

Harper's Preserve Community Association Inc.
12/31/2022

<u><i>Included Reports</i></u>	<u><i>Copies</i></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				
1009	Operating Account	372,002.38	77,686.26	294,316.12
	TOTAL OPERATING ACCOUNTS	372,002.38	77,686.26	294,316.12
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,611.17	183,556.60	54.57
	TOTAL RESERVES	183,611.17	183,556.60	54.57
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	121,882.00	149,417.83	(27,535.83)
1215	A/R Builder Asmts	1,130.63	1,130.63	0.00
1230	A/R Late Fee/Finance Charges	66,376.74	74,552.01	(8,175.27)
1240	A/R Closing Contributions	3,346.14	3,346.14	0.00
1250	A/R Legal Fees	38,920.47	39,761.76	(841.29)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	5,832.95	7,379.02	(1,546.07)
1290	A/R Miscellaneous	795.50	795.50	0.00
1295	Allowance - Doubtful Accounts	0.00	(5,214.25)	5,214.25
	TOTAL ACCOUNTS RECEIVABLE	239,110.50	271,994.71	(32,884.21)
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	36,276.55	40,095.13	(3,818.58)
	TOTAL PREPAID EXPENSES	36,276.55	40,095.13	(3,818.58)
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	1,366,319.94	1,108,652.04	257,667.90

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	25,665.41	172,788.62	(147,123.21)
2210	Accounts Payable Accrual	27,703.28	2,058.07	25,645.21
2215	Other Payables - Due to Mgmt Company	355.00	355.00	0.00
2220	Other Payables-Due to Commercial Assoc	100.00	0.00	100.00
2300 010	Refundable Deposits - Pool	38,000.00	42,000.00	(4,000.00)
2300 020	Refundable Deposits - Clubhouse	1,050.00	1,050.00	0.00
2400	Prepaid Assessments	729,164.49	118,166.92	610,997.57
2550	Unearned Assessment	0.00	264,759.87	(264,759.87)
TOTAL ACCOUNTS PAYABLE		822,038.18	601,178.48	220,859.70
TO/FROM AFFILIATES				
TOTAL TO/FROM AFFILIATES		0.00	0.00	0.00
TOTAL LIABILITIES		822,038.18	601,178.48	220,859.70
RESERVES				
3100 000	Reserve - P/Y Contributions	146,764.22	146,764.22	0.00
3100 030	Reserve - Interest	454.95	400.38	54.57
TOTAL RESERVES		147,219.17	147,164.60	54.57
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		183,611.17	183,556.60	54.57
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(291,366.44)	(291,366.44)	0.00
	Current Year Surplus (Deficit)	652,037.03	615,283.40	36,753.63
TOTAL OWNERS' EQUITY		360,670.59	323,916.96	36,753.63
TOTAL LIABILITIES & EQUITY		1,366,319.94	1,108,652.04	257,667.90

H085 Harper's Preserve Community Association Inc.
Income & Expense Statement
12/31/2022

