

Harper's Preserve Community Association Inc.
11/30/2022

<u><i>Included Reports</i></u>	<u><i>Copies</i></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	77,686.26	168,711.52	(91,025.26)
	TOTAL OPERATING ACCOUNTS	77,686.26	168,711.52	(91,025.26)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,556.60	183,503.80	52.80
	TOTAL RESERVES	183,556.60	183,503.80	52.80
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	149,417.83	192,594.68	(43,176.85)
1215	A/R Builder Asmts	1,130.63	1,130.63	0.00
1230	A/R Late Fee/Finance Charges	74,552.01	85,168.99	(10,616.98)
1240	A/R Closing Contributions	3,346.14	3,346.14	0.00
1250	A/R Legal Fees	39,761.76	46,491.31	(6,729.55)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	7,379.02	8,618.84	(1,239.82)
1290	A/R Miscellaneous	795.50	825.50	(30.00)
1295	Allowance - Doubtful Accounts	(5,214.25)	(5,214.25)	0.00
	TOTAL ACCOUNTS RECEIVABLE	271,994.71	333,787.91	(61,793.20)
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	40,095.13	0.00	40,095.13
	TOTAL PREPAID EXPENSES	40,095.13	0.00	40,095.13
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	1,108,652.04	1,221,322.57	(112,670.53)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	172,788.62	64,301.92	108,486.70
2210	Accounts Payable Accrual	2,058.07	26,148.07	(24,090.00)
2215	Other Payables - Due to Mgmt Company	355.00	5.00	350.00
2300 010	Refundable Deposits - Pool	42,000.00	37,000.00	5,000.00
2300 020	Refundable Deposits - Clubhouse	1,050.00	750.00	300.00
2400	Prepaid Assessments	118,166.92	113,657.14	4,509.78
2550	Unearned Assessment	264,759.87	528,127.70	(263,367.83)
	TOTAL ACCOUNTS PAYABLE	601,178.48	769,989.83	(168,811.35)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	601,178.48	769,989.83	(168,811.35)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,764.22	146,764.22	0.00
3100 030	Reserve - Interest	400.38	347.58	52.80
	TOTAL RESERVES	147,164.60	147,111.80	52.80
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	183,556.60	183,503.80	52.80
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(291,366.44)	(291,366.44)	0.00
	Current Year Surplus (Deficit)	615,283.40	559,195.38	56,088.02
	TOTAL OWNERS' EQUITY	323,916.96	267,828.94	56,088.02
	TOTAL LIABILITIES & EQUITY	1,108,652.04	1,221,322.57	(112,670.53)

H085 Harper's Preserve Community Association Inc.
Income & Expense Statement
11/30/2022

