

Harper's Preserve Community Association Inc.
05/31/2021

Included Reports

Comparative Balance Sheet
Income & Expense Statement
Income & Expense Spreadsheet

Copies

1
1
1

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	1,467,932.45	1,426,065.69	41,866.76
	TOTAL OPERATING ACCOUNTS	1,467,932.45	1,426,065.69	41,866.76
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	182,995.21	182,971.90	23.31
	TOTAL RESERVES	182,995.21	182,971.90	23.31
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	153,346.76	193,986.08	(40,639.32)
1215	A/R Builder Asmts	2,750.98	2,750.98	0.00
1230	A/R Late Fee/Finance Charges	83,345.61	94,357.66	(11,012.05)
1240	A/R Closing Contributions	1,922.71	2,130.71	(208.00)
1245	A/R Foundation Fees	1,925.20	1,925.20	0.00
1250	A/R Legal Fees	23,703.44	28,403.01	(4,699.57)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	5,515.59	4,420.26	1,095.33
1290	A/R Miscellaneous	925.02	805.02	120.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	266,061.38	321,404.99	(55,343.61)
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	11,682.48	14,278.56	(2,596.08)
1600 050	Prepaid Expenses - Prepaid Electric	646.87	669.23	(22.36)
	TOTAL PREPAID EXPENSES	12,329.35	14,947.79	(2,618.44)
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 - Accmtd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	2,465,323.73	2,481,395.71	(16,071.98)

c/o LEAD Association Mgmt
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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	279,505.05	7,455.56	272,049.49
2210	Accounts Payable Accrual	13.01	169,480.54	(169,467.53)
2215	Other Payables - Due to Mgmt Company	490.00	500.00	(10.00)
2226 006	Other Payables - CE Fees due to POA	7,892.41	0.00	7,892.41
2300 010	Refundable Deposits - Pool	27,000.00	27,000.00	0.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	83,822.44	77,408.75	6,413.69
2550	Unearned Assessment	854,658.94	1,022,488.22	(167,829.28)
	TOTAL ACCOUNTS PAYABLE	1,253,831.85	1,304,783.07	(50,951.22)
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	2,268,347.49	2,319,298.71	(50,951.22)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	124.13	100.82	23.31
	TOTAL RESERVES	146,603.21	146,579.90	23.31
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	182,995.21	182,971.90	23.31
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	497,100.34	462,244.41	34,855.93
	TOTAL OWNERS' EQUITY	13,981.03	(20,874.90)	34,855.93
	TOTAL LIABILITIES & EQUITY	2,465,323.73	2,481,395.71	(16,071.98)