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

	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	111,981.25	180,587	(68,605.75)	1,341,725.00	2,167,055	(825,330.00)	2,167,055	825,330.00
4000 060 Assessment Income - Prorated Assessment	1,436.73	0	1,436.73	219,283.39	0	219,283.39	0	(219,283.39)
4000 015 Assessment Income - Builders	68,794.58	14,785	54,009.58	827,644.96	177,453	650,191.96	177,453	(650,191.96)
4100 065 Other Asmt - Mowing Fee	83,984.00	69,047	14,937.00	907,932.00	828,630	79,302.00	828,630	(79,302.00)
4000 125 Assessment Income - Working Capital Cont	19,167.50	9,394	9,773.50	254,816.00	112,750	142,066.00	112,750	(142,066.00)
4300 010 Finance Charges -	1,287.87	837	450.87	20,631.93	10,000	10,631.93	10,000	(10,631.93)
4305 000 Late Fees -	(1,036.18)	2,500	(3,536.18)	96,074.00	30,000	66,074.00	30,000	(66,074.00)
4325 000 Access Card Income -	105.00	0	105.00	3,440.00	0	3,440.00	0	(3,440.00)
4460 010 Facilities - Social Room Rental	600.00	0	600.00	2,042.00	0	2,042.00	0	(2,042.00)
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	60,000	(60,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	1,643.56	0	1,643.56	1,643.56	0	1,643.56	0	(1,643.56)
4500 010 Other Income - Interest	8.48	13	(4.52)	418.65	200	218.65	200	(218.65)
TOTAL OPERATING INCOME	287,972.79	282,163	5,809.79	3,675,651.49	3,386,088	289,563.49	3,386,088	(289,563.49)
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	2,227.42	1,250	977.42	23,951.14	15,000	8,951.14	15,000	(8,951.14)
5100 030 Administrative Fees - NFC Software	37.42	0	37.42	112.26	0	112.26	0	(112.26)
5150 000 ARC Review - ARC Review Expense	0.00	731	(731.00)	3,500.00	8,750	(5,250.00)	8,750	5,250.00
5250 000 Audit/Tax Preparation -	0.00	87	(87.00)	900.00	1,000	(100.00)	1,000	100.00
5200 000 Bad Debt - Bad Debt	(5,214.25)	0	(5,214.25)	10,534.90	0	10,534.90	0	(10,534.90)
5350 000 Bank Charges -	10.00	12	(2.00)	40.00	100	(60.00)	100	60.00
6510 080 Clubhouse - CH Cleaning	1,460.00	1,413	47.00	14,179.02	17,000	(2,820.98)	17,000	2,820.98
5300 000 Community Events -	0.00	5,000	(5,000.00)	106,537.89	60,000	46,537.89	60,000	(46,537.89)
5300 020 Community Events - NFC Community Events	20,314.73	0	20,314.73	61,839.26	0	61,839.26	0	(61,839.26)
5750 000 Holiday Decorations -	0.00	1,250	(1,250.00)	11,782.41	15,000	(3,217.59)	15,000	3,217.59
5700 000 Insurance -	3,818.58	2,500	1,318.58	40,821.72	30,000	10,821.72	30,000	(10,821.72)
5650 020 Legal Fees - Legal Collections	8,606.02	1,250	7,356.02	8,606.02	15,000	(6,393.98)	15,000	6,393.98
