

Harper's Preserve Community Association Inc.
08/31/2023

Included Reports

Comparative Balance Sheet
Income & Expense Statement
Income & Expense Spreadsheet

Copies

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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	222,795.16	202,954.00	19,841.16
1013	Operating-ICS	971,108.69	1,220,409.49	(249,300.80)
1030	Petty Cash - CIT Bank	2,327.60	1,673.72	653.88
	TOTAL OPERATING ACCOUNTS	1,196,231.45	1,425,037.21	(228,805.76)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	184,039.50	183,984.80	54.70
	TOTAL RESERVES	184,039.50	183,984.80	54.70
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	223,257.85	253,548.93	(30,291.08)
1215	A/R Builder Asmts	(73.89)	1,696.29	(1,770.18)
1230	A/R Late Fee/Finance Charges	94,897.41	101,238.08	(6,340.67)
1240	A/R Closing Contributions	3,862.39	4,576.14	(713.75)
1250	A/R Legal Fees	52,595.62	43,377.42	9,218.20
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	12,246.58	10,033.29	2,213.29
1290	A/R Miscellaneous	815.50	815.50	0.00
	TOTAL ACCOUNTS RECEIVABLE	388,427.53	416,111.72	(27,684.19)
A/R OTHER				
1300 000	A/R Other -	5,140.00	5,140.00	0.00
	TOTAL A/R OTHER	5,140.00	5,140.00	0.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Prepaid Insurance	5,727.91	9,546.49	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	4,765.75	0.00	4,765.75
	TOTAL PREPAID EXPENSES	10,493.66	9,546.49	947.17
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	2,315,511.48	2,570,999.56	(255,488.08)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2210	Accounts Payable Accrual	39,553.01	2,543.01	37,010.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	34,000.00	36,000.00	(2,000.00)
2300 020	Refundable Deposits - Clubhouse	1,200.00	900.00	300.00
2400	Prepaid Assessments	170,986.91	152,968.25	18,018.66
2550	Unearned Assessment	900,721.12	1,202,022.35	(301,301.23)
	TOTAL ACCOUNTS PAYABLE	1,146,561.04	1,394,533.61	(247,972.57)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	1,146,561.04	1,394,533.61	(247,972.57)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	428.33	373.63	54.70
	TOTAL RESERVES	147,647.50	147,592.80	54.70
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	184,039.50	183,984.80	54.70
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	622,647.85	630,218.06	(7,570.21)
	TOTAL OWNERS' EQUITY	984,910.94	992,481.15	(7,570.21)
	TOTAL LIABILITIES & EQUITY	2,315,511.48	2,570,999.56	(255,488.08)

