

Harper's Preserve Community Association Inc.
09/30/2021

<u>Included Reports</u>	<u>Copies</u>
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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				
1009	Operating Account	561,258.27	970,671.02	(409,412.75)
1010	Operating Account-CIT Bank	321,418.55	319,650.33	1,768.22
	TOTAL OPERATING ACCOUNTS	882,676.82	1,290,321.35	(407,644.53)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,086.98	183,064.41	22.57
	TOTAL RESERVES	183,086.98	183,064.41	22.57
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	101,350.80	119,318.68	(17,967.88)
1215	A/R Builder Asmts	495.98	495.98	0.00
1230	A/R Late Fee/Finance Charges	66,607.81	73,986.67	(7,378.86)
1240	A/R Closing Contributions	2,332.92	1,968.16	364.76
1250	A/R Legal Fees	33,670.24	30,693.66	2,976.58
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	3,925.21	4,013.41	(88.20)
1290	A/R Miscellaneous	775.02	785.02	(10.00)
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	201,784.05	223,887.65	(22,103.60)
A/R OTHER				
1300 000	A/R Other -	6,490.00	6,490.00	0.00
	TOTAL A/R OTHER	6,490.00	6,490.00	0.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Prepaid Insurance	1,298.72	3,894.72	(2,596.00)
1600 050	Prepaid Expenses - Prepaid Electric	552.90	576.92	(24.02)
	TOTAL PREPAID EXPENSES	1,851.62	4,471.64	(2,620.02)
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 - Accumltd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	1,807,754.81	2,240,100.39	(432,345.58)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	56,209.57	293,939.71	(237,730.14)
2210	Accounts Payable Accrual	4,644.81	83,001.01	(78,356.20)
2215	Other Payables - Due to Mgmt Company	10.00	0.00	10.00
2226 006	Other Payables - CE Fees due to POA	0.00	10,322.67	(10,322.67)
2300 010	Refundable Deposits - Pool	27,000.00	26,000.00	1,000.00
2300 020	Refundable Deposits - Clubhouse	600.00	450.00	150.00
2400	Prepaid Assessments	132,560.52	88,206.10	44,354.42
2550	Unearned Assessment	342,464.82	515,108.10	(172,643.28)
	TOTAL ACCOUNTS PAYABLE	563,489.72	1,017,027.59	(453,537.87)
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	1,578,005.36	2,031,543.23	(453,537.87)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	215.90	193.33	22.57
	TOTAL RESERVES	146,694.98	146,672.41	22.57
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	183,086.98	183,064.41	22.57
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	529,781.78	508,612.06	21,169.72
	TOTAL OWNERS' EQUITY	46,662.47	25,492.75	21,169.72
	TOTAL LIABILITIES & EQUITY	1,807,754.81	2,240,100.39	(432,345.58)

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	September Actual	September 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	754,853.04	753,453	1,400.04	1,004,603	249,749.96
4000 060 Assessment Income - Prorated Assessment	1,126.35	0	1,126.35	384,590.62	0	384,590.62	0	(384,590.62)
4000 015 Assessment Income - Builders	30,152.44	59,898	(29,745.56)	272,123.64	539,082	(266,958.36)	718,781	446,657.36
4100 065 Other Asmt - Mowing Fee	58,871.00	58,000	871.00	496,278.00	522,000	(25,722.00)	696,000	199,722.00
4000 125 Assessment Income - Working Capital Cont	17,425.00	11,275	6,150.00	153,261.75	101,475	51,786.75	135,300	(17,961.75)
4300 010 Finance Charges -	790.09	417	373.09	20,704.41	3,753	16,951.41	5,000	(15,704.41)