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	May Actual	May Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	83,997.84	83,717	280.84	418,861.68	418,585	276.68	1,004,603	585,741.32
4000 060 Assessment Income - Prorated Assessment	993.27	0	993.27	344,890.52	0	344,890.52	0	(344,890.52)
4000 015 Assessment Income - Builders	30,152.44	59,898	(29,745.56)	151,513.88	299,490	(147,976.12)	718,781	567,267.12
4100 065 Other Asmt - Mowing Fee	55,593.00	58,000	(2,407.00)	264,915.00	290,000	(25,085.00)	696,000	431,085.00
4000 125 Assessment Income - Working Capital Cont	14,093.75	11,275	2,818.75	67,059.25	56,375	10,684.25	135,300	68,240.75
4300 010 Finance Charges -	1,234.23	417	817.23	15,409.23	2,085	13,324.23	5,000	(10,409.23)
4305 000 Late Fees -	(2,489.78)	833	(3,322.78)	65,788.29	4,165	61,623.29	10,000	(55,788.29)
4325 000 Access Card Income -	480.00	0	480.00	905.00	0	905.00	0	(905.00)
4510 030 Non Owner Income - Shared Expense	0.00	8,571	(8,571.00)	0.00	42,855	(42,855.00)	102,852	102,852.00
4500 010 Other Income - Interest	61.79	17	44.79	237.25	85	152.25	200	(37.25)
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TOTAL OPERATING INCOME	184,116.54	222,728	(38,611.46)	1,329,580.10	1,113,640	215,940.10	2,672,736	1,343,155.90
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	3,498.00	833	2,665.00	6,233.88	4,165	2,068.88	10,000	3,766.12
5150 000 ARC Review - ARC Review Expense	1,500.00	3,333	(1,833.00)	1,500.00	16,665	(15,165.00)	40,000	38,500.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	415	(415.00)	1,000	1,000.00
5350 000 Bank Charges -	0.00	8	(8.00)	10.00	40	(30.00)	100	90.00
6510 080 Clubhouse - CH Cleaning	1,455.04	1,417	38.04	5,511.04	7,085	(1,573.96)	17,000	11,488.96
5300 000 Community Events -	0.00	4,167	(4,167.00)	0.00	20,835	(20,835.00)	50,000	50,000.00
5750 000 Holiday Decorations -	0.00	1,000	(1,000.00)	4,985.75	5,000	(14.25)	12,000	7,014.25
5700 000 Insurance -	2,596.08	2,500	96.08	12,980.32	12,500	480.32	30,000	17,019.68
5650 020 Legal Fees - Legal Collections	(3,818.40)	417	(4,235.40)	0.00	2,085	(2,085.00)	5,000	5,000.00
5600 000 Management Fees -	4,334.20	3,750	584.20	18,249.40	18,750	(500.60)	45,000	26,750.60
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	335	(335.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	182.45	667	(484.55)	781.76	3,335	(2,553.24)	8,000	7,218.24
5400 010 Office Supplies - Postage	533.07	167	366.07	1,196.92	835	361.92	2,000	803.08
5275 010 Professional Fees - Prof Legal	4,465.20	1,667	2,798.20	9,227.61	8,335	892.61	20,000	10,772.39
5275 005 Professional Fees - Prof Consultants	500.00	2,083	(1,583.00)	3,724.42	10,415	(6,690.58)	25,000	21,275.58
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	625	(625.00)	1,500	1,500.00
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Total Administrative Expenses	15,245.64	22,284	(7,038.36)	64,401.10	141,420	(77,018.90)	297,400	232,998.90
Grounds Expenses								
5850 000 Landscape - Lnds Contract	20,034.98	29,209	(9,174.02)	120,690.00	146,045	(25,355.00)	350,512	229,822.00
5850 014 Landscape - Lnds Front Yards	46,316.48	58,000	(11,683.52)	269,874.00	290,000	(20,126.00)	696,000	426,126.00
5850 030 Landscape - Irrigation Repairs	8,645.39	4,167	4,478.39	21,770.26	20,835	935.26	50,000	28,229.74
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	0.00	6,250	(6,250.00)	15,000	15,000.00

