Harper's Preserve Community Association Inc.

03/31/2021

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H085 Harper's Preserve Community Association Inc.
Comparative Balance Sheet
03/31/2021

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	1,245,345.91	1,148,692.62	96,653.29
	TOTAL OPERATING ACCOUNTS	**1,245,345.91**	**1,148,692.62**	**96,653.29**
	RESERVE ACCOUNTS			
1510	Reserve Account - CIT Bank	182,949.34	182,922.53	26.81
	TOTAL RESERVES	**182,949.34**	**182,922.53**	**26.81**
	ACCOUNTS RECEIVABLE			
1210	A/R Assessments	180,447.01	263,077.01	(82,630.00)
1215	A/R Builder Asmts	5,005.98	8,388.48	(3,382.50)
1230	A/R Late Fee/Finance Charges	107,843.02	127,413.53	(19,570.51)
1240	A/R Closing Contributions	2,489.96	2,602.96	(113.00)
1245	A/R Foundation Fees	1,925.20	1,925.20	0.00
1250	A/R Legal Fees	24,400.09	26,731.21	(2,331.12)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	3,795.50	5,362.55	(1,567.05)
1290	A/R Miscellaneous	815.02	894.15	(79.13)
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	**319,347.85**	**429,021.16**	**(109,673.31)**
	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 - Prepaid Insurance	16,874.64	19,470.72	(2,596.08)
1600 050	Prepaid Expenses - Prepaid Electric	686.87	707.77	(20.90)
	TOTAL PREPAID EXPENSES	**17,561.51**	**20,178.49**	**(2,616.98)**
	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 - Accmltd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	**531,179.34**	**531,179.34**	**0.00**
	TOTAL ASSETS	**2,301,209.95**	**2,316,820.14**	**(15,610.19)**

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	2,385.00	166,363.00	(163,978.00)
2210	Accounts Payable Accrual	81,247.40	1,650.00	79,597.40
2215	Other Payables - Due to Mgmt Company	0.00	2,320.00	(2,320.00)
2300 010	Refundable Deposits - Pool	27,000.00	22,000.00	5,000.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	116,754.51	81,853.30	34,901.21
2550	Unearned Assessment	1,026,239.00	1,191,826.00	(165,587.00)
	TOTAL ACCOUNTS PAYABLE	**1,254,075.91**	**1,466,462.30**	**(212,386.39)**
	TO/FROM AFFILIATES			
2760 000	Due To/From Developer - Due To/From Develope	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	**2,268,591.55**	**2,480,977.94**	**(212,386.39)**
	RESERVES			
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	78.26	51.45	26.81
	TOTAL RESERVES	**146,557.34**	**146,530.53**	**26.81**
	CAPITAL IMPROVEMENT FUND			
3300 010	Capital Improvement - P/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	**182,949.34**	**182,922.53**	**26.81**
	OWNERS' EQUITY			
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	332,788.37	136,038.98	196,749.39
	TOTAL OWNERS' EQUITY	**(150,330.94)**	**(347,080.33)**	**196,749.39**
	TOTAL LIABILITIES & EQUITY	**2,301,209.95**	**2,316,820.14**	**(15,610.19)**

H085 Harper's Preserve Community Association Inc.
Income & Expense Statement
03/31/2021

