

Harper's Preserve Community Association Inc.
04/30/2023

<u>Included Reports</u>	<u>Copies</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	184,099.50	1,654,509.57	(1,470,410.07)
1013	Operating-ICS	1,465,745.23	0.00	1,465,745.23
1030	Petty Cash - CIT Bank	3,033.17	0.00	3,033.17
	TOTAL OPERATING ACCOUNTS	1,652,877.90	1,654,509.57	(1,631.67)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,822.57	183,769.70	52.87
	TOTAL RESERVES	183,822.57	183,769.70	52.87
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	311,315.77	240,086.72	71,229.05
1215	A/R Builder Asmts	202,953.13	208,590.63	(5,637.50)
1230	A/R Late Fee/Finance Charges	127,577.78	120,639.08	6,938.70
1240	A/R Closing Contributions	3,875.71	3,854.69	21.02
1250	A/R Legal Fees	40,385.58	44,016.56	(3,630.98)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	3,196.11	5,100.83	(1,904.72)
1290	A/R Miscellaneous	795.50	805.50	(10.00)
	TOTAL ACCOUNTS RECEIVABLE	690,925.65	623,920.08	67,005.57
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	21,002.23	24,820.81	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	1,333.00	35.00	1,298.00
	TOTAL PREPAID EXPENSES	22,335.23	24,855.81	(2,520.58)
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	3,085,280.69	3,022,374.50	62,906.19

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	1,000.00	20,791.38	(19,791.38)
2210	Accounts Payable Accrual	32,608.90	10,621.48	21,987.42
2215	Other Payables - Due to Mgmt Company	405.00	355.00	50.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	30,000.00	34,000.00	(4,000.00)
2300 020	Refundable Deposits - Clubhouse	450.00	600.00	(150.00)
2400	Prepaid Assessments	182,056.25	262,127.94	(80,071.69)
2550	Unearned Assessment	1,790,886.24	1,797,986.52	(7,100.28)
	TOTAL ACCOUNTS PAYABLE	2,037,506.39	2,126,582.32	(89,075.93)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	2,037,506.39	2,126,582.32	(89,075.93)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	211.40	158.53	52.87
	TOTAL RESERVES	147,430.57	147,377.70	52.87
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	183,822.57	183,769.70	52.87
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	501,688.64	349,759.39	151,929.25
	TOTAL OWNERS' EQUITY	863,951.73	712,022.48	151,929.25
	TOTAL LIABILITIES & EQUITY	3,085,280.69	3,022,374.50	62,906.19

