

Harper's Preserve Community Association Inc.
12/31/2023

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	892,557.86	372,510.53	520,047.33
1013	Operating-ICS	633,812.46	664,396.57	(30,584.11)
1030	Petty Cash - CIT Bank	1,942.16	2,522.89	(580.73)
	TOTAL OPERATING ACCOUNTS	1,528,312.48	1,039,429.99	488,882.49
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	214,256.07	184,200.16	30,055.91
	TOTAL RESERVES	214,256.07	184,200.16	30,055.91
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	186,871.73	225,284.99	(38,413.26)
1215	A/R Builder Asmts	1,053.61	1,053.61	0.00
1230	A/R Late Fee/Finance Charges	78,855.79	83,755.26	(4,899.47)
1240	A/R Closing Contributions	4,097.27	3,707.12	390.15
1250	A/R Legal Fees	67,155.61	68,473.11	(1,317.50)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	9,682.76	9,572.34	110.42
1280	A/R Force Mows	352.80	352.80	0.00
1290	A/R Miscellaneous	856.77	816.77	40.00
	TOTAL ACCOUNTS RECEIVABLE	349,752.41	393,842.07	(44,089.66)
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 020	Prepaid Expenses - Prepaid Expense	12,216.51	2,729.50	9,487.01
	TOTAL PREPAID EXPENSES	12,216.51	2,729.50	9,487.01
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	2,640,856.81	2,156,521.06	484,335.75

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	349,720.37	319.70	349,400.67
2210	Accounts Payable Accrual	4,093.29	67,481.01	(63,387.72)
2215	Other Payables - Due to Mgmt Company	210.00	0.00	210.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	45,000.00	45,000.00	0.00
2300 020	Refundable Deposits - Clubhouse	1,500.00	1,350.00	150.00
2400	Prepaid Assessments	872,641.80	286,653.25	585,988.55
2550	Unearned Assessment	0.00	306,032.28	(306,032.28)
	TOTAL ACCOUNTS PAYABLE	1,273,265.46	706,936.24	566,329.22
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	1,273,265.46	706,936.24	566,329.22
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 010	Reserve - C/Y Contribution	30,000.00	0.00	30,000.00
3100 030	Reserve - Interest	644.90	588.99	55.91
	TOTAL RESERVES	177,864.07	147,808.16	30,055.91
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	214,256.07	184,200.16	30,055.91
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	791,072.19	903,121.57	(112,049.38)
	TOTAL OWNERS' EQUITY	1,153,335.28	1,265,384.66	(112,049.38)
	TOTAL LIABILITIES & EQUITY	2,640,856.81	2,156,521.06	484,335.75