4305 000 Late Fees -	(1,846.68)	833	(2,679.68)	68,995.13	7,497	61,498.13	10,000	(58,995.13)
4325 000 Access Card Income -	0.00	0	0.00	2,905.00	0	2,905.00	0	(2,905.00)
4460 010 Facilities - Social Room Rental	(300.00)	0	(300.00)	350.00	0	350.00	0	(350.00)
4510 030 Non Owner Income - Shared Expense	0.00	8,571	(8,571.00)	0.00	77,139	(77,139.00)	102,852	102,852.00
4500 010 Other Income - Interest	45.08	17	28.08	444.70	153	291.70	200	(244.70)
TOTAL OPERATING INCOME	190,261.12	222,728	(32,466.88)	2,154,506.29	2,004,552	149,954.29	2,672,736	518,229.71
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	1,442.00	833	609.00	11,901.14	7,497	4,404.14	10,000	(1,901.14)
5150 000 ARC Review - ARC Review Expense	(1,500.00)	3,333	(4,833.00)	2,555.00	29,997	(27,432.00)	40,000	37,435.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	747	(747.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	0.00	0	0.00	2,985.75	0	2,985.75	0	(2,985.75)
5350 000 Bank Charges -	0.00	8	(8.00)	10.00	72	(62.00)	100	90.00
6510 080 Clubhouse - CH Cleaning	1,300.00	1,417	(117.00)	11,492.62	12,753	(1,260.38)	17,000	5,507.38
5300 000 Community Events -	4,784.10	4,167	617.10	5,459.10	37,503	(32,043.90)	50,000	44,540.90
5750 000 Holiday Decorations -	0.00	1,000	(1,000.00)	11,705.58	9,000	2,705.58	12,000	294.42
5700 000 Insurance -	2,596.00	2,500	96.00	23,364.08	22,500	864.08	30,000	6,635.92
5650 020 Legal Fees - Legal Collections	0.00	417	(417.00)	0.00	3,753	(3,753.00)	5,000	5,000.00
5600 000 Management Fees -	4,334.20	3,750	584.20	35,586.20	33,750	1,836.20	45,000	9,413.80
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	603	(603.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	1,393.82	6,003	(4,609.18)	8,000	6,606.18
5400 010 Office Supplies - Postage	550.95	167	383.95	4,622.21	1,503	3,119.21	2,000	(2,622.21)
5275 010 Professional Fees - Prof Legal	1,565.31	1,667	(101.69)	13,352.45	15,003	(1,650.55)	20,000	6,647.55
5275 005 Professional Fees - Prof Consultants	895.56	2,083	(1,187.44)	6,419.26	18,747	(12,327.74)	25,000	18,580.74
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	1,125	(1,125.00)	1,500	1,500.00
Total Administrative Expenses	15,968.12	22,284	(6,315.88)	130,857.21	230,556	(99,698.79)	297,400	166,542.79
Grounds Expenses								
5850 000 Landscape - Lnds Contract	24,044.00	29,209	(5,165.00)	220,966.00	262,881	(41,915.00)	350,512	129,546.00
5850 014 Landscape - Lnds Front Yards	60,146.00	58,000	2,146.00	501,584.00	522,000	(20,416.00)	696,000	194,416.00

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	September Actual	September Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 030 Landscape - Irrigation Repairs	0.00	4,167	(4,167.00)	40,672.15	37,503	3,169.15	50,000	9,327.85
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	20,561.83	11,250	9,311.83	15,000	(5,561.83)
5850 010 Landscape - Lnds Extra	667.85	6,250	(5,582.15)	83,420.61	56,250	27,170.61	75,000	(8,420.61)
Total Grounds Expenses	84,857.85	98,876	(14,018.15)	867,204.59	889,884	(22,679.41)	1,186,512	319,307.41
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	0.00	125	(125.00)	7,083.18	1,125	5,958.18	1,500	(5,583.18)
5140 010 Access Control - Access Cntrl Maint.	150.00	667	(517.00)	5,095.00	6,003	(908.00)	8,000	2,905.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	14,850.00	14,850	0.00	19,800	4,950.00