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	May Actual	May Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 010 Landscape - Lnds Extra	7,800.00	6,250	1,550.00	48,938.43	31,250	17,688.43	75,000	26,061.57
Total Grounds Expenses	82,796.85	98,876	(16,079.15)	461,272.69	494,380	(33,107.31)	1,186,512	725,239.31
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	1,095.00	125	970.00	1,808.18	625	1,183.18	1,500	(308.18)
5140 010 Access Control - Access Cntrl Maint.	150.00	667	(517.00)	3,480.00	3,335	145.00	8,000	4,520.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	8,250.00	8,250	0.00	19,800	11,550.00
6450 010 Lake Management - Lke Mgmt Supplies	637.77	1,157	(519.23)	2,623.61	5,785	(3,161.39)	13,880	11,256.39
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	415	(415.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	836.79	2,083	(1,246.21)	12,476.79	10,415	2,061.79	25,000	12,523.21
5900 060 Maint. & Rprs - Electrical Maint.	0.00	4,167	(4,167.00)	500.00	20,835	(20,335.00)	50,000	49,500.00
5900 020 Maint. & Rprs - Gate Maint.	(4,550.00)	833	(5,383.00)	(4,325.00)	4,165	(8,490.00)	10,000	14,325.00
5900 030 Maint. & Rprs - Park/Playground Mtnc	8,569.00	1,667	6,902.00	8,569.00	8,335	234.00	20,000	11,431.00
5900 097 Maint. & Rprs - Recreation Maint.	14,531.90	2,083	12,448.90	20,080.86	10,415	9,665.86	25,000	4,919.14
5900 099 Maint. & Rprs - Streets/Drive	0.00	8,333	(8,333.00)	664.10	41,665	(41,000.90)	100,000	99,335.90
6610 010 Patrol Services - Patrol-Guard Shack	4,536.00	6,667	(2,131.00)	25,599.00	33,335	(7,736.00)	80,000	54,401.00
6150 000 Pest Control - Pest Cntrl -Contract	765.00	0	765.00	765.00	0	765.00	0	(765.00)
6150 020 Pest Control - Mosquito Spray	415.00	333	82.00	830.00	1,665	(835.00)	4,000	3,170.00
6650 000 Signs and Monuments -	795.00	1,667	(872.00)	795.00	8,335	(7,540.00)	20,000	19,205.00
6650 005 Signs and Monuments - Traffic Signs	750.00	1,250	(500.00)	1,954.40	6,250	(4,295.60)	15,000	13,045.60
6500 000 Pool - Contract	10,000.00	8,150	1,850.00	17,950.00	40,750	(22,800.00)	97,800	79,850.00
6500 065 Pool - Furniture	0.00	8,333	(8,333.00)	0.00	41,665	(41,665.00)	100,000	100,000.00
6500 010 Pool - Repairs	0.00	2,500	(2,500.00)	939.72	12,500	(11,560.28)	30,000	29,060.28
6500 020 Pool - Supplies	0.00	167	(167.00)	5,300.00	835	4,465.00	2,000	(3,300.00)
Total Maintenance & Repairs Expense	40,181.46	51,915	(11,733.54)	108,260.66	259,575	(151,314.34)	622,980	514,719.34
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,004.92	1,667	337.92	13,002.58	8,335	4,667.58	20,000	6,997.42
5950 010 Electricity - Streetlights	1,119.21	1,250	(130.79)	4,392.40	6,250	(1,857.60)	15,000	10,607.60
6075 000 Gas -	47.65	42	5.65	231.04	210	21.04	500	268.96
6500 030 Pool - Phone	682.28	83	599.28	2,465.34	415	2,050.34	1,000	(1,465.34)
6000 010 Water - Irrigation Water	6,340.92	10,833	(4,492.08)	31,011.70	54,165	(23,153.30)	130,000	98,988.30
Total Utilities Expense	10,194.98	13,875	(3,680.02)	51,103.06	69,375	(18,271.94)	166,500	115,396.94
Capital Expenditures								
Capital Improvements -	841.68	33,279	(32,437.32)	147,442.25	166,395	(18,952.75)	399,344	251,901.75
Total Capital Expenditures	841.68	33,279	(32,437.32)	147,442.25	166,395	(18,952.75)	399,344	251,901.75

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	May Actual	May Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
TOTAL OPERATING EXPENSE	149,260.61	220,229	(70,968.39)	832,479.76	1,131,145	(298,665.24)	2,672,736	1,840,256.24
CURRENT YEAR NET INCOME / (LOSS)	34,855.93	2,499	32,356.93	497,100.34	(17,505)	514,605.34	0	(497,100.34)