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	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	148,432.33	200,134	(51,701.67)	1,780,573.00	2,401,575	(621,002.00)	2,401,575	621,002.00
4000 060 Assessment Income - Prorated Assessment	2,375.24	0	2,375.24	26,489.37	0	26,489.37	0	(26,489.37)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	616,742.50	0	616,742.50	0	(616,742.50)
4100 065 Other Asmt - Mowing Fee	106,256.00	123,540	(17,284.00)	1,189,812.00	1,482,480	(292,668.00)	1,482,480	292,668.00
4000 125 Assessment Income - Working Capital Cont	19,731.25	9,394	10,337.25	251,483.75	112,750	138,733.75	112,750	(138,733.75)
4300 010 Finance Charges -	2,583.31	1,663	920.31	37,426.95	20,000	17,426.95	20,000	(17,426.95)
4305 000 Late Fees -	(69.60)	5,000	(5,069.60)	82,145.34	60,000	22,145.34	60,000	(22,145.34)
4325 000 Access Card Income -	35.00	413	(378.00)	7,180.00	5,000	2,180.00	5,000	(2,180.00)
4460 010 Facilities - Social Room Rental	0.00	163	(163.00)	1,700.00	2,000	(300.00)	2,000	300.00
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	795.01	0	795.01	5,797.22	0	5,797.22	0	(5,797.22)
4500 010 Other Income - Interest	419.17	38	381.17	5,949.23	500	5,449.23	500	(5,449.23)
TOTAL OPERATING INCOME	331,901.66	345,345	(13,443.34)	4,005,299.36	4,144,305	(139,005.64)	4,144,305	139,005.64
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,163	(1,163.00)	0.00	14,000	(14,000.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	755.83	1,337	(581.17)	32,373.87	16,000	16,373.87	16,000	(16,373.87)
5100 030 Administrative Fees - NFC Software	146.92	90	56.92	634.35	1,080	(445.65)	1,080	445.65
5150 000 ARC Review - ARC Review Expense	(153.35)	731	(884.35)	6,900.00	8,750	(1,850.00)	8,750	1,850.00
5250 000 Audit/Tax Preparation -	0.00	87	(87.00)	0.00	1,000	(1,000.00)	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 -	(10.00)	12	(22.00)	0.00	100	(100.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	(365.00)	1,837	(2,202.00)	19,497.00	22,000	(2,503.00)	22,000	2,503.00
5300 010 Community Events - Event Coordinator	9,487.01	9,038	449.01	112,488.84	108,423	4,065.84	108,423	(4,065.84)
5300 020 Community Events - NFC Community Events	3,827.86	8,337	(4,509.14)	101,515.57	100,000	1,515.57	100,000	(1,515.57)
5750 000 Holiday Decorations -	0.00	1,663	(1,663.00)	32,653.35	20,000	12,653.35	20,000	(12,653.35)
5700 000 Insurance -	129.00	3,814	(3,685.00)	91,985.55	45,823	46,162.55	45,823	(46,162.55)
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	(7,993.05)	15,000	(22,993.05)	15,000	22,993.05
5600 000 Management Fees -	5,538.00	6,087	(549.00)	66,456.00	73,000	(6,544.00)	73,000	6,544.00
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	500	(500.00)	0.00	6,000	(6,000.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	163	(163.00)	3,109.97	2,000	1,109.97	2,000	(1,109.97)
5400 070 Office Supplies - NFC Office Supplies	0.00	0	0.00	86.95	0	86.95	0	(86.95)
6510 090 Clubhouse - NFC Kitchen Supplies	84.46	810	(725.54)	101.44	9,720	(9,618.56)	9,720	9,618.56
6510 095 Clubhouse - NFC Event Room Suppl	0.00	864	(864.00)	494.74	10,335	(9,840.26)	10,335	9,840.26
5275 010 Professional Fees - Prof Legal	1,275.06	4,163	(2,887.94)	31,614.69	50,000	(18,385.31)	50,000	18,385.31
5275 005 Professional Fees - Prof Consultants	13,809.04	3,337	10,472.04	48,962.95	40,000	8,962.95	40,000	(8,962.95)
6400 055 Reserve Contribution - Road Fund	30,000.00	2,500	27,500.00	30,000.00	30,000	0.00	30,000	0.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,500	(1,500.00)	1,500	1,500.00
5800 000 Website - Website Contract	500.00	0	500.00	10,500.00	0	10,500.00	0	(10,500.00)
Total Administrative Expenses	65,024.83	47,971	17,053.83	582,437.62	575,531	6,906.62	575,531	(6,906.62)