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	August Actual	August 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)	1,186,843.68	1,601,048	(414,204.32)	2,401,575	1,214,731.32
4000 060 Assessment Income - Prorated Assessment	2,811.31	0	2,811.31	18,878.77	0	18,878.77	0	(18,878.77)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	411,366.70	0	411,366.70	0	(411,366.70)
4100 065 Other Asmt - Mowing Fee	101,616.00	123,540	(21,924.00)	769,428.00	988,320	(218,892.00)	1,482,480	713,052.00
4000 125 Assessment Income - Working Capital Cont	21,986.25	9,396	12,590.25	182,142.50	75,168	106,974.50	112,750	(69,392.50)
4300 010 Finance Charges -	2,697.84	1,667	1,030.84	25,786.07	13,336	12,450.07	20,000	(5,786.07)
4305 000 Late Fees -	(2,586.33)	5,000	(7,586.33)	83,241.84	40,000	43,241.84	60,000	(23,241.84)
4325 000 Access Card Income -	365.00	417	(52.00)	5,885.00	3,336	2,549.00	5,000	(885.00)
4460 010 Facilities - Social Room Rental	200.00	167	33.00	1,450.00	1,336	114.00	2,000	550.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	40,000	(40,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	375.74	0	375.74	3,274.47	0	3,274.47	0	(3,274.47)
4500 010 Other Income - Interest	708.56	42	666.56	4,142.53	336	3,806.53	500	(3,642.53)
TOTAL OPERATING INCOME	327,950.65	345,360	(17,409.35)	2,692,439.56	2,762,880	(70,440.44)	4,144,305	1,451,865.44
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	30.00	1,167	(1,137.00)	0.00	9,336	(9,336.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	1,735.68	1,333	402.68	21,959.86	10,664	11,295.86	16,000	(5,959.86)
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	356.12	720	(363.88)	1,080	723.88
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	4,300.00	5,832	(1,532.00)	8,750	4,450.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	664	(664.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	0.00	0	0.00	1,055.40	0	1,055.40	0	(1,055.40)
5350 000 Bank Charges -	0.00	8	(8.00)	0.00	64	(64.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	3,285.00	1,833	1,452.00	14,665.00	14,664	1.00	22,000	7,335.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	74,992.56	72,280	2,712.56	108,423	33,430.44
5300 020 Community Events - NFC Community Events	20,201.73	8,333	11,868.73	100,613.56	66,664	33,949.56	100,000	(613.56)
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	10,884.45	13,336	(2,451.55)	20,000	9,115.55
5700 000 Insurance -	3,818.58	3,819	(0.42)	30,548.64	30,552	(3.36)	45,823	15,274.36
5650 020 Legal Fees - Legal Collections	(4,477.98)	1,250	(5,727.98)	(8,158.05)	10,000	(18,158.05)	15,000	23,158.05
5600 000 Management Fees -	5,538.00	6,083	(545.00)	44,304.00	48,664	(4,360.00)	73,000	28,696.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	536	(536.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	4,000	(4,000.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	1,336	(1,336.00)	2,000	2,000.00
5400 070 Office Supplies - NFC Office Supplies	22.93	0	22.93	86.95	0	86.95	0	(86.95)
6510 090 Clubhouse - NFC Kitchen Supplies	16.98	810	(793.02)	16.98	6,480	(6,463.02)	9,720	9,703.02
6510 095 Clubhouse - NFC Event Room Suppl	140.86	861	(720.14)	486.34	6,888	(6,401.66)	10,335	9,848.66
5275 010 Professional Fees - Prof Legal	2,257.93	4,167	(1,909.07)	18,014.37	33,336	(15,321.63)	50,000	31,985.63
5275 005 Professional Fees - Prof Consultants	500.00	3,333	(2,833.00)	20,903.91	26,664	(5,760.09)	40,000	19,096.09
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	20,000	(20,000.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,000	(1,000.00)	1,500	1,500.00
5800 000 Website - Website Contract	500.00	0	500.00	9,000.00	0	9,000.00	0	(9,000.00)