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	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	64,649	64,648	64,648	64,648	64,648	64,648	64,648	83,622	83,622	83,622	83,998	83,998	871,401
4000 060 Assessment Income - Prorated Assessment	5,155	9,419	5,669	15,881	1,297	5,899	4,296	4,078	43,389	164,874	131,556	993	392,507
4000 015 Assessment Income - Builders	30,089	15,798	22,474	23,413	23,413	23,413	23,413	30,403	30,403	30,403	30,152	30,152	313,526
4100 065 Other Asmt - Mowing Fee	44,428	47,154	47,502	47,502	50,460	50,460	50,460	51,562	51,562	51,562	54,636	55,593	602,881
4000 125 Assessment Income - Working Capital Cont	7,064	16,913	16,913	5,638	16,759	5,074	11,275	12,966	9,584	14,631	15,785	14,094	146,693
4300 010 Finance Charges -	672	3,064	2,593	(46)	1,828	1,953	1,645	6,340	3,630	1,780	2,425	1,234	27,118
4305 000 Late Fees -	(1,924)	8,401	(152)	(2,636)	7,779	(446)	(971)	70,012	(3,182)	(5,752)	7,200	(2,490)	75,839
4325 000 Access Card Income -	180	70	145	0	35	35	70	35	175	70	145	480	1,440
4510 030 Non Owner Income - Shared Expense	0	(60,000)	0	0	0	0	0	0	0	0	0	0	(60,000)
4500 010 Other Income - Interest	18	16	11	9	7	6	10	29	41	48	58	62	314
TOTAL OPERATING INCOME	150,330	105,482	159,803	154,409	166,226	151,042	154,846	259,047	219,223	341,238	325,955	184,117	2,371,719
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	95	0	0	2,414	470	227	556	464	0	1,565	707	3,498	9,997
5150 000 ARC Review - ARC Review Expense	500	3,633	0	4,790	1,150	5,021	500	0	0	0	0	1,500	17,094
5250 000 Audit/Tax Preparation -	0	0	0	0	0	0	900	0	0	0	0	0	900
5350 000 Bank Charges -	0	20	10	0	0	0	0	(10)	10	10	0	0	40
6510 080 Clubhouse - CH Cleaning	0	639	639	1,278	0	1,278	639	0	639	639	2,778	1,455	9,984
5750 000 Holiday Decorations -	0	0	0	4,339	0	0	0	4,986	0	0	0	0	9,325
5700 000 Insurance -	2,135	2,135	2,135	2,135	2,311	2,487	2,760	2,596	2,596	2,596	2,596	2,596	29,079
5650 020 Legal Fees - Legal Collections	0	0	(812)	86	0	(86)	0	0	0	3,818	0	(3,818)	(812)
5600 000 Management Fees -	2,733	2,829	2,829	2,829	2,834	3,479	3,479	3,479	3,479	3,479	3,479	4,334	39,260
5400 060 Office Supplies - Misc Office Supplies	0	0	288	379	0	3,573	0	0	6	360	233	182	5,021
5400 010 Office Supplies - Postage	0	0	0	512	0	181	4	0	0	397	267	533	1,894
5275 010 Professional Fees - Prof Legal	1,046	0	870	100	2,048	8,422	4,850	116	1,785	410	2,452	4,465	26,564
5275 005 Professional Fees - Prof Consultants	0	1,291	838	550	291	1,000	1,232	0	1,226	1,000	999	500	8,927
Total Administrative Expenses	6,509	10,547	6,797	19,413	9,104	25,580	14,921	11,631	9,740	14,274	13,511	15,246	157,272
Grounds Expenses													
5850 000 Landscape - Lnds Contract	21,354	22,074	21,354	21,354	21,354	23,994	23,994	24,714	23,994	23,994	27,953	20,035	276,168
5850 014 Landscape - Lnds Front Yards	47,966	49,300	49,648	50,518	51,040	51,330	52,490	52,722	53,302	54,288	63,246	46,316	622,166
5850 030 Landscape - Irrigation Repairs	5,120	11,205	7,226	3,328	1,243	5,424	15,440	7,712	4,789	623	0	8,645	70,757
5850 080 Landscape - Tree Maintenance	0	4,785	2,475	1,240	5,620	0	0	0	0	0	0	0	14,120
5850 010 Landscape - Lnds Extra	27,330	3,330	10,359	4,339	0	30,881	11,841	1,071	27,191	12,877	0	7,800	137,017
Total Grounds Expenses	101,770	90,693	91,062	80,778	79,257	111,629	103,765	86,219	109,276	91,782	91,199	82,797	1,120,227
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	0	0	0	738	0	0	0	0	540	0	173	1,095	2,547
5140 010 Access Control - Access Cntrl Maint.	0	745	320	640	0	920	665	850	150	150	2,180	150	6,770