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		March Actual	March Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
	OPERATING INCOME								
4000 010	Assessment Income - Owners	83,622.00	105,233	(21,611.00)	250,866.00	315,699	(64,833.00)	1,262,800	1,011,934.00
4000 060	Assessment Income - Prorated Assessment	164,874.03	0	164,874.03	212,341.26	0	212,341.26	0	(212,341.26)
4000 015	Assessment Income - Builders	30,403.00	57,690	(27,287.00)	91,209.00	173,070	(81,861.00)	692,285	601,076.00
4100 065	Other Asmt - Mowing Fee	51,562.00	60,552	(8,990.00)	154,686.00	181,656	(26,970.00)	726,624	571,938.00
4000 125	Assessment Income - Working Capital Cont	14,630.50	6,765	7,865.50	37,180.50	20,295	16,885.50	81,180	43,999.50
4300 010	Finance Charges -	1,780.23	0	1,780.23	11,750.08	0	11,750.08	0	(11,750.08)
4305 000	Late Fees -	(5,751.50)	0	(5,751.50)	61,077.95	0	61,077.95	0	(61,077.95)
4325 000	Access Card Income -	70.00	0	70.00	280.00	0	280.00	0	(280.00)
4510 030	Non Owner Income - Shared Expense	0.00	10,000	(10,000.00)	0.00	30,000	(30,000.00)	120,000	120,000.00
4500 010	Other Income - Interest	48.12	0	48.12	117.77	0	117.77	0	(117.77)
	TOTAL OPERATING INCOME	**341,238.38**	**240,240**	**100,998.38**	**819,508.56**	**720,720**	**98,788.56**	**2,882,889**	**2,063,380.44**
	OPERATING EXPENSE								
	Administrative Expenses								
5100 010	Administrative Fees - Admin Other	1,565.00	833	732.00	2,028.88	2,499	(470.12)	10,000	7,971.12
5150 000	ARC Review - ARC Review Expense	0.00	3,333	(3,333.00)	0.00	9,999	(9,999.00)	40,000	40,000.00
5250 000	Audit/Tax Preparation -	0.00	83	(83.00)	0.00	249	(249.00)	1,000	1,000.00
5350 000	Bank Charges -	10.00	8	2.00	10.00	24	(14.00)	100	90.00
6510 080	Clubhouse - CH Cleaning	639.00	1,250	(611.00)	1,278.00	3,750	(2,472.00)	15,000	13,722.00
5300 000	Community Events -	0.00	4,167	(4,167.00)	0.00	12,501	(12,501.00)	50,000	50,000.00
5750 000	Holiday Decorations -	0.00	1,000	(1,000.00)	4,985.75	3,000	1,985.75	12,000	7,014.25
5700 000	Insurance -	2,596.08	2,500	96.08	7,788.16	7,500	288.16	30,000	22,211.84
5650 020	Legal Fees - Legal Collections	3,818.40	417	3,401.40	3,818.40	1,251	2,567.40	5,000	1,181.60
5600 000	Management Fees -	3,478.80	3,750	(271.20)	10,436.40	11,250	(813.60)	45,000	34,563.60
5500 000	Meeting Expense -	0.00	67	(67.00)	0.00	201	(201.00)	800	800.00
5400 060	Office Supplies - Misc Office Supplies	360.28	667	(306.72)	366.37	2,001	(1,634.63)	8,000	7,633.63
5400 010	Office Supplies - Postage	396.87	167	229.87	396.87	501	(104.13)	2,000	1,603.13
5275 010	Professional Fees - Prof Legal	409.89	1,667	(1,257.11)	2,310.45	5,001	(2,690.55)	20,000	17,689.55
5275 005	Professional Fees - Prof Consultants	1,000.00	3,750	(2,750.00)	2,225.62	11,250	(9,024.38)	45,000	42,774.38
6400 055	Reserve Contribution - Road Fund	0.00	0	0.00	0.00	30,000	(30,000.00)	30,000	30,000.00
5550 000	Taxes - Property Taxes	0.00	125	(125.00)	0.00	375	(375.00)	1,500	1,500.00
	Total Administrative Expenses	**14,274.32**	**23,784**	**(9,509.68)**	**35,644.90**	**101,352**	**(65,707.10)**	**315,400**	**279,755.10**
	Grounds Expenses								
5850 000	Landscape - Lnds Contract	23,994.00	29,209	(5,215.00)	72,702.00	87,627	(14,925.00)	350,512	277,810.00
5850 014	Landscape - Lnds Front Yards	54,288.00	58,333	(4,045.00)	160,312.00	174,999	(14,687.00)	700,000	539,688.00
5850 030	Landscape - Irrigation Repairs	623.10	4,167	(3,543.90)	13,124.87	12,501	623.87	50,000	36,875.13
5850 080	Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	0.00	3,750	(3,750.00)	15,000	15,000.00