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	August Actual	August Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Administrative Expenses	43,097.85	47,960	(4,862.15)	344,030.09	383,680	(39,649.91)	575,531	231,500.91
Grounds Expenses								
5850 000 Landscape - Lnds Contract	33,995.00	34,167	(172.00)	269,400.00	273,336	(3,936.00)	410,000	140,600.00
5850 014 Landscape - Lnds Front Yards	132,564.25	84,441	48,123.25	852,540.50	675,528	177,012.50	1,013,292	160,751.50
5850 030 Landscape - Irrigation Repairs	7,587.00	5,000	2,587.00	20,793.20	40,000	(19,206.80)	60,000	39,206.80
5850 080 Landscape - Tree Maintenance	9,133.00	3,333	5,800.00	10,778.00	26,664	(15,886.00)	40,000	29,222.00
5850 010 Landscape - Lnds Extra	1,356.80	8,333	(6,976.20)	60,462.45	66,664	(6,201.55)	100,000	39,537.55
Total Grounds Expenses	184,636.05	135,274	49,362.05	1,213,974.15	1,082,192	131,782.15	1,623,292	409,317.85
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	(144.95)	833	(977.95)	21,950.00	6,664	15,286.00	10,000	(11,950.00)
5140 010 Access Control - Access Cntrl Maint.	526.80	667	(140.20)	8,681.85	5,336	3,345.85	8,000	(681.85)
6450 000 Lake Management - Lke Mgmt Contract	1,423.22	4,583	(3,159.78)	12,717.42	36,664	(23,946.58)	55,000	42,282.58
6450 010 Lake Management - Lke Mgmt Supplies	2,500.64	1,167	1,333.64	9,729.47	9,336	393.47	14,000	4,270.53
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	736	(587.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	3,104.03	5,833	(2,728.97)	49,146.53	46,664	2,482.53	70,000	20,853.47
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	3,340.00	20,000	(16,660.00)	30,000	26,660.00
5900 020 Maint. & Rprs - Gate Maint.	1,000.00	2,500	(1,500.00)	8,830.96	20,000	(11,169.04)	30,000	21,169.04
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	465.00	23,336	(22,871.00)	35,000	34,535.00
5900 097 Maint. & Rprs - Recreation Maint.	2,868.76	2,917	(48.24)	23,545.44	23,336	209.44	35,000	11,454.56
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	2,512	(2,512.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	7,279.00	6,250	1,029.00	7,279.00	50,000	(42,721.00)	75,000	67,721.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	2,912	(2,912.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	5,708.30	10,833	(5,124.70)	41,058.04	86,664	(45,605.96)	130,000	88,941.96
6150 010 Pest Control - Pest Cntrl-General	0.00	0	0.00	987.00	0	987.00	0	(987.00)
6150 020 Pest Control - Mosquito Spray	500.00	667	(167.00)	4,064.24	5,336	(1,271.76)	8,000	3,935.76
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	3,434.32	13,336	(9,901.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	16,664	(16,664.00)	25,000	25,000.00
6500 000 Pool - Contract	13,138.50	8,833	4,305.50	83,053.00	70,664	12,389.00	106,000	22,947.00
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	26,664	(26,664.00)	40,000	40,000.00
6500 010 Pool - Repairs	1,245.00	3,333	(2,088.00)	11,716.94	26,664	(14,947.06)	40,000	28,283.06
6500 020 Pool - Supplies	0.00	833	(833.00)	6,570.94	6,664	(93.06)	10,000	3,429.06
Total Maintenance & Repairs Expense	39,149.30	62,519	(23,369.70)	296,718.23	500,152	(203,433.77)	750,232	453,513.77
Utilities Expense								
5950 000 Electricity - Common Area Electric	5,451.88	3,333	2,118.88	25,385.67	26,664	(1,278.33)	40,000	14,614.33
5950 010 Electricity - Streetlights	1,174.59	1,333	(158.41)	11,275.90	10,664	611.90	16,000	4,724.10
6050 005 Telecomm - General Telecomm.	1,042.54	0	1,042.54	8,088.59	0	8,088.59	0	(8,088.59)
6075 000 Gas -	65.03	100	(34.97)	804.93	800	4.93	1,200	395.07
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	8,000	(8,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	60,903.62	11,250	49,653.62	160,194.15	90,000	70,194.15	135,000	(25,194.15)
Total Utilities Expense	68,637.66	17,016	51,621.66	205,749.24	136,128	69,621.24	204,200	(1,549.24)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
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	August Actual	August 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)	9,320.00	660,704	(651,384.00)	991,051	981,731.00
Total Capital Expenditures	0.00	82,588	(82,588.00)	9,320.00	660,704	(651,384.00)	991,051	981,731.00
TOTAL OPERATING EXPENSE	335,520.86	345,357	(9,836.14)	2,069,791.71	2,762,856	(693,064.29)	4,144,306	2,074,514.29
CURRENT YEAR NET INCOME / (LOSS)	(7,570.21)	3	(7,573.21)	622,647.85	24	622,623.85	(1)	(622,648.85)