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

	November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	111,981.25	180,588	(68,606.75)	1,229,743.75	1,986,468	(756,724.25)	2,167,055	937,311.25
4000 060 Assessment Income - Prorated Assessment	3,852.65	0	3,852.65	217,846.66	0	217,846.66	0	(217,846.66)
4000 015 Assessment Income - Builders	68,794.58	14,788	54,006.58	758,850.38	162,668	596,182.38	177,453	(581,397.38)
4100 065 Other Asmt - Mowing Fee	83,984.00	69,053	14,931.00	823,948.00	759,583	64,365.00	828,630	4,682.00
4000 125 Assessment Income - Working Capital Cont	21,986.25	9,396	12,590.25	235,648.50	103,356	132,292.50	112,750	(122,898.50)
4300 010 Finance Charges -	(1,770.50)	833	(2,603.50)	19,344.06	9,163	10,181.06	10,000	(9,344.06)
4305 000 Late Fees -	(4,468.93)	2,500	(6,968.93)	97,110.18	27,500	69,610.18	30,000	(67,110.18)
4325 000 Access Card Income -	40.00	0	40.00	3,335.00	0	3,335.00	0	(3,335.00)
4460 010 Facilities - Social Room Rental	42.00	0	42.00	1,442.00	0	1,442.00	0	(1,442.00)
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	55,000	(55,000.00)	60,000	60,000.00
4500 010 Other Income - Interest	4.85	17	(12.15)	410.17	187	223.17	200	(210.17)
TOTAL OPERATING INCOME	284,446.15	282,175	2,271.15	3,387,678.70	3,103,925	283,753.70	3,386,088	(1,590.70)
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	3,984.22	1,250	2,734.22	21,723.72	13,750	7,973.72	15,000	(6,723.72)
5100 030 Administrative Fees - NFC Software	37.42	0	37.42	74.84	0	74.84	0	(74.84)
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	3,500.00	8,019	(4,519.00)	8,750	5,250.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	900.00	913	(13.00)	1,000	100.00
5200 000 Bad Debt - Bad Debt	15,749.15	0	15,749.15	15,749.15	0	15,749.15	0	(15,749.15)
5350 000 Bank Charges -	0.00	8	(8.00)	30.00	88	(58.00)	100	70.00
6510 080 Clubhouse - CH Cleaning	495.00	1,417	(922.00)	12,719.02	15,587	(2,867.98)	17,000	4,280.98
5300 000 Community Events -	(1,477.61)	5,000	(6,477.61)	106,537.89	55,000	51,537.89	60,000	(46,537.89)
5300 020 Community Events - NFC Community Events	15,423.96	0	15,423.96	41,524.53	0	41,524.53	0	(41,524.53)
5750 000 Holiday Decorations -	0.00	1,250	(1,250.00)	11,782.41	13,750	(1,967.59)	15,000	3,217.59
5700 000 Insurance -	5,727.87	2,500	3,227.87	37,003.14	27,500	9,503.14	30,000	(7,003.14)
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	0.00	13,750	(13,750.00)	15,000	15,000.00
5600 000 Management Fees -	5,538.00	5,460	78.00	59,638.80	60,060	(421.20)	65,520	5,881.20
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	737	(737.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	332.87	7,337	(7,004.13)	8,000	7,667.13
5400 010 Office Supplies - Postage	7.77	167	(159.23)	728.71	1,837	(1,108.29)	2,000	1,271.29
5400 070 Office Supplies - NFC Office Supplies	190.99	0	190.99	190.99	0	190.99	0	(190.99)
6510 090 Clubhouse - NFC Kitchen Supplies	539.80	0	539.80	539.80	0	539.80	0	(539.80)
6510 095 Clubhouse - NFC Event Room Suppl	0.00	0	0.00	185.00	0	185.00	0	(185.00)
5275 010 Professional Fees - Prof Legal	747.11	1,667	(919.89)	34,249.60	18,337	15,912.60	20,000	(14,249.60)
5275 005 Professional Fees - Prof Consultants	0.00	2,083	(2,083.00)	29,862.07	22,913	6,949.07	25,000	(4,862.07)
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	0.00	125	(125.00)	0.00	1,375	(1,375.00)	1,500	1,500.00
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	46,963.68	23,723	23,240.68	389,833.00	290,953	98,880.00	314,670	(75,163.00)