6450 010 Lake Management - Lke Mgmt Supplies	969.70	1,157	(187.30)	8,034.42	10,413	(2,378.58)	13,880	5,845.58
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 Mtn/Rpr	3,775.00	2,083	1,692.00	30,998.82	18,747	12,251.82	25,000	(5,998.82)
5900 060 Maint. & Rprs - Electrical Maint.	17,899.75	4,167	13,732.75	19,399.75	37,503	(18,103.25)	50,000	30,600.25
5900 020 Maint. & Rprs - Gate Maint.	110.00	833	(723.00)	5,527.00	7,497	(1,970.00)	10,000	4,473.00
5900 030 Maint. & Rprs - Park/Playground Mtnc	0.00	1,667	(1,667.00)	8,569.00	15,003	(6,434.00)	20,000	11,431.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,083	(2,083.00)	25,268.86	18,747	6,521.86	25,000	(268.86)
5900 099 Maint. & Rprs - Streets/Drive	5,000.00	8,333	(3,333.00)	16,954.10	74,997	(58,042.90)	100,000	83,045.90
6510 065 Clubhouse - A/C Maint	665.00	0	665.00	665.00	0	665.00	0	(665.00)
6510 067 Clubhouse - A/C Repair	0.00	0	0.00	1,530.69	0	1,530.69	0	(1,530.69)
6610 010 Patrol Services - Patrol-Guard Shack	4,855.20	6,667	(1,811.80)	45,700.20	60,003	(14,302.80)	80,000	34,299.80
6150 000 Pest Control - Pest Cntrl-Contract	(255.00)	0	(255.00)	1,185.00	0	1,185.00	0	(1,185.00)
6150 020 Pest Control - Mosquito Spray	165.00	333	(168.00)	2,740.00	2,997	(257.00)	4,000	1,260.00
6650 000 Signs and Monuments -	390.00	1,667	(1,277.00)	1,410.00	15,003	(13,593.00)	20,000	18,590.00
6650 005 Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	1,954.40	11,250	(9,295.60)	15,000	13,045.60
6500 000 Pool - Contract	6,650.00	8,150	(1,500.00)	83,650.00	73,350	10,300.00	97,800	14,150.00
6500 065 Pool - Furniture	0.00	8,333	(8,333.00)	0.00	74,997	(74,997.00)	100,000	100,000.00
6500 010 Pool - Repairs	0.00	2,500	(2,500.00)	2,064.72	22,500	(20,435.28)	30,000	27,935.28
6500 020 Pool - Supplies	0.00	167	(167.00)	10,021.25	1,503	8,518.25	2,000	(8,021.25)
Total Maintenance & Repairs Expense	42,024.65	51,915	(9,890.35)	292,701.39	467,235	(174,533.61)	622,980	330,278.61
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,149.68	1,667	1,482.68	23,221.52	15,003	8,218.52	20,000	(3,221.52)
5950 010 Electricity - Streetlights	1,056.76	1,250	(193.24)	8,607.09	11,250	(2,642.91)	15,000	6,392.91
6050 005 Telecomm - General Telecomm.	6,088.70	0	6,088.70	6,088.70	0	6,088.70	0	(6,088.70)
6075 000 Gas -	52.32	42	10.32	427.35	378	49.35	500	72.65
6500 030 Pool - Phone	(4,271.56)	83	(4,354.56)	990.00	747	243.00	1,000	10.00
6000 010 Water - Irrigation Water	20,164.88	10,833	9,331.88	74,397.05	97,497	(23,099.95)	130,000	55,602.95
Total Utilities Expense	26,240.78	13,875	12,365.78	113,731.71	124,875	(11,143.29)	166,500	52,768.29
Capital Expenditures								

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	September Actual	September Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
6800 000 Capital Improvements -	0.00	33,279	(33,279.00)	220,229.61	299,511	(79,281.39)	399,344	179,114.39
Total Capital Expenditures	0.00	33,279	(33,279.00)	220,229.61	299,511	(79,281.39)	399,344	179,114.39
TOTAL OPERATING EXPENSE	169,091.40	220,229	(51,137.60)	1,624,724.51	2,012,061	(387,336.49)	2,672,736	1,048,011.49
CURRENT YEAR NET INCOME / (LOSS)	21,169.72	2,499	18,670.72	529,781.78	(7,509)	537,290.78	0	(529,781.78)