5600 000 Management Fees -	5,538.00	5,460	78.00	65,176.80	65,520	(343.20)	65,520	343.20
5500 000 Meeting Expense -	0.00	63	(63.00)	0.00	800	(800.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	663	(663.00)	332.87	8,000	(7,667.13)	8,000	7,667.13
5400 010 Office Supplies - Postage	0.00	163	(163.00)	728.71	2,000	(1,271.29)	2,000	1,271.29
5400 070 Office Supplies - NFC Office Supplies	662.48	0	662.48	853.47	0	853.47	0	(853.47)
6510 090 Clubhouse - NFC Kitchen Supplies	38.38	0	38.38	578.18	0	578.18	0	(578.18)
6510 095 Clubhouse - NFC Event Room Suppl	115.75	0	115.75	300.75	0	300.75	0	(300.75)
5275 010 Professional Fees - Prof Legal	1,501.36	1,663	(161.64)	35,750.96	20,000	15,750.96	20,000	(15,750.96)
5275 005 Professional Fees - Prof Consultants	500.00	2,087	(1,587.00)	30,362.07	25,000	5,362.07	25,000	(5,362.07)
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	542.28	125	417.28	542.28	1,500	(957.72)	1,500	957.72
5800 000 Website - Website Contract	5,000.00	0	5,000.00	5,000.00	0	5,000.00	0	(5,000.00)
6700 020 Miscellaneous Expense - Interest Expense	0.00	0	0.00	12,560.46	0	12,560.46	0	(12,560.46)
Total Administrative Expenses	45,158.17	23,717	21,441.17	434,991.17	314,670	120,321.17	314,670	(120,321.17)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
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	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Grounds Expenses								
5850 000 Landscape - Lnds Contract	33,993.00	30,754	3,239.00	430,037.25	369,103	60,934.25	369,103	(60,934.25)
5850 014 Landscape - Lnds Front Yards	92,846.00	69,047	23,799.00	994,291.35	828,630	165,661.35	828,630	(165,661.35)
5850 030 Landscape - Irrigation Repairs	6,613.80	4,163	2,450.80	90,842.85	50,000	40,842.85	50,000	(40,842.85)
5850 080 Landscape - Tree Maintenance	0.00	2,087	(2,087.00)	31,536.30	25,000	6,536.30	25,000	(6,536.30)
5850 010 Landscape - Lnds Extra	4,680.00	7,913	(3,233.00)	76,385.93	95,000	(18,614.07)	95,000	18,614.07
Total Grounds Expenses	138,132.80	113,964	24,168.80	1,623,093.68	1,367,733	255,360.68	1,367,733	(255,360.68)
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	6,985.96	1,962	5,023.96	14,133.24	23,500	(9,366.76)	23,500	9,366.76
5140 010 Access Control - Access Cntrl Maint.	34.95	663	(628.05)	6,815.35	8,000	(1,184.65)	8,000	1,184.65
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	26,794.28	19,800	6,994.28	19,800	(6,994.28)
6450 010 Lake Management - Lke Mgmt Supplies	1,168.00	1,153	15.00	7,508.71	13,880	(6,371.29)	13,880	6,371.29