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		March Actual	March Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 010	Landscape - Lnds Extra	12,876.70	10,417	2,459.70	41,138.43	31,251	9,887.43	125,000	83,861.57
	Total Grounds Expenses	**91,781.80**	**103,376**	**(11,594.20)**	**287,277.30**	**310,128**	**(22,850.70)**	**1,240,512**	**953,234.70**
	Maintenance & Repairs Expense								
5140 005	Access Control - Devices	0.00	125	(125.00)	540.00	375	165.00	1,500	960.00
5140 010	Access Control - Access Cntrl Maint.	150.00	667	(517.00)	1,150.00	2,001	(851.00)	8,000	6,850.00
6450 000	Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	4,950.00	4,950	0.00	19,800	14,850.00
6450 010	Lake Management - Lke Mgmt Supplies	379.69	1,157	(777.31)	1,190.87	3,471	(2,280.13)	13,880	12,689.13
6450 015	Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	249	(249.00)	1,000	1,000.00
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	1,445.00	2,083	(638.00)	9,920.00	6,249	3,671.00	25,000	15,080.00
5900 060	Maint. & Rprs - Electrical Maint.	500.00	4,167	(3,667.00)	500.00	12,501	(12,001.00)	50,000	49,500.00
5900 020	Maint. & Rprs - Gate Maint.	0.00	500	(500.00)	225.00	1,500	(1,275.00)	6,000	5,775.00
5900 030	Maint. & Rprs - Park/Playground Mtnc	0.00	1,667	(1,667.00)	0.00	5,001	(5,001.00)	20,000	20,000.00
5900 097	Maint. & Rprs - Recreation Maint.	5,490.00	2,083	3,407.00	5,548.96	6,249	(700.04)	25,000	19,451.04
5900 099	Maint. & Rprs - Streets/Drive	0.00	8,333	(8,333.00)	0.00	24,999	(24,999.00)	100,000	100,000.00
6610 000	Patrol Services -	0.00	1,667	(1,667.00)	0.00	5,001	(5,001.00)	20,000	20,000.00
6610 010	Patrol Services - Patrol-Guard Shack	8,496.60	6,667	1,829.60	15,989.40	20,001	(4,011.60)	80,000	64,010.60
6150 020	Pest Control - Mosquito Spray	0.00	333	(333.00)	0.00	999	(999.00)	4,000	4,000.00
6650 000	Signs and Monuments -	0.00	1,667	(1,667.00)	0.00	5,001	(5,001.00)	20,000	20,000.00
6650 005	Signs and Monuments - Traffic Signs	1,204.40	1,250	(45.60)	1,204.40	3,750	(2,545.60)	15,000	13,795.60
6500 000	Pool - Contract	5,300.00	8,150	(2,850.00)	7,950.00	24,450	(16,500.00)	97,800	89,850.00
6500 065	Pool - Furniture	0.00	8,333	(8,333.00)	0.00	24,999	(24,999.00)	100,000	100,000.00
6500 010	Pool - Repairs	300.00	2,500	(2,200.00)	664.72	7,500	(6,835.28)	30,000	29,335.28
6500 020	Pool - Supplies	0.00	167	(167.00)	0.00	501	(501.00)	2,000	2,000.00
	Total Maintenance & Repairs Expense	**24,915.69**	**53,249**	**(28,333.31)**	**49,833.35**	**159,747**	**(109,913.65)**	**638,980**	**589,146.65**
	Utilities Expense								
5950 000	Electricity - Common Area Electric	2,715.58	1,667	1,048.58	8,703.88	5,001	3,702.88	20,000	11,296.12
5950 010	Electricity - Streetlights	1,095.01	1,250	(154.99)	2,180.41	3,750	(1,569.59)	15,000	12,819.59
6075 000	Gas -	46.41	42	4.41	137.45	126	11.45	500	362.55
6500 030	Pool - Phone	1,039.66	83	956.66	1,404.48	249	1,155.48	1,000	(404.48)
6000 010	Water - Irrigation Water	3,110.52	10,833	(7,722.48)	21,797.09	32,499	(10,701.91)	130,000	108,202.91
	Total Utilities Expense	**8,007.18**	**13,875**	**(5,867.82)**	**34,223.31**	**41,625**	**(7,401.69)**	**166,500**	**132,276.69**
	Capital Expenditures								
6800 000	Capital Improvements -	5,510.00	13,750	(8,240.00)	79,741.33	41,250	38,491.33	165,000	85,258.67
	Total Capital Expenditures	**5,510.00**	**13,750**	**(8,240.00)**	**79,741.33**	**41,250**	**38,491.33**	**165,000**	**85,258.67**

c/o LEAD Association Mgmt
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	March Actual	March Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
TOTAL OPERATING EXPENSE	**144,488.99**	**208,034**	**(63,545.01)**	**486,720.19**	**654,102**	**(167,381.81)**	**2,526,392**	**2,039,671.81**
CURRENT YEAR NET INCOME / (LOSS)	**196,749.39**	**32,206**	**164,543.39**	**332,788.37**	**66,618**	**266,170.37**	**356,497**	**23,708.63**

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Income & Expense Spreadsheet
03/31/2021