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	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	111,981	111,981	111,981	111,981	147,817	148,432	148,432	148,432	148,432	148,432	148,432	148,432	1,634,769
4000 060 Assessment Income - Prorated Assessment	4,881	1,750	3,853	1,437	2,097	1,090	3,992	2,080	2,734	2,909	1,166	2,811	30,799
4000 015 Assessment Income - Builders	68,795	68,795	68,795	68,795	51,959	51,344	51,344	51,344	51,344	51,344	51,344	51,344	686,545
4100 065 Other Asmt - Mowing Fee	76,386	83,288	83,984	83,984	92,394	92,394	92,394	96,338	96,338	96,338	101,616	101,616	1,097,070
4000 125 Assessment Income - Working Capital Cont	45,664	3,946	21,986	19,168	37,771	16,913	24,805	22,550	19,219	25,369	13,530	21,986	272,906
4300 010 Finance Charges -	(2,264)	2,255	(1,771)	1,288	4,230	7,318	6,543	(768)	168	1,938	3,660	2,698	25,295
4305 000 Late Fees -	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	(2,586)	89,105
4325 000 Access Card Income -	155	200	40	105	110	145	1,050	825	725	2,005	660	365	6,385
4400 000 Capitalization Fees -	(18,040)	18,040	0	0	0	0	0	0	0	0	0	0	0
4460 010 Facilities - Social Room Rental	300	0	42	600	150	0	1,000	0	0	(100)	200	200	2,392
4500 110 Other Income - NFC Event/Misc. Inc	0	0	0	1,644	516	741	144	135	144	758	461	376	4,918
4500 010 Other Income - Interest	16	11	5	8	41	64	70	629	945	841	843	709	4,183
TOTAL OPERATING INCOME	283,227	306,281	284,446	287,973	424,654	312,485	327,668	334,769	304,751	324,491	335,671	327,951	3,854,366
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	0	0	0	846	(846)	0	0	0	0	(30)	30	0
5100 010 Administrative Fees - Admin Other	2,171	1,828	3,984	2,227	762	6,816	2,323	0	9,373	2,624	(1,673)	1,736	32,171
5100 030 Administrative Fees - NFC Software	0	37	37	37	41	55	55	41	41	41	41	41	468
5150 000 ARC Review - ARC Review Expense	0	0	0	0	0	0	0	0	0	3,000	1,300	0	4,300
5200 000 Bad Debt - Bad Debt	0	0	15,749	(5,214)	0	1,040	0	0	16	0	0	0	11,590
5350 000 Bank Charges -	20	(20)	0	10	(10)	0	0	0	0	10	0	0	10
6510 080 Clubhouse - CH Cleaning	1,095	1,460	495	1,460	1,825	1,460	1,460	1,890	1,460	1,460	1,825	3,285	19,175
5300 000 Community Events -	12,694	0	(1,478)	0	0	0	0	0	0	0	0	0	11,217
5300 010 Community Events - Event Coordinator	0	0	0	0	9,035	9,035	9,487	9,487	9,487	9,487	9,487	9,487	74,993
5300 020 Community Events - NFC Community Events	0	26,101	15,424	20,315	30,550	743	11,106	3,690	1,089	16,767	16,467	20,202	162,453
5750 000 Holiday Decorations -	0	0	0	0	0	21,769	0	(10,884)	0	0	0	0	10,884
5700 000 Insurance -	3,292	1,646	5,728	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	45,033
5650 020 Legal Fees - Legal Collections	0	(2,862)	0	7,014	(9,038)	0	0	(2,140)	2,140	1,081	4,276	(4,478)	(4,006)
5600 000 Management Fees -	5,538	5,538	5,538	5,538	5,538	5,538	5,538	5,541	5,541	5,541	5,530	5,538	66,456
5400 060 Office Supplies - Misc Office Supplies	142	24	0	0	0	0	0	0	0	0	0	0	166
5400 010 Office Supplies - Postage	191	226	8	0	0	0	0	0	0	1,115	(1,115)	0	425
5400 070 Office Supplies - NFC Office Supplies	0	0	191	662	0	0	0	49	15	0	0	23	940
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	540	38	0	0	0	0	0	0	0	17	595
6510 095 Clubhouse - NFC Event Room Suppl	0	185	0	116	0	0	0	0	103	147	95	141	787
5275 010 Professional Fees - Prof Legal	1,575	492	747	1,501	269	1,000	576	0	6,255	1,915	5,741	2,258	22,330
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	203	(203)	0	0	0	0	0
5275 005 Professional Fees - Prof Consultants	1,298	2,249	0	500	2,274	521	2,239	3,596	7,675	4,025	73	500	24,951
5550 000 Taxes - Property Taxes	0	0	0	542	0	0	0	0	0	0	0	0	542
5800 000 Website - Website Contract	0	0	0	5,000	0	1,000	0	1,000	500	5,500	500	500	14,000
Total Administrative Expenses	28,016	36,906	46,964	43,566	45,911	51,950	36,806	15,885	47,513	56,531	46,337	43,098	499,482