c/o LEAD Association Mgmt
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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	32,540.00	34,163	(1,623.00)	398,105.00	410,000	(11,895.00)	410,000	11,895.00
5850 014 Landscape - Lnds Front Yards	230,814.25	84,441	146,373.25	1,305,505.25	1,013,292	292,213.25	1,013,292	(292,213.25)
5850 030 Landscape - Irrigation Repairs	7,110.60	5,000	2,110.60	45,486.70	60,000	(14,513.30)	60,000	14,513.30
5850 080 Landscape - Tree Maintenance	0.00	3,337	(3,337.00)	18,375.00	40,000	(21,625.00)	40,000	21,625.00
5850 010 Landscape - Lnds Extra	46,516.92	8,337	38,179.92	119,581.27	100,000	19,581.27	100,000	(19,581.27)
Total Grounds Expenses	316,981.77	135,278	181,703.77	1,887,053.22	1,623,292	263,761.22	1,623,292	(263,761.22)
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	0.00	837	(837.00)	22,957.00	10,000	12,957.00	10,000	(12,957.00)
5140 010 Access Control - Access Cntrl Maint.	201.95	663	(461.05)	15,224.50	8,000	7,224.50	8,000	(7,224.50)
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,587	(2,882.00)	19,537.42	55,000	(35,462.58)	55,000	35,462.58
6450 010 Lake Management - Lke Mgmt Supplies	655.34	1,163	(507.66)	13,595.03	14,000	(404.97)	14,000	404.97
6450 015 Lake Management - Lke Repairs	0.00	88	(88.00)	148.08	1,100	(951.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	1,763.20	5,837	(4,073.80)	60,637.28	70,000	(9,362.72)	70,000	9,362.72
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	4,628.00	30,000	(25,372.00)	30,000	25,372.00
5900 020 Maint. & Rprs - Gate Maint.	635.00	2,500	(1,865.00)	12,847.46	30,000	(17,152.54)	30,000	17,152.54
5900 030 Maint. & Rprs - Park/Playground Mtn	6,220.00	2,913	3,307.00	8,450.00	35,000	(26,550.00)	35,000	26,550.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,913	(2,913.00)	23,475.44	35,000	(11,524.56)	35,000	11,524.56
5900 173 Maint. & Rprs - Clubhouse/Rec Center	155.00	0	155.00	5,255.00	0	5,255.00	0	(5,255.00)
6250 020 Fitness Management - NFC Sports Rec	0.00	310	(310.00)	0.00	3,764	(3,764.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	12,004.00	75,000	(62,996.00)	75,000	62,996.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	4,368	(4,368.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	7,233.17	10,837	(3,603.83)	66,867.25	130,000	(63,132.75)	130,000	63,132.75
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	0.00	663	(663.00)	5,569.21	8,000	(2,430.79)	8,000	2,430.79
6650 000 Signs and Monuments -	0.00	1,663	(1,663.00)	3,434.32	20,000	(16,565.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,087	(2,087.00)	0.00	25,000	(25,000.00)	25,000	25,000.00
6500 000 Pool - Contract	10,469.25	8,837	1,632.25	102,382.25	106,000	(3,617.75)	106,000	3,617.75
6500 065 Pool - Furniture	0.00	3,337	(3,337.00)	0.00	40,000	(40,000.00)	40,000	40,000.00
6500 010 Pool - Repairs	747.49	3,337	(2,589.51)	14,224.40	40,000	(25,775.60)	40,000	25,775.60
6500 020 Pool - Supplies	0.00	837	(837.00)	6,570.94	10,000	(3,429.06)	10,000	3,429.06
Total Maintenance & Repairs Expense	29,785.40	62,523	(32,737.60)	398,794.58	750,232	(351,437.42)	750,232	351,437.42
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,822.31	3,337	(514.69)	38,239.57	40,000	(1,760.43)	40,000	1,760.43
5950 010 Electricity - Streetlights	1,188.18	1,337	(148.82)	15,854.55	16,000	(145.45)	16,000	145.45
6050 005 Telecomm - General Telecomm.	1,293.99	0	1,293.99	13,136.67	0	13,136.67	0	(13,136.67)
6075 000 Gas -	92.48	100	(7.52)	1,105.48	1,200	(94.52)	1,200	94.52
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	990.00	12,000	(11,010.00)	12,000	11,010.00
6000 010 Water - Irrigation Water	26,762.08	11,250	15,512.08	267,295.48	135,000	132,295.48	135,000	(132,295.48)
Total Utilities Expense	32,159.04	17,024	15,135.04	336,621.75	204,200	132,421.75	204,200	(132,421.75)

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		December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
6800 000	Capital Expenditures								
	Capital Improvements -	0.00	82,583	(82,583.00)	9,320.00	991,051	(981,731.00)	991,051	981,731.00
	Total Capital Expenditures	0.00	82,583	(82,583.00)	9,320.00	991,051	(981,731.00)	991,051	981,731.00
	TOTAL OPERATING EXPENSE	443,951.04	345,379	98,572.04	3,214,227.17	4,144,306	(930,078.83)	4,144,306	930,078.83
	CURRENT YEAR NET INCOME / (LOSS)	(112,049.38)	(34)	(112,015.38)	791,072.19	(1)	791,073.19	(1)	(791,073.19)