c/o LEAD Association Mgmt
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	November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Grounds Expenses								
5850 000 Landscape - Lnds Contract	62,177.00	30,759	31,418.00	396,044.25	338,349	57,695.25	369,103	(26,941.25)
5850 014 Landscape - Lnds Front Yards	92,542.00	69,053	23,489.00	901,445.35	759,583	141,862.35	828,630	(72,815.35)
5850 030 Landscape - Irrigation Repairs	2,529.90	4,167	(1,637.10)	84,229.05	45,837	38,392.05	50,000	(34,229.05)
5850 080 Landscape - Tree Maintenance	0.00	2,083	(2,083.00)	31,536.30	22,913	8,623.30	25,000	(6,536.30)
5850 010 Landscape - Lnds Extra	0.00	7,917	(7,917.00)	71,705.93	87,087	(15,381.07)	95,000	23,294.07
Total Grounds Expenses	157,248.90	113,979	43,269.90	1,484,960.88	1,253,769	231,191.88	1,367,733	(117,227.88)
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	0.00	1,958	(1,958.00)	7,147.28	21,538	(14,390.72)	23,500	16,352.72
5140 010 Access Control - Access Cntrl Maint.	0.00	667	(667.00)	6,780.40	7,337	(556.60)	8,000	1,219.60
6450 000 Lake Management - Lke Mgmt Contract	2,572.58	1,650	922.58	25,144.28	18,150	6,994.28	19,800	(5,344.28)
6450 010 Lake Management - Lke Mgmt Supplies	995.75	1,157	(161.25)	6,340.71	12,727	(6,386.29)	13,880	7,539.29
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	295.00	913	(618.00)	1,000	705.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	3,366.00	3,333	33.00	52,782.65	36,663	16,119.65	40,000	(12,782.65)
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,396	(2,396.00)	25,598.39	26,356	(757.61)	28,750	3,151.61
5900 020 Maint. & Rprs - Gate Maint.	4,030.00	1,438	2,592.00	20,906.00	15,818	5,088.00	17,250	(3,656.00)
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	1,917	(1,917.00)	610.00	21,087	(20,477.00)	23,000	22,390.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,875	(2,875.00)	24,483.00	31,625	(7,142.00)	34,500	10,017.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	14,807.70	68,750	(53,942.30)	75,000	60,192.30
6510 065 Clubhouse - A/C Maint	0.00	0	0.00	665.00	0	665.00	0	(665.00)
6610 010 Patrol Services - Patrol-Guard Shack	5,338.15	13,333	(7,994.85)	60,836.44	146,663	(85,826.56)	160,000	99,163.56
6150 000 Pest Control - Pest Cntrl -Contract	0.00	0	0.00	1,540.50	0	1,540.50	0	(1,540.50)
6150 020 Pest Control - Mosquito Spray	250.00	667	(417.00)	2,926.12	7,337	(4,410.88)	8,000	5,073.88
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	15,957.35	18,337	(2,379.65)	20,000	4,042.65
6650 005 Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	19,706.73	13,750	5,956.73	15,000	(4,706.73)
6500 000 Pool - Contract	2,650.00	8,395	(5,745.00)	100,734.00	92,345	8,389.00	100,734	0.00
6500 065 Pool - Furniture	0.00	2,500	(2,500.00)	840.00	27,500	(26,660.00)	30,000	29,160.00
6500 010 Pool - Repairs	0.00	2,595	(2,595.00)	32,025.25	28,545	3,480.25	31,144	(881.25)
6500 020 Pool - Supplies	0.00	1,000	(1,000.00)	1,340.62	11,000	(9,659.38)	12,000	10,659.38
Total Maintenance & Repairs Expense	19,202.48	55,131	(35,928.52)	421,467.42	606,441	(184,973.58)	661,558	240,090.58
Utilities Expense								
5950 000 Electricity - Common Area Electric	5,212.73	2,083	3,129.73	38,006.17	22,913	15,093.17	25,000	(13,006.17)
5950 010 Electricity - Streetlights	0.00	1,250	(1,250.00)	10,913.72	13,750	(2,836.28)	15,000	4,086.28
6050 005 Telecomm - General Telecomm.	972.93	0	972.93	10,708.62	0	10,708.62	0	(10,708.62)
6075 000 Gas -	95.85	42	53.85	929.58	462	467.58	500	(429.58)
6500 030 Pool - Phone	0.00	667	(667.00)	1,145.00	7,337	(6,192.00)	8,000	6,855.00
6000 010 Water - Irrigation Water	291.70	10,833	(10,541.30)	163,357.28	119,163	44,194.28	130,000	(33,357.28)
Total Utilities Expense	6,573.21	14,875	(8,301.79)	225,060.37	163,625	61,435.37	178,500	(46,560.37)
Capital Expenditures								
6800 000 Capital Improvements -	0.00	12,500	(12,500.00)	250,358.76	137,500	112,858.76	150,000	(100,358.76)

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	November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Capital Expenditures	0.00	12,500	(12,500.00)	250,358.76	137,500	112,858.76	150,000	(100,358.76)
TOTAL OPERATING EXPENSE	229,988.27	220,208	9,780.27	2,771,680.43	2,452,288	319,392.43	2,672,461	(99,219.43)
CURRENT YEAR NET INCOME / (LOSS)	54,457.88	61,967	(7,509.12)	615,998.27	651,637	(35,638.73)	713,627	97,628.73

