	177,886.00
5850 030 Landscape - Irrigation Repairs	3,327.60	4,000	(672.40)	44,955.21	36,000	8,955.21	48,000	3,044.79
5850 080 Landscape - Tree Maintenance	1,240.00	1,250	(10.00)	11,222.40	11,250	(27.60)	15,000	3,777.60

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	September Actual	September Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 010 Landscape - Lnds Extra	4,338.50	4,167	171.50	80,022.98	37,503	42,519.98	50,000	(30,022.98)
Total Grounds Expenses	80,778.10	89,028	(8,249.90)	754,836.59	801,252	(46,415.41)	1,068,336	313,499.41
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	738.43	83	655.43	2,975.54	747	2,228.54	1,000	(1,975.54)
5140 010 Access Control - Maintenance	640.00	417	223.00	2,995.00	3,753	(758.00)	5,000	2,005.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,417	233.00	14,850.00	12,753	2,097.00	17,000	2,150.00
6450 020 Lake Management - Lke Mgmt Chem/Svc	1,858.60	750	1,108.60	8,137.44	6,750	1,387.44	9,000	862.56
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	747	(747.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area	0.00	2,083	(2,083.00)	53,332.22	18,747	34,585.22	25,000	(28,332.22)
5900 060 Maint. & Rprs - Electrical Maint.	0.00	3,167	(3,167.00)	15,605.03	28,503	(12,897.97)	38,000	22,394.97
5900 020 Maint. & Rprs - Gate Maint.	0.00	417	(417.00)	3,633.92	3,753	(119.08)	5,000	1,366.08
5900 030 Maint. & Rprs - Park/Playground Mtnc	0.00	0	0.00	400.00	0	400.00	0	(400.00)
5900 097 Maint. & Rprs - Recreation Maint.	1,136.51	2,083	(946.49)	27,182.14	18,747	8,435.14	25,000	(2,182.14)
5900 099 Maint. & Rprs - Streets/Drive	0.00	4,167	(4,167.00)	4,703.60	37,503	(32,799.40)	50,000	45,296.40
6610 000 Patrol Services -	0.00	1,250	(1,250.00)	0.00	11,250	(11,250.00)	15,000	15,000.00
6610 005 Patrol Services - Patrol Contract	7,476.00	5,833	1,643.00	63,020.66	52,497	10,523.66	70,000	6,979.34
6150 020 Pest Control - Mosquito Spray	415.00	292	123.00	2,275.00	2,628	(353.00)	3,500	1,225.00
6650 000 Signs and Monuments -	460.06	1,250	(789.94)	16,289.90	11,250	5,039.90	15,000	(1,289.90)
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	5,036.04	18,747	(13,710.96)	25,000	19,963.96
6500 000 Pool - Contract	600.00	5,250	(4,650.00)	31,838.00	47,250	(15,412.00)	63,000	31,162.00
6500 065 Pool - Furniture	0.00	698	(698.00)	0.00	6,282	(6,282.00)	8,374	8,374.00
6500 010 Pool - Repairs	0.00	2,456	(2,456.00)	4,397.04	22,104	(17,706.96)	29,470	25,072.96
6500 020 Pool - Supplies	0.00	133	(133.00)	312.96	1,197	(884.04)	1,591	1,278.04
Total Maintenance & Repairs Expense	14,974.60	33,912	(18,937.40)	256,984.49	305,208	(48,223.51)	406,935	149,950.51
Utilities Expense								
5950 000 Electricity - Common Area Electric	1,182.36	1,086	96.36	11,375.46	9,774	1,601.46	13,026	1,650.54
5950 010 Electricity - Streetlights	1,974.92	1,423	551.92	10,163.14	12,807	(2,643.86)	17,078	6,914.86
6075 000 Gas -	108.75	23	85.75	275.96	207	68.96	280	4.04
6500 030 Pool - Phone	359.47	444	(84.53)	3,713.28	3,996	(282.72)	5,329	1,615.72
6000 010 Water - Irrigation Water	21,395.50	4,330	17,065.50	86,219.37	38,970	47,249.37	51,961	(34,258.37)
Total Utilities Expense	25,021.00	7,306	17,715.00	111,747.21	65,754	45,993.21	87,674	(24,073.21)
Capital Expenditures								
Capital Improvements -	0.00	13,750	(13,750.00)	1,067.59	123,750	(122,682.41)	165,000	163,932.41
Total Capital Expenditures	0.00	13,750	(13,750.00)	1,067.59	123,750	(122,682.41)	165,000	163,932.41
TOTAL OPERATING EXPENSE	140,186.45	162,076	(21,889.55)	1,329,035.20	1,525,076	(196,040.80)	2,011,268	682,232.80

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	September Actual	September Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
CURRENT YEAR NET INCOME / (LOSS)	14,222.72	(291)	14,513.72	165,513.36	3,417	162,096.36	2,571	(162,942.36)

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13231 Champion Forest Dr #112
Houston TX 77069