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	148,432.33	200,131	(51,698.67)	593,114.36	800,524	(207,409.64)	2,401,575	1,808,460.64
4000 060 Assessment Income - Prorated Assessment	2,079.97	0	2,079.97	9,258.76	0	9,258.76	0	(9,258.76)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	205,990.90	0	205,990.90	0	(205,990.90)
4100 065 Other Asmt - Mowing Fee	96,338.00	123,540	(27,202.00)	373,520.00	494,160	(120,640.00)	1,482,480	1,108,960.00
4000 125 Assessment Income - Working Capital Cont	22,550.00	9,396	13,154.00	102,038.75	37,584	64,454.75	112,750	10,711.25
4300 010 Finance Charges -	(768.17)	1,667	(2,435.17)	17,322.12	6,668	10,654.12	20,000	2,677.88
4305 000 Late Fees -	13,203.31	5,000	8,203.31	92,709.37	20,000	72,709.37	60,000	(32,709.37)
4325 000 Access Card Income -	825.00	417	408.00	2,130.00	1,668	462.00	5,000	2,870.00
4460 010 Facilities - Social Room Rental	0.00	167	(167.00)	1,150.00	668	482.00	2,000	850.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	20,000	(20,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	135.12	0	135.12	1,536.17	0	1,536.17	0	(1,536.17)
4500 010 Other Income - Interest	628.99	42	586.99	805.08	168	637.08	500	(305.08)
TOTAL OPERATING INCOME	334,768.50	345,360	(10,591.50)	1,399,575.51	1,381,440	18,135.51	4,144,305	2,744,729.49
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	4,668	(4,668.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	0.00	1,333	(1,333.00)	9,900.61	5,332	4,568.61	16,000	6,099.39
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	191.60	360	(168.40)	1,080	888.40
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	0.00	2,916	(2,916.00)	8,750	8,750.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	332	(332.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	0.00	0	0.00	1,039.73	0	1,039.73	0	(1,039.73)
5350 000 Bank Charges -	0.00	8	(8.00)	(10.00)	32	(42.00)	100	110.00
6510 080 Clubhouse - CH Cleaning	1,890.00	1,833	57.00	6,635.00	7,332	(697.00)	22,000	15,365.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	37,044.52	36,140	904.52	108,423	71,378.48
5300 020 Community Events - NFC Community Events	3,689.67	8,333	(4,643.33)	46,089.15	33,332	12,757.15	100,000	53,910.85
5750 000 Holiday Decorations -	(10,884.45)	1,667	(12,551.45)	10,884.45	6,668	4,216.45	20,000	9,115.55
5700 000 Insurance -	3,818.58	3,819	(0.42)	15,274.32	15,276	(1.68)	45,823	30,548.68
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	(9,037.53)	5,000	(14,037.53)	15,000	24,037.53
5600 000 Management Fees -	5,540.60	6,083	(542.40)	22,154.60	24,332	(2,177.40)	73,000	50,845.40
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	268	(268.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	2,000	(2,000.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	668	(668.00)	2,000	2,000.00
5400 070 Office Supplies - NFC Office Supplies	49.14	0	49.14	49.14	0	49.14	0	(49.14)
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	810	(810.00)	0.00	3,240	(3,240.00)	9,720	9,720.00
6510 095 Clubhouse - NFC Event Room Suppl	0.00	861	(861.00)	0.00	3,444	(3,444.00)	10,335	10,335.00
5275 010 Professional Fees - Prof Legal	0.00	4,167	(4,167.00)	1,845.37	16,668	(14,822.63)	50,000	48,154.63
5650 000 Legal Fees - Legal Corporate	(203.00)	0	(203.00)	0.00	0	0.00	0	0.00
5275 005 Professional Fees - Prof Consultants	3,596.09	3,333	263.09	8,630.17	13,332	(4,701.83)	40,000	31,369.83
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	10,000	(10,000.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	500	(500.00)	1,500	1,500.00
5800 000 Website - Website Contract	1,000.00	0	1,000.00	2,000.00	0	2,000.00	0	(2,000.00)