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	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total Activity
Grounds Expenses													
5850 000	Landscape - Lnds Contract	32,728	32,233	62,177	33,993	33,483	33,483	33,483	33,483	33,995	33,995	33,995	430,531
5850 014	Landscape - Lnds Front Yards	86,187	91,520	92,542	92,846	91,466	100,440	102,770	104,563	107,431	108,745	132,564	1,215,636
5850 030	Landscape - Irrigation Repairs	3,939	35,249	2,530	6,614	0	0	5,180	0	5,495	2,531	0	69,125
5850 080	Landscape - Tree Maintenance	0	1,246	0	0	0	0	1,270	0	0	375	9,133	12,024
5850 010	Landscape - Lnds Extra	10,171	18,140	0	4,680	20,401	3,700	25,508	0	4,561	3,150	1,786	93,453
Total Grounds Expenses		133,025	178,387	157,249	138,133	145,350	137,623	168,211	138,046	148,102	147,107	144,901	1,820,768
Maintenance & Repairs Expense													
5140 005	Access Control - Devices	1,899	70	0	6,986	35	580	5,902	0	4,540	5,131	5,907	30,905
5140 010	Access Control - Access Cntrl Maint.	150	2,334	0	35	405	150	3,580	885	1,942	256	937	11,200
6450 000	Lake Management - Lke Mgmt Contract	3,293	2,512	2,573	1,650	1,705	1,705	1,987	1,705	1,705	782	1,705	22,744
6450 010	Lake Management - Lke Mgmt Supplies	0	1,084	996	1,168	1,821	984	0	142	1,770	1,523	990	12,977
6450 015	Lake Management - Lke Repairs	0	0	0	0	0	0	148	0	0	0	0	148
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	3,910	2,330	3,366	890	12,144	3,822	2,635	2,307	19,892	1,530	3,713	59,643
5900 060	Maint. & Rprs - Electrical Maint.	0	0	0	0	320	0	0	240	0	530	2,250	3,340
5900 020	Maint. & Rprs - Gate Maint.	220	720	4,030	685	7,001	21,324	(21,324)	0	830	0	0	14,486
5900 030	Maint. & Rprs - Park/Playground Mtnc	0	0	0	0	0	0	0	0	0	465	0	465
5900 097	Maint. & Rprs - Recreation Maint.	743	0	0	720	0	0	0	0	1,285	17,882	1,510	25,008
5900 099	Maint. & Rprs - Streets/Drive	0	0	0	155	0	0	0	0	0	0	0	7,279
6550 025	Janitorial Services - NFC Janitorial Suppl	0	0	0	6	0	0	0	0	0	0	0	6
6610 010	Patrol Services - Patrol-Guard Shack	12,550	5,020	5,338	5,153	4,563	1,523	4,399	408	11,420	5,845	7,192	69,119
6150 000	Pest Control - Pest Cntrl -Contract	0	668	0	668	0	0	0	0	0	0	0	1,336
6150 010	Pest Control - Pest Cntrl-General	0	0	0	0	0	0	0	0	198	789	0	987
6150 020	Pest Control - Mosquito Spray	441	0	250	0	0	0	0	0	1,405	500	1,659	4,756
6650 000	Signs and Monuments -	836	0	0	16,427	295	0	0	0	2,368	771	0	20,698
6500 000	Pool - Contract	6,650	5,300	2,650	2,650	1,325	3,975	2,650	0	36,484	25,481	0	100,303
6500 065	Pool - Furniture	840	0	0	0	0	0	0	0	0	0	0	840
6500 010	Pool - Repairs	0	0	0	1,161	0	355	0	2,900	5,867	1,195	155	12,878
6500 020	Pool - Supplies	0	0	0	0	130	0	0	0	6,441	0	0	6,571
Total Maintenance & Repairs Expense		31,532	20,037	19,202	38,354	29,744	34,417	(23)	8,586	96,147	62,680	26,017	405,844
Utilities Expense													
5950 000	Electricity - Common Area Electric	3,610	3,158	5,213	3,428	1,826	2,991	3,154	2,504	2,960	3,068	3,430	40,793
5950 010	Electricity - Streetlights	1,065	1,029	0	1,220	1,764	2,048	1,883	1,255	1,082	1,085	984	14,590
6050 005	Telecomm - General Telecomm.	3,379	0	973	424	420	420	1,378	1,640	1,016	1,125	1,046	12,865
6075 000	Gas -	57	107	96	232	211	105	111	81	87	76	69	1,297
6500 030	Pool - Phone	0	990	0	0	0	0	0	0	0	0	0	990
6000 010	Water - Irrigation Water	35,769	24,573	292	24,985	32,319	3,552	12,875	12,703	12,089	2,341	23,411	245,812
Total Utilities Expense		43,880	29,856	6,573	30,289	36,541	9,116	19,402	18,183	17,234	7,696	28,940	316,347
Capital Expenditures													

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		Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Total Activity
6800 000	Capital Improvements -	26,681	0	0	0	0	0	0	0	0	9,320	0	0	36,001
	Total Capital Expenditures	26,681	0	0	0	0	0	0	0	0	9,320	0	0	36,001
	TOTAL OPERATING EXPENSE	263,135	265,186	229,988	250,342	257,546	233,106	224,396	180,700	308,995	283,333	246,195	335,521	3,078,442
	CURRENT YEAR NET INCOME / (LOSS)	20,092	41,095	54,458	37,631	167,108	79,379	103,272	154,069	(4,244)	41,158	89,476	(7,570)	775,924