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		Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Total Activity
	OPERATING INCOME													
4000 010	Assessment Income - Owners	64,508	64,649	64,649	64,648	64,648	64,648	64,648	64,648	64,648	83,622	83,622	83,622	832,562
4000 060	Assessment Income - Prorated Assessment	32,963	1,395	5,155	9,419	5,669	15,881	1,297	5,899	4,296	4,078	43,389	164,874	294,316
4000 015	Assessment Income - Builders	22,474	22,474	30,089	15,798	22,474	23,413	23,413	23,413	23,413	30,403	30,403	30,403	298,169
4000 061	Assessment Income - Prorated Asmt-BLDRS	(19,382)	0	0	0	0	0	0	0	0	0	0	0	(19,382)
4100 065	Other Asmt - Mowing Fee	44,254	44,428	44,428	47,154	47,502	47,502	50,460	50,460	50,460	51,562	51,562	51,562	581,334
4100 070	Other Asmt - Prorated Mowing Fee	(2,967)	0	0	0	0	0	0	0	0	0	0	0	(2,967)
4000 125	Assessment Income - Working Capital Cont	5,236	5,586	7,064	16,913	16,913	5,638	16,759	5,074	11,275	12,966	9,584	14,631	127,637
4300 010	Finance Charges -	6,968	1,612	672	3,064	2,593	(46)	1,828	1,953	1,645	6,340	3,630	1,780	32,038
4305 000	Late Fees -	(894)	(3,620)	(1,924)	8,401	(152)	(2,636)	7,779	(446)	(971)	70,012	(3,182)	(5,752)	66,616
4325 000	Access Card Income -	0	0	180	70	145	0	35	35	70	35	175	70	815
4510 030	Non Owner Income - Shared Expense	0	0	0	(60,000)	0	0	0	0	0	0	0	0	(60,000)
4500 010	Other Income - Interest	63	42	18	16	11	9	7	6	10	29	41	48	299
	TOTAL OPERATING INCOME	**153,223**	**136,565**	**150,330**	**105,482**	**159,803**	**154,409**	**166,226**	**151,042**	**154,846**	**259,047**	**219,223**	**341,238**	**2,151,435**
	OPERATING EXPENSE													
	Administrative Expenses													
5100 010	Administrative Fees - Admin Other	97	469	95	0	0	2,414	470	227	556	464	0	1,565	6,358
5150 000	ARC Review - ARC Review Expense	10,480	8,500	500	3,633	0	4,790	1,150	5,021	500	0	0	0	34,574
5250 000	Audit/Tax Preparation -	0	0	0	0	0	0	0	0	900	0	0	0	900
5350 000	Bank Charges -	(10)	20	0	20	10	0	0	0	0	(10)	10	10	50
6510 080	Clubhouse - CH Cleaning	1,278	639	0	639	639	1,278	0	1,278	639	0	639	639	7,668
5750 000	Holiday Decorations -	0	0	0	0	0	4,339	0	0	0	4,986	0	0	9,325
5700 000	Insurance -	2,135	2,135	2,135	2,135	2,135	2,135	2,311	2,487	2,760	2,596	2,596	2,596	28,157
5650 020	Legal Fees - Legal Collections	0	812	0	0	(812)	86	0	(86)	0	0	0	3,818	3,818
5600 000	Management Fees -	2,733	2,733	2,733	2,829	2,829	2,829	2,834	3,479	3,479	3,479	3,479	3,479	36,912
5400 060	Office Supplies - Misc Office Supplies	0	245	0	0	288	379	0	3,573	0	0	6	360	4,850
5400 010	Office Supplies - Postage	0	0	0	0	0	512	0	181	4	0	0	397	1,094
5275 010	Professional Fees - Prof Legal	618	720	1,046	0	870	100	2,048	8,422	4,850	116	1,785	410	20,985
5275 005	Professional Fees - Prof Consultants	1,191	2,900	0	1,291	838	550	291	1,000	1,232	0	1,226	1,000	11,519
	Total Administrative Expenses	**18,522**	**19,173**	**6,509**	**10,547**	**6,797**	**19,413**	**9,104**	**25,580**	**14,921**	**11,631**	**9,740**	**14,274**	**166,211**
	Grounds Expenses													
5850 000	Landscape - Lnds Contract	21,354	21,354	21,354	22,074	21,354	21,354	21,354	23,994	23,994	24,714	23,994	23,994	270,888
5850 014	Landscape - Lnds Front Yards	46,690	47,212	47,966	49,300	49,648	50,518	51,040	51,330	52,490	52,722	53,302	54,288	606,506
5850 030	Landscape - Irrigation Repairs	1,674	8,390	5,120	11,205	7,226	3,328	1,243	5,424	15,440	7,712	4,789	623	72,175
5850 080	Landscape - Tree Maintenance	0	0	0	4,785	2,475	1,240	5,620	0	0	0	0	0	14,120
5850 010	Landscape - Lnds Extra	12,157	20,948	27,330	3,330	10,359	4,339	0	30,881	11,841	1,071	27,191	12,877	162,321
	Total Grounds Expenses	**81,874**	**97,904**	**101,770**	**90,693**	**91,062**	**80,778**	**79,257**	**111,629**	**103,765**	**86,219**	**109,276**	**91,782**	**1,126,010**
	Maintenance & Repairs Expense													