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Administrative Expenses	18,024.77	47,960	(29,935.23)	152,691.13	191,840	(39,148.87)	575,531	422,839.87
Grounds Expenses								
5850 000 Landscape - Lnds Contract	33,483.00	34,167	(684.00)	133,932.00	136,668	(2,736.00)	410,000	276,068.00
5850 014 Landscape - Lnds Front Yards	104,562.50	84,441	20,121.50	399,238.25	337,764	61,474.25	1,013,292	614,053.75
5850 030 Landscape - Irrigation Repairs	0.00	5,000	(5,000.00)	5,179.60	20,000	(14,820.40)	60,000	54,820.40
5850 080 Landscape - Tree Maintenance	0.00	3,333	(3,333.00)	1,270.00	13,332	(12,062.00)	40,000	38,730.00
5850 010 Landscape - Lnds Extra	0.00	8,333	(8,333.00)	49,609.28	33,332	16,277.28	100,000	50,390.72
Total Grounds Expenses	138,045.50	135,274	2,771.50	589,229.13	541,096	48,133.13	1,623,292	1,034,062.87
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	0.00	833	(833.00)	6,516.95	3,332	3,184.95	10,000	3,483.05
5140 010 Access Control - Access Cntrl Maint.	884.95	667	217.95	5,019.90	2,668	2,351.90	8,000	2,980.10
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	7,101.78	18,332	(11,230.22)	55,000	47,898.22
6450 010 Lake Management - Lke Mgmt Supplies	141.52	1,167	(1,025.48)	2,946.51	4,668	(1,721.49)	14,000	11,053.49
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	368	(219.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	2,307.00	5,833	(3,526.00)	20,907.70	23,332	(2,424.30)	70,000	49,092.30
5900 060 Maint. & Rprs - Electrical Maint.	240.00	2,500	(2,260.00)	560.00	10,000	(9,440.00)	30,000	29,440.00
5900 020 Maint. & Rprs - Gate Maint.	0.00	2,500	(2,500.00)	7,000.96	10,000	(2,999.04)	30,000	22,999.04
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	0.00	11,668	(11,668.00)	35,000	35,000.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,917	(2,917.00)	0.00	11,668	(11,668.00)	35,000	35,000.00
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	1,256	(1,256.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	0.00	25,000	(25,000.00)	75,000	75,000.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	1,456	(1,456.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	407.50	10,833	(10,425.50)	10,892.59	43,332	(32,439.41)	130,000	119,107.41
6150 020 Pest Control - Mosquito Spray	0.00	667	(667.00)	0.00	2,668	(2,668.00)	8,000	8,000.00
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	295.00	6,668	(6,373.00)	20,000	19,705.00
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	8,332	(8,332.00)	25,000	25,000.00
6500 000 Pool - Contract	0.00	8,833	(8,833.00)	7,950.00	35,332	(27,382.00)	106,000	98,050.00
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	13,332	(13,332.00)	40,000	40,000.00
6500 010 Pool - Repairs	2,900.00	3,333	(433.00)	3,255.21	13,332	(10,076.79)	40,000	36,744.79
6500 020 Pool - Supplies	0.00	833	(833.00)	130.00	3,332	(3,202.00)	10,000	9,870.00
Total Maintenance & Repairs Expense	8,585.97	62,519	(53,933.03)	72,724.68	250,076	(177,351.32)	750,232	677,507.32
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,504.43	3,333	(828.57)	10,475.35	13,332	(2,856.65)	40,000	29,524.65
5950 010 Electricity - Streetlights	1,254.79	1,333	(78.21)	6,949.67	5,332	1,617.67	16,000	9,050.33
6050 005 Telecomm - General Telecomm.	1,639.56	0	1,639.56	3,858.65	0	3,858.65	0	(3,858.65)
6075 000 Gas -	80.82	100	(19.18)	508.42	400	108.42	1,200	691.58
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	4,000	(4,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	12,703.41	11,250	1,453.41	61,449.84	45,000	16,449.84	135,000	73,550.16
Total Utilities Expense	18,183.01	17,016	1,167.01	83,241.93	68,064	15,177.93	204,200	120,958.07