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	536,950	50,898	50,898	129,637	64,270	64,383	64,508	64,649	64,649	64,648	64,648	64,648	1,284,786
4000 060 Assessment Income - Prorated Assessment	0	0	0	652	1,044	1,842	32,963	1,395	5,155	9,419	5,669	15,881	74,020
4000 015 Assessment Income - Builders	211,013	29,242	29,242	23,396	22,469	22,474	22,474	22,474	30,089	15,798	22,474	23,413	474,556
4000 061 Assessment Income - Prorated Asmt-BLDRS	0	0	0	5,963	0	13,419	(19,382)	0	0	0	0	0	0
4100 065 Other Asmt - Mowing Fee	369,837	40,276	40,530	42,224	43,123	43,181	44,254	44,428	44,428	47,154	47,502	47,502	854,439
4100 070 Other Asmt - Prorated Mowing Fee	0	0	0	1,056	1,249	663	(2,967)	0	0	0	0	0	0
4000 125 Assessment Income - Working Capital Cont	68,684	513	0	16,144	9,071	6,236	5,236	5,586	7,064	16,913	16,913	5,638	157,996
4300 010 Finance Charges -	21,535	1,850	1,393	9,007	2,856	2,665	6,968	1,612	672	3,064	2,593	(46)	54,168
4305 000 Late Fees -	0	0	0	49,592	(449)	(1,583)	(894)	(3,620)	(1,924)	8,401	(152)	(2,636)	46,734
4325 000 Access Card Income -	1,285	0	35	0	0	0	0	0	180	70	145	0	1,715
4400 000 Capitalization Fees -	0	0	4,100	0	0	0	0	0	0	0	0	0	4,100
4460 010 Facilities - Social Room Rental	500	0	0	200	(100)	0	0	0	0	0	0	0	600
4510 030 Non Owner Income - Shared Expense	95,995	0	0	0	0	60,000	0	0	0	(60,000)	0	0	95,995
4500 010 Other Income - Interest	0	4	6	11	23	22	63	42	18	16	11	9	224
TOTAL OPERATING INCOME	1,305,799	122,783	126,204	277,880	143,556	213,301	153,223	136,565	150,330	105,482	159,803	154,409	3,049,334
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Other	3,027	341	4,074	594	0	1,015	97	469	95	0	0	2,414	12,128
5150 000 ARC Review - Expense	39,594	0	5,875	0	0	0	10,480	8,500	500	3,633	0	4,790	73,371
5250 000 Audit/Tax Preparation -	1,815	900	0	(900)	0	0	0	0	0	0	0	0	1,815
5350 000 Bank Charges -	(25)	0	0	10	0	0	(10)	20	0	20	10	0	25
6510 080 Clubhouse - CH Cleaning	7,427	0	1,917	764	639	0	1,278	639	0	639	639	1,278	15,220
5300 000 Community Events -	31,091	0	590	0	7,967	(5,303)	0	0	0	0	0	0	34,345
5750 000 Holiday Decorations -	0	4,366	3,826	0	0	0	0	0	0	0	0	4,339	12,531
5700 000 Insurance -	14,625	1,434	1,434	2,135	2,135	2,135	2,135	2,135	2,135	2,135	2,135	2,135	36,710
5650 020 Legal Fees - Legal Collections	1,738	0	0	0	0	0	0	812	0	0	(812)	86	1,824
5600 000 Management Fees -	41,051	3,733	2,733	2,733	2,733	2,733	2,733	2,733	2,733	2,829	2,829	2,829	72,398
5500 000 Meeting Expense -	413	0	0	0	0	0	0	0	0	0	0	0	413
5400 020 Office Supplies - Copies	826	0	598	0	0	0	0	0	0	0	0	0	1,424
5400 060 Office Supplies - Misc Office Supplies	4,289	0	0	0	0	0	0	245	0	0	288	379	5,200
5400 010 Office Supplies - Postage	1,373	0	0	4	0	0	0	0	0	0	0	512	1,889
5275 010 Professional Fees - Prof Legal	6,619	0	0	0	0	4,262	618	720	1,046	0	870	100	14,235
5650 000 Legal Fees - Legal Corporate	0	3,266	3,185	278	2,619	(2,897)	0	0	0	0	0	0	6,450
5275 005 Professional Fees - Prof Consultants	123,954	0	2,025	2,710	29,937	744	1,191	2,900	0	1,291	838	550	166,140
6400 055 Reserve Contribution - Road Fund	30,000	0	0	30,000	0	0	0	0	0	0	0	0	60,000
6800 015 Capital Improvements - Capital Imp Transfer	0	0	0	36,392	0	0	0	0	0	0	0	0	36,392
Total Administrative Expenses	307,815	14,040	26,257	74,720	46,030	2,689	18,522	19,173	6,509	10,547	6,797	19,413	552,511
Grounds Expenses													
5850 000 Landscape - Lnds Contract	152,534	20,146	36,917	20,146	21,354	21,354	21,354	21,354	21,354	22,074	21,354	21,354	401,295
5850 014 Landscape - Lnds Front Yards	342,606	42,572	84,448	44,660	45,008	45,936	46,690	47,212	47,966	49,300	49,648	50,518	896,564
5850 030 Landscape - Irrigation Repairs	25,245	602	9,251	6,375	849	788	1,674	8,390	5,120	11,205	7,226	3,328	80,053
5850 080 Landscape - Tree Maintenance	22,473	1,500	2,865	722	0	2,000	0	0	0	4,785	2,475	1,240	38,060
5850 010 Landscape - Lnds Extra	124,126	26,307	12,416	0	1,561	0	12,157	20,948	27,330	3,330	10,359	4,339	242,872