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	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	147,817	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	1,780,573
4000 060 Assessment Income - Prorated Assessment	2,097	1,090	3,992	2,080	2,734	2,909	1,166	2,811	1,230	828	3,177	2,375	26,489
4000 015 Assessment Income - Builders	51,959	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	616,743
4100 065 Other Asmt - Mowing Fee	92,394	92,394	92,394	96,338	96,338	96,338	101,616	101,616	101,616	106,256	106,256	106,256	1,189,812
4000 125 Assessment Income - Working Capital Cont	37,771	16,913	24,805	22,550	19,219	25,369	13,530	21,986	16,913	16,349	16,349	19,731	251,484
4300 010 Finance Charges -	4,230	7,318	6,543	(768)	168	1,938	3,660	2,698	2,160	3,611	3,286	2,583	37,427
4305 000 Late Fees -	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	(2,586)	(680)	(137)	(210)	(70)	82,145
4325 000 Access Card Income -	110	145	1,050	825	725	2,005	660	365	760	360	140	35	7,180
4460 010 Facilities - Social Room Rental	150	0	1,000	0	0	(100)	200	200	250	0	0	0	1,700
4500 110 Other Income - NFC Event/Misc. Inc	516	741	144	135	144	758	461	376	0	1,343	385	795	5,797
4500 010 Other Income - Interest	41	64	70	629	945	841	843	709	545	446	397	419	5,949
TOTAL OPERATING INCOME	424,654	312,485	327,668	334,769	304,751	324,491	335,671	327,951	322,569	328,833	329,556	331,902	4,005,299
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	846	(846)	0	0	0	0	(30)	30	0	0	0	0	0
5100 010 Administrative Fees - Admin Other	762	6,816	2,323	0	9,373	2,624	(1,673)	1,736	1,218	132	8,309	756	32,374
5100 030 Administrative Fees - NFC Software	41	55	55	41	41	41	41	41	49	41	41	147	634
5150 000 ARC Review - ARC Review Expense	0	0	0	0	0	3,000	1,300	0	950	703	1,100	(153)	6,900
5200 000 Bad Debt - Bad Debt	0	1,040	0	0	16	0	0	0	0	0	0	0	1,055
5350 000 Bank Charges -	(10)	0	0	0	0	10	0	0	0	0	10	(10)	0
6510 080 Clubhouse - CH Cleaning	1,825	1,460	1,460	1,890	1,460	1,460	1,825	3,285	1,825	3,372	0	(365)	19,497
5300 010 Community Events - Event Coordinator	9,035	9,035	9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,035	9,487	9,487	112,489
5300 020 Community Events - NFC Community Events	30,550	743	11,106	3,690	1,089	16,767	16,467	20,202	1,041	(6,309)	2,342	3,828	101,516
5750 000 Holiday Decorations -	0	21,769	0	(10,884)	0	0	0	0	0	10,884	10,884	0	32,653
5700 000 Insurance -	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	1,909	55,580	129	91,986
5650 020 Legal Fees - Legal Collections	(9,038)	0	0	(2,140)	2,140	1,081	4,276	(4,478)	0	0	165	0	(7,993)
5600 000 Management Fees -	5,538	5,538	5,538	5,541	5,541	5,541	5,530	5,538	5,538	5,538	5,538	5,538	66,456
5400 010 Office Supplies - Postage	0	0	0	0	0	1,115	(1,115)	0	0	0	3,110	0	3,110
5400 070 Office Supplies - NFC Office Supplies	0	0	0	49	15	0	0	23	0	0	0	0	87
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	0	17	0	0	0	84	101
6510 095 Clubhouse - NFC Event Room Suppl	0	0	0	0	103	147	95	141	8	0	0	0	495
5275 010 Professional Fees - Prof Legal	269	1,000	576	0	6,255	1,915	5,741	2,258	363	3,592	8,370	1,275	31,615
5650 000 Legal Fees - Legal Corporate	0	0	203	(203)	0	0	0	0	0	0	0	0	0
5275 005 Professional Fees - Prof Consultants	2,274	521	2,239	3,596	7,675	4,025	73	500	500	6,250	7,500	13,809	48,963
6400 055 Reserve Contribution - Road Fund	0	0	0	0	0	0	0	0	0	0	0	30,000	30,000
5800 000 Website - Website Contract	0	1,000	0	1,000	500	5,500	500	500	0	500	500	500	10,500
Total Administrative Expenses	45,911	51,950	36,806	15,885	47,513	56,531	46,337	43,098	24,797	35,649	112,936	65,025	582,438
Grounds Expenses													
5850 000 Landscape - Lnds Contract	33,483	33,483	33,483	33,483	33,483	33,995	33,995	33,995	31,085	32,540	32,540	32,540	398,105