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	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total Activity
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	170	641	380	795	638	2,624
6450 020 Lake Management - Lke Mgmt Chem/Svc	589	1,581	456	1,859	1,050	1,018	0	0	0	0	0	0	6,553
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	225	0	0	0	0	0	225
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	600	4,849	4,731	0	250	362	553	3,825	4,650	1,445	1,720	837	23,822
5900 060 Maint. & Rprs - Electrical Maint.	0	9,214	0	0	18,389	8,091	2,066	0	0	500	0	0	38,260
5900 020 Maint. & Rprs - Gate Maint.	590	1,309	1,162	0	1,434	390	7,425	0	225	0	0	(4,550)	7,985
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	0	0	0	0	0	0	8,569	8,569
5900 097 Maint. & Rprs - Recreation Maint.	0	0	0	1,137	550	12,308	0	0	59	5,490	0	14,532	34,075
5900 099 Maint. & Rprs - Streets/Drive	0	3,140	0	0	3,490	2,915	0	0	0	0	664	0	10,209
6610 005 Patrol Services - Patrol Contract	0	12,835	3,830	7,476	3,830	7,762	5,166	0	0	0	0	0	40,899
6610 010 Patrol Services - Patrol-Guard Shack	0	0	0	0	0	0	0	3,830	3,662	8,497	5,074	4,536	25,599
6150 000 Pest Control - Pest Cntrl -Contract	0	0	0	0	0	0	0	0	0	0	0	765	765
6150 020 Pest Control - Mosquito Spray	415	930	0	415	515	415	0	0	0	0	415	415	3,520
6650 000 Signs and Monuments -	0	15,830	0	460	2,590	14,350	13,165	(895)	895	0	0	795	47,190
6650 005 Signs and Monuments - Traffic Signs	950	250	0	0	2,221	0	0	0	0	1,204	0	750	5,376
6500 000 Pool - Contract	14,013	8,100	6,050	600	1,500	1,200	2,650	2,650	0	5,300	0	10,000	52,063
6500 010 Pool - Repairs	0	2,658	0	0	0	275	0	0	365	300	275	0	3,873
6500 020 Pool - Supplies	313	0	0	0	0	0	0	0	0	0	5,300	0	5,613
Total Maintenance & Repairs Expense	19,120	63,091	18,199	14,975	37,469	51,657	33,565	12,080	12,837	24,916	18,246	40,181	346,336
Utilities Expense													
5950 000 Electricity - Common Area Electric	1,064	2,977	1,702	1,182	1,230	2,773	3,842	2,977	3,011	2,716	2,294	2,005	27,774
5950 010 Electricity - Streetlights	1,020	1,020	1,028	1,975	1,033	1,080	1,086	0	1,085	1,095	1,093	1,119	12,635
6075 000 Gas -	20	22	22	109	45	44	45	44	47	46	46	48	538
6500 030 Pool - Phone	357	355	852	359	1,268	359	359	365	0	1,040	379	682	6,374
6000 010 Water - Irrigation Water	(446)	23,361	14,291	21,396	18,275	10,700	7,543	11,066	7,620	3,111	2,874	6,341	126,130
Total Utilities Expense	2,016	27,734	17,895	25,021	21,851	14,955	12,875	14,452	11,764	8,007	6,685	10,195	173,451
Capital Expenditures													
6800 000 Capital Improvements -	0	0	0	0	0	0	0	36,216	38,015	5,510	66,859	842	147,442
Total Capital Expenditures	0	0	0	0	0	0	0	36,216	38,015	5,510	66,859	842	147,442
TOTAL OPERATING EXPENSE	129,415	192,066	133,953	140,186	147,681	203,821	165,126	160,599	181,633	144,489	196,499	149,261	1,944,729
CURRENT YEAR NET INCOME / (LOSS)	20,914	(86,584)	25,849	14,223	18,546	(52,779)	(10,280)	98,449	37,590	196,749	129,456	34,856	426,990