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	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	83,998	109,931	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	1,313,742
4000 060 Assessment Income - Prorated Assessment	12,484	16,371	116,356	3,078	62,257	1,905	1,494	1,217	4,685	4,881	1,750	3,853	230,331
4000 015 Assessment Income - Builders	30,152	70,845	68,795	68,795	68,795	68,795	68,855	68,795	68,795	68,795	68,795	68,795	789,003
4100 065 Other Asmt - Mowing Fee	62,176	67,860	70,122	70,122	72,500	72,500	72,500	76,386	78,300	76,386	83,288	83,984	886,124
4000 125 Assessment Income - Working Capital Cont	19,732	25,369	28,188	19,168	18,041	16,349	18,040	11,839	27,060	45,664	3,946	21,986	255,381
4300 010 Finance Charges -	1,042	5,462	4,488	4,777	2,111	(3,722)	2,098	3,164	2,745	(2,264)	2,255	(1,771)	20,386
4305 000 Late Fees -	(521)	69,117	(1,613)	(260)	13,375	(2,189)	(3,320)	15,135	(34)	(4,647)	16,015	(4,469)	96,590
4325 000 Access Card Income -	75	175	105	405	105	870	765	410	105	155	200	40	3,410
4400 000 Capitalization Fees -	0	0	0	0	0	0	0	0	0	(18,040)	18,040	0	0
4460 010 Facilities - Social Room Rental	0	0	400	700	(300)	0	0	0	300	300	0	42	1,442
4500 010 Other Income - Interest	30	43	75	65	60	45	37	31	22	16	11	5	440
TOTAL OPERATING INCOME	209,169	365,172	398,896	278,830	348,926	266,534	272,450	288,958	293,959	283,227	306,281	284,446	3,596,848
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	1,396	0	1,256	1,146	565	2,765	2,067	3,966	1,976	2,171	1,828	3,984	23,120
5100 030 Administrative Fees - NFC Software	0	0	0	0	0	0	0	0	0	0	37	37	75
5150 000 ARC Review - ARC Review Expense	7,250	0	1,050	0	1,450	0	1,000	0	0	0	0	0	10,750
5250 000 Audit/Tax Preparation -	900	0	0	0	0	900	0	0	0	0	0	0	1,800
5200 000 Bad Debt - Bad Debt	(2,986)	0	0	0	0	0	0	0	0	0	0	15,749	12,763
5350 000 Bank Charges -	0	30	0	0	0	0	0	0	0	20	(20)	0	30
6510 080 Clubhouse - CH Cleaning	1,300	1,300	1,300	1,300	1,451	1,370	1,467	1,300	181	1,095	1,460	495	14,019
5300 000 Community Events -	0	0	8,044	0	5,246	37,937	18,653	12,535	12,906	12,694	0	(1,478)	106,538
5300 020 Community Events - NFC Community Events	0	0	0	0	0	0	0	0	0	0	26,101	15,424	41,525
5750 000 Holiday Decorations -	6,720	0	0	0	0	0	0	0	11,782	0	0	0	18,502
5700 000 Insurance -	3,047	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	3,292	1,646	5,728	40,050
5650 020 Legal Fees - Legal Collections	1,131	0	1,777	(1,777)	0	0	0	6,531	(3,669)	0	(2,862)	0	1,131
5600 000 Management Fees -	4,550	5,070	5,070	5,361	5,361	5,541	5,541	5,541	5,541	5,538	5,538	5,538	64,189
5400 060 Office Supplies - Misc Office Supplies	4,185	0	0	0	0	0	0	0	167	142	24	0	4,517
5400 010 Office Supplies - Postage	2,589	0	6	213	0	66	19	0	0	191	226	8	3,318
5400 070 Office Supplies - NFC Office Supplies	0	0	0	0	0	0	0	0	0	0	0	191	191
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	0	0	0	0	0	540	540
6510 095 Clubhouse - NFC Event Room Suppl	0	0	0	0	0	0	0	0	0	0	185	0	185
5275 010 Professional Fees - Prof Legal	13,355	(519)	1,070	1,701	1,954	9,763	10,453	2,851	4,161	1,575	492	747	47,605
5275 005 Professional Fees - Prof Consultants	1,399	500	596	1,134	5,362	3,924	11,197	249	3,352	1,298	2,249	0	31,261
6700 020 Miscellaneous Expense - Interest Expense	42,506	2,760	4,467	0	3,781	744	0	809	0	0	0	0	55,066
Total Administrative Expenses	87,341	12,433	27,927	12,370	28,462	66,302	53,688	37,074	39,689	28,016	36,906	46,964	477,174
Grounds Expenses													
5850 000 Landscape - Lnds Contract	23,994	29,863	32,233	32,233	33,995	42,398	32,728	32,728	32,728	32,728	32,233	62,177	420,038
5850 014 Landscape - Lnds Front Yards	65,424	68,324	70,818	72,588	75,400	79,064	101,854	80,428	82,720	86,187	91,520	92,542	966,869