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Capital Expenditures								
6800 000 Capital Improvements -	0.00	82,588	(82,588.00)	0.00	330,352	(330,352.00)	991,051	991,051.00
Total Capital Expenditures	0.00	82,588	(82,588.00)	0.00	330,352	(330,352.00)	991,051	991,051.00
TOTAL OPERATING EXPENSE	182,839.25	345,357	(162,517.75)	897,886.87	1,381,428	(483,541.13)	4,144,306	3,246,419.13
CURRENT YEAR NET INCOME / (LOSS)	151,929.25	3	151,926.25	501,688.64	12	501,676.64	(1)	(501,689.64)

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		May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total Activity
	OPERATING INCOME													
4000 010	Assessment Income - Owners	111,981	111,981	111,981	111,981	111,981	111,981	111,981	111,981	147,817	148,432	148,432	148,432	1,488,964
4000 060	Assessment Income - Prorated Assessment	1,905	1,494	1,217	4,685	4,881	1,750	3,853	1,437	2,097	1,090	3,992	2,080	30,481
4000 015	Assessment Income - Builders	68,795	68,855	68,795	68,795	68,795	68,795	68,795	68,795	51,959	51,344	51,344	51,344	756,408
4100 065	Other Asmt - Mowing Fee	72,500	72,500	76,386	78,300	76,386	83,288	83,984	83,984	92,394	92,394	92,394	96,338	1,000,848
4000 125	Assessment Income - Working Capital Cont	16,349	18,040	11,839	27,060	45,664	3,946	21,986	19,168	37,771	16,913	24,805	22,550	266,090
4300 010	Finance Charges -	(3,722)	2,098	3,164	2,745	(2,264)	2,255	(1,771)	1,288	4,230	7,318	6,543	(768)	21,116
4305 000	Late Fees -	(2,189)	(3,320)	15,135	(34)	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	108,165
4325 000	Access Card Income -	870	765	410	105	155	200	40	105	110	145	1,050	825	4,780
4400 000	Capitalization Fees -	0	0	0	0	(18,040)	18,040	0	0	0	0	0	0	0
4460 010	Facilities - Social Room Rental	0	0	0	300	300	0	42	600	150	0	1,000	0	2,392
4500 110	Other Income - NFC Event/Misc. Inc	0	0	0	0	0	0	0	1,644	516	741	144	135	3,180
4500 010	Other Income - Interest	45	37	31	22	16	11	5	8	41	64	70	629	980
	TOTAL OPERATING INCOME	266,534	272,450	288,958	293,959	283,227	306,281	284,446	287,973	424,654	312,485	327,668	334,769	3,683,403
	OPERATING EXPENSE													
	Administrative Expenses													
5100 000	Administrative Fees - Admin Recoverable	0	0	0	0	0	0	0	0	846	(846)	0	0	0
5100 010	Administrative Fees - Admin Other	2,765	2,067	3,966	1,976	2,171	1,828	3,984	2,227	762	6,816	2,323	0	30,885
5100 030	Administrative Fees - NFC Software	0	0	0	0	0	37	37	37	41	55	55	41	304
5150 000	ARC Review - ARC Review Expense	0	1,000	0	0	0	0	0	0	0	0	0	0	1,000
5250 000	Audit/Tax Preparation -	900	0	0	0	0	0	0	0	0	0	0	0	900
5200 000	Bad Debt - Bad Debt	0	0	0	0	0	0	15,749	(5,214)	0	1,040	0	0	11,575
5350 000	Bank Charges -	0	0	0	0	20	(20)	0	10	(10)	0	0	0	0
6510 080	Clubhouse - CH Cleaning	1,370	1,467	1,300	181	1,095	1,460	495	1,460	1,825	1,460	1,460	1,890	15,463
5300 000	Community Events -	37,937	18,653	12,535	12,906	12,694	0	(1,478)	0	0	0	0	0	93,247
5300 010	Community Events - Event Coordinator	0	0	0	0	0	0	0	0	9,035	9,035	9,487	9,487	37,045
5300 020	Community Events - NFC Community Events	0	0	0	0	0	26,101	15,424	20,315	30,550	743	11,106	3,690	107,928
5750 000	Holiday Decorations -	0	0	0	11,782	0	0	0	0	0	21,769	0	(10,884)	22,667
5700 000	Insurance -	3,292	3,292	3,292	3,292	3,292	1,646	5,728	3,819	3,819	3,819	3,819	3,819	42,928
5650 020	Legal Fees - Legal Collections	0	0	6,531	(3,669)	0	(2,862)	0	7,014	(9,038)	0	0	0	(2,024)
5600 000	Management Fees -	5,541	5,541	5,541	5,541	5,538	5,538	5,538	5,538	5,538	5,538	5,538	5,541	66,469
5400 060	Office Supplies - Misc Office Supplies	0	0	0	167	142	24	0	0	0	0	0	0	333
5400 010	Office Supplies - Postage	66	19	0	0	191	226	8	0	0	0	0	0	511
5400 070	Office Supplies - NFC Office Supplies	0	0	0	0	0	0	191	662	0	0	0	49	903
6510 090	Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	540	38	0	0	0	0	578
6510 095	Clubhouse - NFC Event Room Suppl	0	0	0	0	0	185	0	116	0	0	0	0	301
5275 010	Professional Fees - Prof Legal	9,763	10,453	2,851	4,161	1,575	492	747	1,501	269	1,000	576	0	33,390
5650 000	Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	0	0	203	(203)	0
5275 005	Professional Fees - Prof Consultants	3,924	11,197	249	3,352	1,298	2,249	0	500	2,274	521	2,239	3,596	31,400
5550 000	Taxes - Property Taxes	0	0	0	0	0	0	0	542	0	0	0	0	542
5800 000	Website - Website Contract	0	0	0	0	0	0	0	5,000	0	1,000	0	1,000	7,000
6700 020	Miscellaneous Expense - Interest Expense	744	0	809	0	0	0	0	0	0	0	0	0	1,553