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	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total Activity
Total Grounds Expenses	666,983	91,127	145,897	71,904	68,773	70,078	81,874	97,904	101,770	90,693	91,062	80,778	1,658,844
Maintenance & Repairs Expense													
Access Control - Devices	200	0	0	0	1,499	0	0	738	0	0	0	738	3,176
Access Control - Maintenance	0	0	0	0	525	125	320	320	0	745	320	640	2,995
Lake Management - Lke Mgmt Contract	15,288	1,262	1,262	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	32,662
Lake Management - Lke Mgmt Chem/Svc	6,351	2,062	1,596	831	842	730	736	514	589	1,581	456	1,859	18,146
Lake Management - Lke Repairs	1,139	0	0	0	0	0	0	0	0	0	0	0	1,139
Maint. & Rprs - Common Area	14,534	0	10,392	0	29,962	8,873	531	3,786	600	4,849	4,731	0	78,258
Maint. & Rprs - Electrical Maint.	0	0	0	0	0	0	5,536	855	0	9,214	0	0	15,605
Maint. & Rprs - Gate Maint.	6,447	6,788	0	0	105	0	0	467	590	1,309	1,162	0	16,869
Maint. & Rprs - Park/Playground Mtn	2,237	0	0	0	400	0	0	0	0	0	0	0	2,637
Maint. & Rprs - Recreation Maint.	28,976	0	0	0	1,003	669	4,774	19,600	0	0	0	1,137	56,159
Maint. & Rprs - Streets/Drive	19,800	0	0	0	1,564	0	0	0	0	3,140	0	0	24,504
Patrol Services -	31,282	1,277	0	0	0	0	0	0	0	0	0	0	32,559
Patrol Services - Patrol Contract	33,766	0	0	0	0	19,526	6,468	12,886	0	12,835	3,830	7,476	96,787
Pest Control - Mosquito Spray	2,384	0	0	0	0	0	0	515	415	930	0	415	4,659
Signs and Monuments -	29,837	0	0	0	0	0	0	0	0	15,830	0	460	46,127
Signs and Monuments - Traffic Signs	38,090	0	0	0	3,836	0	0	0	950	250	0	0	43,126
Pool - Contract	29,497	625	625	625	625	625	0	1,200	14,013	8,100	6,050	600	62,585
Pool - Furniture	7,893	0	0	0	0	0	0	0	0	0	0	0	7,893
Pool - Repairs	17,127	0	0	1,614	0	0	0	125	0	2,658	0	0	21,524
Pool - Supplies	1,301	0	0	0	0	0	0	0	313	0	0	0	1,614
Total Maintenance & Repairs Expense	286,150	12,014	13,875	4,720	42,010	32,197	20,016	42,656	19,120	63,091	18,199	14,975	569,023
Utilities Expense													
Electricity - Common Area Electric	9,377	164	1,046	172	747	1,197	1,251	1,083	1,064	2,977	1,702	1,182	21,963
Electricity - Streetlights	11,881	1,010	1,077	2,151	(71)	1,013	1,014	1,014	1,020	1,020	1,028	1,975	24,131
Gas -	213	22	21	19	21	20	20	22	20	22	22	109	532
Pool - Phone	4,230	372	340	358	358	358	357	358	357	355	852	359	8,655
Water - Irrigation Water	50,024	2,606	9,116	7,436	320	7,668	4,268	7,926	(446)	23,361	14,291	21,396	147,965
Total Utilities Expense	75,724	4,174	11,601	10,136	1,376	10,257	6,910	10,402	2,016	27,734	17,895	25,021	203,246
Capital Expenditures													
Capital Improvements -	58,397	18,620	0	0	0	0	1,068	0	0	0	0	0	78,085
Total Capital Expenditures	58,397	18,620	0	0	0	0	1,068	0	0	0	0	0	78,085
TOTAL OPERATING EXPENSE	1,395,069	139,974	197,630	161,480	158,188	115,220	128,390	170,135	129,415	192,066	133,953	140,186	3,061,709
CURRENT YEAR NET INCOME / (LOSS)	(89,270)	(17,192)	(71,426)	116,400	(14,633)	98,081	24,833	(33,570)	20,914	(86,584)	25,849	14,223	(12,375)