6450 015 Lake Management - Lke Repairs	0.00	87	(87.00)	295.00	1,000	(705.00)	1,000	705.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	890.00	3,337	(2,447.00)	53,672.65	40,000	13,672.65	40,000	(13,672.65)
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,394	(2,394.00)	25,598.39	28,750	(3,151.61)	28,750	3,151.61
5900 020 Maint. & Rprs - Gate Maint.	685.00	1,432	(747.00)	21,591.00	17,250	4,341.00	17,250	(4,341.00)
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	1,913	(1,913.00)	610.00	23,000	(22,390.00)	23,000	22,390.00
5900 097 Maint. & Rprs - Recreation Maint.	720.00	2,875	(2,155.00)	25,203.00	34,500	(9,297.00)	34,500	9,297.00
5900 099 Maint. & Rprs - Streets/Drive	155.00	6,250	(6,095.00)	14,962.70	75,000	(60,037.30)	75,000	60,037.30
6510 065 Clubhouse - A/C Maint	0.00	0	0.00	665.00	0	665.00	0	(665.00)
6550 025 Janitorial Services - NFC Janitorial Suppl	5.89	0	5.89	5.89	0	5.89	0	(5.89)
6610 010 Patrol Services - Patrol-Guard Shack	5,153.16	13,337	(8,183.84)	65,989.60	160,000	(94,010.40)	160,000	94,010.40
6150 000 Pest Control - Pest Cntrl -Contract	667.75	0	667.75	2,208.25	0	2,208.25	0	(2,208.25)
6150 020 Pest Control - Mosquito Spray	0.00	663	(663.00)	2,926.12	8,000	(5,073.88)	8,000	5,073.88
6650 000 Signs and Monuments -	16,427.20	1,663	14,764.20	32,384.55	20,000	12,384.55	20,000	(12,384.55)
6650 005 Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	19,706.73	15,000	4,706.73	15,000	(4,706.73)
6500 000 Pool - Contract	2,650.00	8,389	(5,739.00)	103,384.00	100,734	2,650.00	100,734	(2,650.00)
6500 065 Pool - Furniture	0.00	2,500	(2,500.00)	840.00	30,000	(29,160.00)	30,000	29,160.00
6500 010 Pool - Repairs	1,161.00	2,599	(1,438.00)	33,186.25	31,144	2,042.25	31,144	(2,042.25)
6500 020 Pool - Supplies	0.00	1,000	(1,000.00)	1,340.62	12,000	(10,659.38)	12,000	10,659.38
Total Maintenance & Repairs Expense	38,353.91	55,117	(16,763.09)	459,821.33	661,558	(201,736.67)	661,558	201,736.67
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,427.50	2,087	1,340.50	41,433.67	25,000	16,433.67	25,000	(16,433.67)
5950 010 Electricity - Streetlights	1,220.31	1,250	(29.69)	12,134.03	15,000	(2,865.97)	15,000	2,865.97
6050 005 Telecomm - General Telecomm.	423.99	0	423.99	11,132.61	0	11,132.61	0	(11,132.61)
6075 000 Gas -	232.30	38	194.30	1,161.88	500	661.88	500	(661.88)
6500 030 Pool - Phone	0.00	663	(663.00)	1,145.00	8,000	(6,855.00)	8,000	6,855.00
6000 010 Water - Irrigation Water	24,985.05	10,837	14,148.05	188,342.33	130,000	58,342.33	130,000	(58,342.33)
Total Utilities Expense	30,289.15	14,875	15,414.15	255,349.52	178,500	76,849.52	178,500	(76,849.52)