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	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total Activity
Total Administrative Expenses	66,302	53,688	37,074	39,689	28,016	36,906	46,964	43,566	45,911	51,950	36,806	18,025	504,897
Grounds Expenses													
5850 000 Landscape - Lnds Contract	42,398	32,728	32,728	32,728	32,728	32,233	62,177	33,993	33,483	33,483	33,483	33,483	435,645
5850 014 Landscape - Lnds Front Yards	79,064	101,854	80,428	82,720	86,187	91,520	92,542	92,846	91,466	100,440	102,770	104,563	1,106,400
5850 030 Landscape - Irrigation Repairs	14,607	6,623	6,051	6,306	3,939	35,249	2,530	6,614	0	0	5,180	0	87,099
5850 080 Landscape - Tree Maintenance	0	30,291	0	0	0	1,246	0	0	0	0	1,270	0	32,806
5850 010 Landscape - Lnds Extra	5,657	4,399	11,443	20,077	10,171	18,140	0	4,680	20,401	3,700	25,508	0	124,175
Total Grounds Expenses	141,726	175,895	130,650	141,830	133,025	178,387	157,249	138,133	145,350	137,623	168,211	138,046	1,786,125
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	1,605	728	1,300	445	1,899	70	0	6,986	35	580	5,902	0	19,550
5140 010 Access Control - Access Cntrl Maint.	150	1,780	150	185	150	2,334	0	35	405	150	3,580	885	9,803
6450 000 Lake Management - Lke Mgmt Contract	2,122	2,552	1,650	2,997	3,293	2,512	2,573	1,650	1,705	1,705	1,987	1,705	26,449
6450 010 Lake Management - Lke Mgmt Supplies	239	0	956	0	0	1,084	996	1,168	1,821	984	0	142	7,389
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	437	(437)	0	0	0	0	0	0	0	0	0	0
6450 015 Lake Management - Lke Repairs	295	0	0	0	0	0	0	0	0	0	148	0	443
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	2,254	2,480	6,845	2,785	3,910	2,330	3,366	890	12,144	3,822	2,635	2,307	45,768
5900 060 Maint. & Rprs - Electrical Maint.	12,804	0	0	0	0	0	0	0	320	0	0	240	13,364
5900 020 Maint. & Rprs - Gate Maint.	0	285	1,420	0	220	720	4,030	685	7,001	21,324	(21,324)	0	14,361
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	610	0	0	0	0	0	0	0	0	610
5900 097 Maint. & Rprs - Recreation Maint.	1,020	250	6,525	825	743	0	0	720	0	0	0	0	10,083
5900 099 Maint. & Rprs - Streets/Drive	0	0	1,372	11,508	0	0	0	155	0	0	0	0	13,035
6550 025 Janitorial Services - NFC Janitorial Suppl	0	0	0	0	0	0	0	6	0	0	0	0	6
6610 010 Patrol Services - Patrol-Guard Shack	3,379	3,752	2,449	7,488	12,550	5,020	5,338	5,153	4,563	1,523	4,399	408	56,022
6150 000 Pest Control - Pest Cntrl -Contract	0	0	0	250	0	668	0	668	0	0	0	0	1,586
6150 020 Pest Control - Mosquito Spray	441	802	441	0	441	0	250	0	0	0	0	0	2,376
6650 000 Signs and Monuments -	0	0	0	0	836	0	0	16,427	295	0	0	0	17,558
6500 000 Pool - Contract	12,934	21,500	41,100	0	6,650	5,300	2,650	2,650	1,325	3,975	2,650	0	100,734
6500 065 Pool - Furniture	0	0	0	0	840	0	0	0	0	0	0	0	840
6500 010 Pool - Repairs	0	0	675	0	0	0	0	1,161	0	355	0	2,900	5,091
6500 020 Pool - Supplies	0	0	0	507	0	0	0	0	130	0	0	0	637
Total Maintenance & Repairs Expense	37,243	34,566	64,446	27,600	31,532	20,037	19,202	38,354	29,744	34,417	(23)	8,586	345,705
Utilities Expense													
5950 000 Electricity - Common Area Electric	2,724	3,399	2,814	4,165	3,610	3,158	5,213	3,428	1,826	2,991	3,154	2,504	38,985
5950 010 Electricity - Streetlights	1,115	1,161	1,161	1,161	1,065	1,029	0	1,220	1,764	2,048	1,883	1,255	14,862
6050 005 Telecomm - General Telecomm.	857	863	868	421	3,379	0	973	424	420	420	1,378	1,640	11,645
6075 000 Gas -	68	64	87	97	57	107	96	232	211	105	111	81	1,316
6500 030 Pool - Phone	0	155	0	0	0	990	0	0	0	0	0	0	1,145
6000 010 Water - Irrigation Water	7,685	14,394	26,510	32,961	35,769	24,573	292	24,985	32,319	3,552	12,875	12,703	228,617
Total Utilities Expense	12,449	20,035	31,440	38,806	43,880	29,856	6,573	30,289	36,541	9,116	19,402	18,183	296,571

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		May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total Activity
6800 000	Capital Expenditures													
	Capital Improvements -	13,204	90,690	8,282	0	26,681	0	0	0	0	0	0	0	138,857
	Total Capital Expenditures	13,204	90,690	8,282	0	26,681	0	0	0	0	0	0	0	138,857
TOTAL OPERATING EXPENSE		270,926	374,874	271,893	247,925	263,135	265,186	229,988	250,342	257,546	233,106	224,396	182,839	3,072,155
CURRENT YEAR NET INCOME / (LOSS)		(4,392)	(102,424)	17,065	46,034	20,092	41,095	54,458	37,631	167,108	79,379	103,272	151,929	611,248