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5140 005	Access Control - Devices	0	738	0	0	0	738	0	0	0	0	540	0	2,017
5140 010	Access Control - Access Cntrl Maint.	320	320	0	745	320	640	0	920	665	850	150	150	5,080
6450 000	Lake Management - Lke Mgmt Contract	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800
6450 010	Lake Management - Lke Mgmt Supplies	0	0	0	0	0	0	0	0	0	170	641	380	1,191
6450 020	Lake Management - Lke Mgmt Chem/Svc	736	514	589	1,581	456	1,859	1,050	1,018	0	0	0	0	7,803
6450 015	Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	225	0	0	0	225
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	531	3,786	600	4,849	4,731	0	250	362	553	3,825	4,650	1,445	25,582
5900 060	Maint. & Rprs - Electrical Maint.	5,536	855	0	9,214	0	0	18,389	8,091	2,066	0	0	500	44,651
5900 020	Maint. & Rprs - Gate Maint.	0	467	590	1,309	1,162	0	1,434	390	7,425	0	225	0	13,003
5900 097	Maint. & Rprs - Recreation Maint.	4,774	19,600	0	0	0	1,137	550	12,308	0	0	59	5,490	43,917
5900 099	Maint. & Rprs - Streets/Drive	0	0	0	3,140	0	0	3,490	2,915	0	0	0	0	9,545
6610 005	Patrol Services - Patrol Contract	6,468	12,886	0	12,835	3,830	7,476	3,830	7,762	5,166	0	0	0	60,253
6610 010	Patrol Services - Patrol-Guard Shack	0	0	0	0	0	0	0	0	0	3,830	3,662	8,497	15,989
6150 020	Pest Control - Mosquito Spray	0	515	415	930	0	415	515	415	0	0	0	0	3,205
6650 000	Signs and Monuments -	0	0	0	15,830	0	460	2,590	14,350	13,165	(895)	895	0	46,395
6650 005	Signs and Monuments - Traffic Signs	0	0	950	250	0	0	2,221	0	0	0	0	1,204	4,626
6500 000	Pool - Contract	0	1,200	14,013	8,100	6,050	600	1,500	1,200	2,650	2,650	0	5,300	43,263
6500 010	Pool - Repairs	0	125	0	2,658	0	0	0	275	0	0	365	300	3,723
6500 020	Pool - Supplies	0	0	313	0	0	0	0	0	0	0	0	0	313
	Total Maintenance & Repairs Expense	**20,016**	**42,656**	**19,120**	**63,091**	**18,199**	**14,975**	**37,469**	**51,657**	**33,565**	**12,080**	**12,837**	**24,916**	**350,581**
	Utilities Expense													
5950 000	Electricity - Common Area Electric	1,251	1,083	1,064	2,977	1,702	1,182	1,230	2,773	3,842	2,977	3,011	2,716	25,809
5950 010	Electricity - Streetlights	1,014	1,014	1,020	1,020	1,028	1,975	1,033	1,080	1,086	0	1,085	1,095	12,450
6075 000	Gas -	20	22	20	22	22	109	45	44	45	44	47	46	486
6500 030	Pool - Phone	357	358	357	355	852	359	1,268	359	359	365	0	1,040	6,028
6000 010	Water - Irrigation Water	4,268	7,926	(446)	23,361	14,291	21,396	18,275	10,700	7,543	11,066	7,620	3,111	129,110
	Total Utilities Expense	**6,910**	**10,402**	**2,016**	**27,734**	**17,895**	**25,021**	**21,851**	**14,955**	**12,875**	**14,452**	**11,764**	**8,007**	**173,884**
	Capital Expenditures													
6800 000	Capital Improvements -	1,068	0	0	0	0	0	0	0	0	36,216	38,015	5,510	80,809
	Total Capital Expenditures	**1,068**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36,216**	**38,015**	**5,510**	**80,809**
	TOTAL OPERATING EXPENSE	**128,390**	**170,135**	**129,415**	**192,066**	**133,953**	**140,186**	**147,681**	**203,821**	**165,126**	**160,599**	**181,633**	**144,489**	**1,897,495**
	CURRENT YEAR NET INCOME / (LOSS)	**24,833**	**(33,570)**	**20,914**	**(86,584)**	**25,849**	**14,223**	**18,546**	**(52,779)**	**(10,280)**	**98,449**	**37,590**	**196,749**	**253,940**