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

	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Capital Expenditures								
6800 000 Capital Improvements -	0.00	12,500	(12,500.00)	250,358.76	150,000	100,358.76	150,000	(100,358.76)
Total Capital Expenditures	0.00	12,500	(12,500.00)	250,358.76	150,000	100,358.76	150,000	(100,358.76)
TOTAL OPERATING EXPENSE	251,934.03	220,173	31,761.03	3,023,614.46	2,672,461	351,153.46	2,672,461	(351,153.46)
CURRENT YEAR NET INCOME / (LOSS)	36,038.76	61,990	(25,951.24)	652,037.03	713,627	(61,589.97)	713,627	61,589.97

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	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	109,931	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	1,341,725
4000 060 Assessment Income - Prorated Assessment	16,371	116,356	3,078	62,257	1,905	1,494	1,217	4,685	4,881	1,750	3,853	1,437	219,283
4000 015 Assessment Income - Builders	70,845	68,795	68,795	68,795	68,795	68,855	68,795	68,795	68,795	68,795	68,795	68,795	827,645
4100 065 Other Asmt - Mowing Fee	67,860	70,122	70,122	72,500	72,500	72,500	76,386	78,300	76,386	83,288	83,984	83,984	907,932
4000 125 Assessment Income - Working Capital Cont	25,369	28,188	19,168	18,041	16,349	18,040	11,839	27,060	45,664	3,946	21,986	19,168	254,816
4300 010 Finance Charges -	5,462	4,488	4,777	2,111	(3,722)	2,098	3,164	2,745	(2,264)	2,255	(1,771)	1,288	20,632
4305 000 Late Fees -	69,117	(1,613)	(260)	13,375	(2,189)	(3,320)	15,135	(34)	(4,647)	16,015	(4,469)	(1,036)	96,074
4325 000 Access Card Income -	175	105	405	105	870	765	410	105	155	200	40	105	3,440
4400 000 Capitalization Fees -	0	0	0	0	0	0	0	0	(18,040)	18,040	0	0	0
4460 010 Facilities - Social Room Rental	0	400	700	(300)	0	0	0	300	300	0	42	600	2,042
4500 110 Other Income - NFC Event/Misc. Inc	0	0	0	0	0	0	0	0	0	0	0	1,644	1,644
4500 010 Other Income - Interest	43	75	65	60	45	37	31	22	16	11	5	8	419
TOTAL OPERATING INCOME	365,172	398,896	278,830	348,926	266,534	272,450	288,958	293,959	283,227	306,281	284,446	287,973	3,675,651
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	0	1,256	1,146	565	2,765	2,067	3,966	1,976	2,171	1,828	3,984	2,227	23,951
5100 030 Administrative Fees - NFC Software	0	0	0	0	0	0	0	0	0	37	37	37	112
5150 000 ARC Review - ARC Review Expense	0	1,050	0	1,450	0	1,000	0	0	0	0	0	0	3,500
5250 000 Audit/Tax Preparation -	0	0	0	0	900	0	0	0	0	0	0	0	900
5200 000 Bad Debt - Bad Debt	0	0	0	0	0	0	0	0	0	0	15,749	(5,214)	10,535
5350 000 Bank Charges -	30	0	0	0	0	0	0	0	20	(20)	0	10	40
6510 080 Clubhouse - CH Cleaning	1,300	1,300	1,300	1,451	1,370	1,467	1,300	181	1,095	1,460	495	1,460	14,179
5300 000 Community Events -	0	8,044	0	5,246	37,937	18,653	12,535	12,906	12,694	0	(1,478)	0	106,538
5300 020 Community Events - NFC Community Events	0	0	0	0	0	0	0	0	0	26,101	15,424	20,315	61,839
5750 000 Holiday Decorations -	0	0	0	0	0	0	0	11,782	0	0	0	0	11,782
5700 000 Insurance -	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	1,646	5,728	3,819	40,822
5650 020 Legal Fees - Legal Collections	0	1,777	(1,777)	0	0	0	6,531	(3,669)	0	(2,862)	0	8,606	8,606
5600 000 Management Fees -	5,070	5,070	5,361	5,361	5,541	5,541	5,541	5,541	5,538	5,538	5,538	5,538	65,177
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	0	0	0	167	142	24	0	0	333
5400 010 Office Supplies - Postage	0	6	213	0	66	19	0	0	191	226	8	0	729
5400 070 Office Supplies - NFC Office Supplies	0	0	0	0	0	0	0	0	0	0	191	662	853
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	0	0	0	0	540	38	578
6510 095 Clubhouse - NFC Event Room Suppl	0	0	0	0	0	0	0	0	0	185	0	116	301
5275 010 Professional Fees - Prof Legal	(519)	1,070	1,701	1,954	9,763	10,453	2,851	4,161	1,575	492	747	1,501	35,751
5275 005 Professional Fees - Prof Consultants	500	596	1,134	5,362	3,924	11,197	249	3,352	1,298	2,249	0	500	30,362
5550 000 Taxes - Property Taxes	0	0	0	0	0	0	0	0	0	0	0	542	542
5800 000 Website - Website Contract	0	0	0	0	0	0	0	0	0	0	0	5,000	5,000
6700 020 Miscellaneous Expense - Interest Expense	2,760	4,467	0	3,781	744	0	809	0	0	0	0	0	12,560
Total Administrative Expenses	12,433	27,927	12,370	28,462	66,302	53,688	37,074	39,689	28,016	36,906	46,964	45,158	434,991