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	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	64,648	64,648	64,648	83,622	83,622	83,622	83,998	83,998	83,998	83,998	83,998	83,998	948,798
4000 060 Assessment Income - Prorated Assessment	1,297	5,899	4,296	4,078	43,389	164,874	131,556	993	10,891	2,466	25,217	1,126	396,083
4000 015 Assessment Income - Builders	23,413	23,413	23,413	30,403	30,403	30,403	30,152	30,152	30,152	30,152	30,152	30,152	342,363
4100 065 Other Asmt - Mowing Fee	50,460	50,460	50,460	51,562	51,562	51,562	54,636	55,593	55,593	58,406	58,493	58,871	647,658
4000 125 Assessment Income - Working Capital Cont	16,759	5,074	11,275	12,966	9,584	14,631	15,785	14,094	31,570	19,168	18,040	17,425	186,369
Finance Charges -	1,828	1,953	1,645	6,340	3,630	1,780	2,425	1,234	1,154	1,847	1,504	790	26,130
Late Fees -	7,779	(446)	(971)	70,012	(3,182)	(5,752)	7,200	(2,490)	(2,635)	8,751	(1,063)	(1,847)	75,358
Access Card Income -	35	35	70	35	175	70	145	480	900	760	340	0	3,045
Facilities - Social Room Rental	0	0	0	0	0	0	0	0	100	300	250	(300)	350
Other Income - Interest	7	6	10	29	41	48	58	62	53	55	54	45	467
TOTAL OPERATING INCOME	166,226	151,042	154,846	259,047	219,223	341,238	325,955	184,117	211,776	205,903	216,986	190,261	2,626,621
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	470	227	556	464	0	1,565	707	3,498	1,579	888	1,758	1,442	13,154
5150 000 ARC Review - ARC Review Expense	1,150	5,021	500	0	0	0	0	1,500	0	540	2,025	(1,500)	9,236
5250 000 Audit/Tax Preparation -	0	0	900	0	0	0	0	0	0	0	0	0	900
5200 000 Bad Debt - Bad Debt	0	0	0	0	0	0	0	0	0	2,986	0	0	2,986
5350 000 Bank Charges -	0	0	0	(10)	10	10	0	0	0	0	0	0	10
6510 080 Clubhouse - CH Cleaning	0	1,278	639	0	639	639	2,778	1,455	2,001	1,381	1,300	1,300	13,410
5300 000 Community Events -	0	0	0	0	0	0	0	0	0	675	0	4,784	5,459
5750 000 Holiday Decorations -	0	0	0	4,986	0	0	0	0	0	0	6,720	0	11,706
5700 000 Insurance -	2,311	2,487	2,760	2,596	2,596	2,596	2,596	2,596	2,596	2,596	2,596	2,596	30,922
Legal Fees - Legal Collections	0	(86)	0	0	0	3,818	0	(3,818)	0	0	0	0	(86)
5650 020 Management Fees -	2,834	3,479	3,479	3,479	3,479	3,479	3,479	4,334	4,334	4,334	4,334	4,334	45,378
5600 000 Office Supplies - Misc Office Supplies	0	3,573	0	0	6	360	233	182	32	0	580	0	4,966
5400 060 Office Supplies - Postage	0	181	4	0	0	397	267	533	1,001	1,016	857	551	4,807
5275 010 Professional Fees - Prof Legal	2,048	8,422	4,850	116	1,785	410	2,452	4,465	920	1,039	600	1,565	28,672
5275 005 Professional Fees - Prof Consultants	291	1,000	1,232	0	1,226	1,000	999	500	299	1,000	500	896	8,943
Total Administrative Expenses	9,104	25,580	14,921	11,631	9,740	14,274	13,511	15,246	12,763	16,455	21,270	15,968	180,462
Grounds Expenses													
5850 000 Landscape - Lnds Contract	21,354	23,994	23,994	24,714	23,994	23,994	27,953	20,035	23,994	23,994	28,244	24,044	290,308
5850 014 Landscape - Lnds Front Yards	51,040	51,330	52,490	52,722	53,302	54,288	63,246	46,316	53,302	53,302	64,960	60,146	656,444
5850 030 Landscape - Irrigation Repairs	1,243	5,424	15,440	7,712	4,789	623	0	8,645	0	0	18,902	0	62,780
5850 080 Landscape - Tree Maintenance	5,620	0	0	0	0	0	0	0	0	0	20,562	0	26,182
5850 010 Landscape - Lnds Extra	0	30,881	11,841	1,071	27,191	12,877	0	7,800	0	0	33,814	668	126,142
Total Grounds Expenses	79,257	111,629	103,765	86,219	109,276	91,782	91,199	82,797	77,296	77,296	166,482	84,858	1,161,856
Maintenance & Repairs Expense													