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		Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total Activity
5850 030	Landscape - Irrigation Repairs	5,339	441	4,648	3,654	181	14,607	6,623	6,051	6,306	3,939	35,249	2,530	89,568
5850 080	Landscape - Tree Maintenance	2,016	0	0	0	0	0	30,291	0	0	0	1,246	0	33,552
5850 010	Landscape - Lnds Extra	7,767	1,219	601	0	0	5,657	4,399	11,443	20,077	10,171	18,140	0	79,473
	Total Grounds Expenses	104,540	99,847	108,300	108,475	109,576	141,726	175,895	130,650	141,830	133,025	178,387	157,249	1,589,501
	Maintenance & Repairs Expense													
5140 005	Access Control - Devices	0	0	0	0	1,100	1,605	728	1,300	445	1,899	70	0	7,147
5140 010	Access Control - Access Cntrl Maint.	260	850	0	0	1,182	150	1,780	150	185	150	2,334	0	7,040
6450 000	Lake Management - Lke Mgmt Contract	1,650	1,650	2,069	2,077	1,650	2,122	2,552	1,650	2,997	3,293	2,512	2,573	26,794
6450 010	Lake Management - Lke Mgmt Supplies	453	62	1,732	489	783	239	0	956	0	0	1,084	996	6,794
6450 020	Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	0	437	(437)	0	0	0	0	0
6450 015	Lake Management - Lke Repairs	0	0	0	0	0	295	0	0	0	0	0	0	295
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	2,827	1,611	275	18,823	8,104	2,254	2,480	6,845	2,785	3,910	2,330	3,366	55,609
5900 060	Maint. & Rprs - Electrical Maint.	1,400	0	11,170	375	1,250	12,804	0	0	0	0	0	0	26,998
5900 020	Maint. & Rprs - Gate Maint.	1,320	4,365	9,016	150	700	0	285	1,420	0	220	720	4,030	22,226
5900 030	Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	0	0	0	610	0	0	0	610
5900 097	Maint. & Rprs - Recreation Maint.	330	405	0	1,740	12,975	1,020	250	6,525	825	743	0	0	24,813
5900 099	Maint. & Rprs - Streets/Drive	0	0	0	0	1,928	0	0	1,372	11,508	0	0	0	14,808
6510 065	Clubhouse - A/C Maint	0	0	665	0	0	0	0	0	0	0	0	0	665
6510 067	Clubhouse - A/C Repair	463	0	0	0	0	0	0	0	0	0	0	0	463
6610 010	Patrol Services - Patrol-Guard Shack	6,364	5,454	3,926	7,669	3,811	3,379	3,752	2,449	7,488	12,550	5,020	5,338	67,200
6150 000	Pest Control - Pest Cntrl -Contract	0	355	0	0	268	0	0	0	250	0	668	0	1,541
6150 020	Pest Control - Mosquito Spray	0	0	0	250	300	441	802	441	0	441	0	250	2,926
6650 000	Signs and Monuments -	523	0	4,300	0	10,821	0	0	0	0	836	0	0	16,480
6650 005	Signs and Monuments - Traffic Signs	10,775	0	19,707	0	0	0	0	0	0	0	0	0	30,482
6500 000	Pool - Contract	2,650	2,650	2,650	2,650	2,650	12,934	21,500	41,100	0	6,650	5,300	2,650	103,384
6500 065	Pool - Furniture	0	0	0	0	0	0	0	0	0	840	0	0	840
6500 010	Pool - Repairs	0	1,475	29,696	0	179	0	0	675	0	0	0	0	32,025
6500 020	Pool - Supplies	100	834	834	0	(834)	0	0	0	507	0	0	0	1,441
	Total Maintenance & Repairs Expense	29,114	19,710	86,040	34,223	46,868	37,243	34,566	64,446	27,600	31,532	20,037	19,202	450,581
	Utilities Expense													
5950 000	Electricity - Common Area Electric	3,015	2,998	3,348	3,226	3,351	2,724	3,399	2,814	4,165	3,610	3,158	5,213	41,021
5950 010	Electricity - Streetlights	1,074	941	1,077	1,090	1,113	1,115	1,161	1,161	1,161	1,065	1,029	0	11,988
6050 005	Telecomm - General Telecomm.	938	832	833	832	849	857	863	868	421	3,379	0	973	11,646
6075 000	Gas -	59	67	82	127	78	68	64	87	97	57	107	96	988
6500 030	Pool - Phone	0	0	0	0	0	0	155	0	0	0	990	0	1,145
6000 010	Water - Irrigation Water	13,046	4,654	6,708	3,812	6,000	7,685	14,394	26,510	32,961	35,769	24,573	292	176,403
	Total Utilities Expense	18,132	9,492	12,048	9,089	11,392	12,449	20,035	31,440	38,806	43,880	29,856	6,573	243,192
	Capital Expenditures													
6800 000	Capital Improvements -	90,980	28,459	0	57,511	25,532	13,204	90,690	8,282	0	26,681	0	0	341,339

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

	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total Activity
Total Capital Expenditures	90,980	28,459	0	57,511	25,532	13,204	90,690	8,282	0	26,681	0	0	341,339
TOTAL OPERATING EXPENSE	330,108	169,942	234,314	221,667	221,831	270,926	374,874	271,893	247,925	263,135	265,186	229,988	3,101,788
CURRENT YEAR NET INCOME / (LOSS)	(120,938)	195,230	164,582	57,163	127,095	(4,392)	(102,424)	17,065	46,034	20,092	41,095	54,458	495,060