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	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total Activity
Grounds Expenses													
5850 000 Landscape - Lnds Contract	29,863	32,233	32,233	33,995	42,398	32,728	32,728	32,728	32,728	32,233	62,177	33,993	430,037
5850 014 Landscape - Lnds Front Yards	68,324	70,818	72,588	75,400	79,064	101,854	80,428	82,720	86,187	91,520	92,542	92,846	994,291
5850 030 Landscape - Irrigation Repairs	441	4,648	3,654	181	14,607	6,623	6,051	6,306	3,939	35,249	2,530	6,614	90,843
5850 080 Landscape - Tree Maintenance	0	0	0	0	0	30,291	0	0	0	1,246	0	0	31,536
5850 010 Landscape - Lnds Extra	1,219	601	0	0	5,657	4,399	11,443	20,077	10,171	18,140	0	4,680	76,386
Total Grounds Expenses	99,847	108,300	108,475	109,576	141,726	175,895	130,650	141,830	133,025	178,387	157,249	138,133	1,623,094
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	0	0	0	1,100	1,605	728	1,300	445	1,899	70	0	6,986	14,133
5140 010 Access Control - Access Cntrl Maint.	850	0	0	1,182	150	1,780	150	185	150	2,334	0	35	6,815
6450 000 Lake Management - Lke Mgmt Contract	1,650	2,069	2,077	1,650	2,122	2,552	1,650	2,997	3,293	2,512	2,573	1,650	26,794
6450 010 Lake Management - Lke Mgmt Supplies	62	1,732	489	783	239	0	956	0	0	1,084	996	1,168	7,509
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	437	(437)	0	0	0	0	0	0
6450 015 Lake Management - Lke Repairs	0	0	0	0	295	0	0	0	0	0	0	0	295
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	1,611	275	18,823	8,104	2,254	2,480	6,845	2,785	3,910	2,330	3,366	890	53,673
5900 060 Maint. & Rprs - Electrical Maint.	0	11,170	375	1,250	12,804	0	0	0	0	0	0	0	25,598
5900 020 Maint. & Rprs - Gate Maint.	4,365	9,016	150	700	0	285	1,420	0	220	720	4,030	685	21,591
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	0	0	610	0	0	0	0	610
5900 097 Maint. & Rprs - Recreation Maint.	405	0	1,740	12,975	1,020	250	6,525	825	743	0	0	720	25,203
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	1,928	0	0	1,372	11,508	0	0	0	155	14,963
6510 065 Clubhouse - A/C Maint	0	665	0	0	0	0	0	0	0	0	0	0	665
6550 025 Janitorial Services - NFC Janitorial Suppl	0	0	0	0	0	0	0	0	0	0	0	6	6
6610 010 Patrol Services - Patrol-Guard Shack	5,454	3,926	7,669	3,811	3,379	3,752	2,449	7,488	12,550	5,020	5,338	5,153	65,990
6150 000 Pest Control - Pest Cntrl -Contract	355	0	0	268	0	0	0	250	0	668	0	668	2,208
6150 020 Pest Control - Mosquito Spray	0	0	250	300	441	802	441	0	441	0	250	0	2,926
6650 000 Signs and Monuments -	0	4,300	0	10,821	0	0	0	0	836	0	0	16,427	32,385
6650 005 Signs and Monuments - Traffic Signs	0	19,707	0	0	0	0	0	0	0	0	0	0	19,707
6500 000 Pool - Contract	2,650	2,650	2,650	2,650	12,934	21,500	41,100	0	6,650	5,300	2,650	2,650	103,384
6500 065 Pool - Furniture	0	0	0	0	0	0	0	0	840	0	0	0	840
6500 010 Pool - Repairs	1,475	29,696	0	179	0	0	675	0	0	0	0	1,161	33,186
6500 020 Pool - Supplies	834	834	0	(834)	0	0	0	507	0	0	0	0	1,341
Total Maintenance & Repairs Expense	19,710	86,040	34,223	46,868	37,243	34,566	64,446	27,600	31,532	20,037	19,202	38,354	459,821
Utilities Expense													
5950 000 Electricity - Common Area Electric	2,998	3,348	3,226	3,351	2,724	3,399	2,814	4,165	3,610	3,158	5,213	3,428	41,434
5950 010 Electricity - Streetlights	941	1,077	1,090	1,113	1,115	1,161	1,161	1,161	1,065	1,029	0	1,220	12,134
6050 005 Telecomm - General Telecomm.	832	833	832	849	857	863	868	421	3,379	0	973	424	11,133
6075 000 Gas -	67	82	127	78	68	64	87	97	57	107	96	232	1,162
6500 030 Pool - Phone	0	0	0	0	0	155	0	0	0	990	0	0	1,145
6000 010 Water - Irrigation Water	4,654	6,708	3,812	6,000	7,685	14,394	26,510	32,961	35,769	24,573	292	24,985	188,342
Total Utilities Expense	9,492	12,048	9,089	11,392	12,449	20,035	31,440	38,806	43,880	29,856	6,573	30,289	255,350

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

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total Activity
6800 000													
Capital Expenditures													
Capital Improvements -	28,459	0	57,511	25,532	13,204	90,690	8,282	0	26,681	0	0	0	250,359
Total Capital Expenditures	28,459	0	57,511	25,532	13,204	90,690	8,282	0	26,681	0	0	0	250,359
TOTAL OPERATING EXPENSE	169,942	234,314	221,667	221,831	270,926	374,874	271,893	247,925	263,135	265,186	229,988	251,934	3,023,614
CURRENT YEAR NET INCOME / (LOSS)	195,230	164,582	57,163	127,095	(4,392)	(102,424)	17,065	46,034	20,092	41,095	54,458	36,039	652,037