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5140 005 Access Control - Devices	0	0	0	0	540	0	173	1,095	3,925	0	1,350	0	7,083
5140 010 Access Control - Access Cntrl Maint.	0	920	665	850	150	150	2,180	150	150	1,070	245	150	6,680
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	170	641	380	795	638	353	1,212	2,876	970	8,034
6450 020 Lake Management - Lke Mgmt Chem/Svc	1,050	1,018	0	0	0	0	0	0	0	0	0	0	2,068
6450 015 Lake Management - Lke Repairs	0	0	225	0	0	0	0	0	0	0	0	0	225
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	250	362	553	3,825	4,650	1,445	1,720	837	14,941	(400)	206	3,775	32,163
5900 060 Maint. & Rprs - Electrical Maint.	18,389	8,091	2,066	0	0	500	0	0	1,000	0	0	17,900	47,946
5900 020 Maint. & Rprs - Gate Maint.	1,434	390	7,425	0	225	0	0	(4,550)	5,142	2,942	1,658	110	14,776
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	0	0	8,569	0	0	0	0	8,569
5900 097 Maint. & Rprs - Recreation Maint.	550	12,308	0	0	59	5,490	0	14,532	4,553	635	0	0	38,127
5900 099 Maint. & Rprs - Streets/Drive	3,490	2,915	0	0	0	0	664	0	0	11,290	0	5,000	23,359
6510 065 Clubhouse - A/C Maint	0	0	0	0	0	0	0	0	0	0	0	665	665
6510 067 Clubhouse - A/C Repair	0	0	0	0	0	0	0	0	883	648	0	0	1,531
6610 010 Patrol Services - Patrol Contract	3,830	7,762	5,166	0	0	0	0	0	0	0	0	0	16,758
6610 005 Patrol Services - Patrol-Guard Shack	0	0	0	3,830	3,662	8,497	5,074	4,536	5,082	6,451	3,713	4,855	45,700
6150 000 Pest Control - Pest Cntrl -Contract	0	0	0	0	0	0	0	765	255	255	165	(255)	1,185
6150 020 Pest Control - Mosquito Spray	515	415	0	0	0	0	415	415	250	830	665	165	3,670
6650 000 Signs and Monuments -	2,590	14,350	13,165	(895)	895	0	0	795	0	0	225	390	31,515
6650 005 Signs and Monuments - Traffic Signs	2,221	0	0	0	0	1,204	0	750	0	0	0	0	4,176
6500 000 Pool - Contract	1,500	1,200	2,650	2,650	0	5,300	0	10,000	21,500	17,950	19,600	6,650	89,000
6500 010 Pool - Repairs	0	275	0	0	365	300	275	0	0	1,125	0	0	2,340
6500 020 Pool - Supplies	0	0	0	0	0	0	5,300	0	0	4,586	135	0	10,021
Total Maintenance & Repairs Expense	37,469	51,657	33,565	12,080	12,837	24,916	18,246	40,181	59,684	50,244	32,489	42,025	415,392
Utilities Expense													
5950 000 Electricity - Common Area Electric	1,230	2,773	3,842	2,977	3,011	2,716	2,294	2,005	2,251	2,450	2,368	3,150	31,066
5950 010 Electricity - Streetlights	1,033	1,080	1,086	0	1,085	1,095	1,093	1,119	1,057	1,057	1,044	1,057	11,806
6050 005 Telecomm - General Telecomm.	0	0	0	0	0	0	0	0	0	0	0	6,089	6,089
6075 000 Gas -	45	44	45	44	47	46	46	48	45	51	48	52	561
6500 030 Pool - Phone	1,268	359	359	365	0	1,040	379	682	1,142	827	827	(4,272)	2,975
6000 010 Water - Irrigation Water	18,275	10,700	7,543	11,066	7,620	3,111	2,874	6,341	5,595	5,237	12,389	20,165	110,915
Total Utilities Expense	21,851	14,955	12,875	14,452	11,764	8,007	6,685	10,195	10,090	9,622	16,676	26,241	163,413
Capital Expenditures													
Capital Improvements -	0	0	0	36,216	38,015	5,510	66,859	842	45,193	10,804	16,789	0	220,230
Total Capital Expenditures	0	0	0	36,216	38,015	5,510	66,859	842	45,193	10,804	16,789	0	220,230
TOTAL OPERATING EXPENSE	147,681	203,821	165,126	160,599	181,633	144,489	196,499	149,261	205,026	164,421	253,706	169,091	2,141,352
CURRENT YEAR NET INCOME / (LOSS)	18,546	(52,779)	(10,280)	98,449	37,590	196,749	129,456	34,856	6,750	41,482	(36,720)	21,170	485,269