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		Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total Activity
5850 014	Landscape - Lnds Front Yards	91,466	100,440	102,770	104,563	104,563	107,431	108,745	132,564	110,119	112,031	0	230,814	1,305,505
5850 030	Landscape - Irrigation Repairs	0	0	5,180	0	5,495	2,531	0	7,587	8,668	8,915	0	7,111	45,487
5850 080	Landscape - Tree Maintenance	0	0	1,270	0	0	0	375	9,133	205	7,392	0	0	18,375
5850 010	Landscape - Lnds Extra	20,401	3,700	25,508	0	4,561	3,150	1,786	1,357	12,507	0	95	46,517	119,581
	Total Grounds Expenses	145,350	137,623	168,211	138,046	148,102	147,107	144,901	184,636	162,584	160,879	32,635	316,982	1,887,053
	Maintenance & Repairs Expense													
5140 005	Access Control - Devices	35	580	5,902	0	4,540	5,131	5,907	(145)	327	0	680	0	22,957
5140 010	Access Control - Access Cntrl Maint.	405	150	3,580	885	1,942	256	937	527	457	2,462	3,422	202	15,225
6450 000	Lake Management - Lke Mgmt Contract	1,705	1,705	1,987	1,705	1,705	782	1,705	1,423	1,705	1,705	1,705	1,705	19,537
6450 010	Lake Management - Lke Mgmt Supplies	1,821	984	0	142	1,770	1,523	990	2,501	729	1,305	1,177	655	13,595
6450 015	Lake Management - Lke Repairs	0	0	148	0	0	0	0	0	0	0	0	0	148
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	12,144	3,822	2,635	2,307	19,892	1,530	3,713	3,104	1,452	5,585	2,691	1,763	60,637
5900 060	Maint. & Rprs - Electrical Maint.	320	0	0	240	0	530	2,250	0	488	800	0	0	4,628
5900 020	Maint. & Rprs - Gate Maint.	7,001	21,324	(21,324)	0	830	0	0	1,000	0	822	2,560	635	12,847
5900 030	Maint. & Rprs - Park/Playground Mtnc	0	0	0	0	0	465	0	0	0	155	1,610	6,220	8,450
5900 097	Maint. & Rprs - Recreation Maint.	0	0	0	0	1,285	17,882	1,510	2,869	(70)	0	0	0	23,475
5900 173	Maint. & Rprs - Clubhouse/Rec Center	0	0	0	0	0	0	0	0	0	2,674	2,426	155	5,255
5900 099	Maint. & Rprs - Streets/Drive	0	0	0	0	0	0	0	7,279	0	0	4,725	0	12,004
6610 010	Patrol Services - Patrol-Guard Shack	4,563	1,523	4,399	408	11,420	5,845	7,192	5,708	5,806	7,092	5,678	7,233	66,867
6150 010	Pest Control - Pest Cntrl-General	0	0	0	0	198	789	0	0	0	0	0	0	987
6150 020	Pest Control - Mosquito Spray	0	0	0	0	1,405	500	1,659	500	400	1,105	0	0	5,569
6650 000	Signs and Monuments -	295	0	0	0	2,368	771	0	0	0	0	0	0	3,434
6500 000	Pool - Contract	1,325	3,975	2,650	0	36,484	25,481	0	13,139	4,766	2,730	1,365	10,469	102,382
6500 010	Pool - Repairs	0	355	0	2,900	5,867	1,195	155	1,245	95	225	1,440	747	14,224
6500 020	Pool - Supplies	130	0	0	0	6,441	0	0	0	0	0	0	0	6,571
	Total Maintenance & Repairs Expense	29,744	34,417	(23)	8,586	96,147	62,680	26,017	39,149	16,154	26,659	29,478	29,785	398,795
	Utilities Expense													
5950 000	Electricity - Common Area Electric	1,826	2,991	3,154	2,504	2,960	3,068	3,430	5,452	3,151	3,734	3,147	2,822	38,240
5950 010	Electricity - Streetlights	1,764	2,048	1,883	1,255	1,082	1,085	984	1,175	1,041	1,175	1,175	1,188	15,855
6050 005	Telecomm - General Telecomm.	420	420	1,378	1,640	1,016	1,125	1,046	1,043	1,051	1,339	1,363	1,294	13,137
6075 000	Gas -	211	105	111	81	87	76	69	65	64	66	78	92	1,105
6500 030	Pool - Phone	0	0	0	0	0	0	0	0	0	990	0	0	990
6000 010	Water - Irrigation Water	32,319	3,552	12,875	12,703	12,089	2,341	23,411	60,904	42,634	36,399	1,307	26,762	267,295
	Total Utilities Expense	36,541	9,116	19,402	18,183	17,234	7,696	28,940	68,638	47,941	43,703	7,069	32,159	336,622
	Capital Expenditures													
6800 000	Capital Improvements -	0	0	0	0	0	9,320	0	0	0	0	0	0	9,320
	Total Capital Expenditures	0	0	0	0	0	9,320	0	0	0	0	0	0	9,320

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	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total Activity
TOTAL OPERATING EXPENSE	257,546	233,106	224,396	180,700	308,995	283,333	246,195	335,521	251,477	266,890	182,118	443,951	3,214,227
CURRENT YEAR NET INCOME / (LOSS)	167,108	79,379	103,272	154,069	(4,244)	41,158	89,476	(7,570)	71,092	61,943	147,438	(112,049)	791,072