

Harper's Preserve Community Association Inc.
02/28/2023

<u><i>Included Reports</i></u>	<u><i>Copies</i></u>
Comparative Balance Sheet	1
Income & Expense Statement	1
Income & Expense Spreadsheet	1

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

		Current Month	Prior Month	Variance
ASSETS				
OPERATING ACCOUNTS				
1009	Operating Account	1,673,897.35	1,568,026.37	105,870.98
	TOTAL OPERATING ACCOUNTS	1,673,897.35	1,568,026.37	105,870.98
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,715.08	183,665.76	49.32
	TOTAL RESERVES	183,715.08	183,665.76	49.32
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	330,832.30	435,195.82	(104,363.52)
1215	A/R Builder Asmts	208,590.63	390,118.13	(181,527.50)
1230	A/R Late Fee/Finance Charges	134,279.96	145,738.64	(11,458.68)
1240	A/R Closing Contributions	2,727.19	8,314.03	(5,586.84)
1250	A/R Legal Fees	38,853.59	39,685.29	(831.70)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	6,339.31	2,674.06	3,665.25
1290	A/R Miscellaneous	805.50	795.50	10.00
	TOTAL ACCOUNTS RECEIVABLE	723,254.55	1,023,347.54	(300,092.99)
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	28,639.39	32,457.97	(3,818.58)
	TOTAL PREPAID EXPENSES	28,639.39	32,457.97	(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 - Accmtd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	3,144,825.71	3,342,816.98	(197,991.27)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	25,184.68	35,354.69	(10,170.01)
2210	Accounts Payable Accrual	3,478.01	13.01	3,465.00
2215	Other Payables - Due to Mgmt Company	355.00	355.00	0.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	38,000.00	39,000.00	(1,000.00)
2300 020	Refundable Deposits - Clubhouse	750.00	50.00	700.00
2400	Prepaid Assessments	194,336.00	172,580.20	21,755.80
2550	Unearned Assessment	2,090,156.80	2,382,327.08	(292,170.28)
TOTAL ACCOUNTS PAYABLE		2,352,360.49	2,629,779.98	(277,419.49)
TO/FROM AFFILIATES				
TOTAL TO/FROM AFFILIATES		0.00	0.00	0.00
TOTAL LIABILITIES		2,352,360.49	2,629,779.98	(277,419.49)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	103.91	54.59	49.32
TOTAL RESERVES		147,323.08	147,273.76	49.32
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		183,715.08	183,665.76	49.32
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	246,487.05	167,108.15	79,378.90
TOTAL OWNERS' EQUITY		608,750.14	529,371.24	79,378.90
TOTAL LIABILITIES & EQUITY		3,144,825.71	3,342,816.98	(197,991.27)

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	February Actual	February 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)	296,249.70	400,262	(104,012.30)	2,401,575	2,105,325.30
4000 060 Assessment Income - Prorated Assessment	1,089.83	0	1,089.83	3,187.27	0	3,187.27	0	(3,187.27)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	103,303.00	0	103,303.00	0	(103,303.00)
4100 065 Other Asmt - Mowing Fee	92,394.00	123,540	(31,146.00)	184,788.00	247,080	(62,292.00)	1,482,480	1,297,692.00
4000 125 Assessment Income - Working Capital Cont	16,912.50	9,396	7,516.50	54,683.75	18,792	35,891.75	112,750	58,066.25
4300 010 Finance Charges -	7,317.53	1,667	5,650.53	11,547.08	3,334	8,213.08	20,000	8,452.92
4305 000 Late Fees -	(5,956.24)	5,000	(10,956.24)	81,611.83	10,000	71,611.83	60,000	(21,611.83)
4325 000 Access Card Income -	145.00	417	(272.00)	255.00	834	(579.00)	5,000	4,745.00
4460 010 Facilities - Social Room Rental	0.00	167	(167.00)	150.00	334	(184.00)	2,000	1,850.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	10,000	(10,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	741.25	0	741.25	1,257.55	0	1,257.55	0	(1,257.55)
4500 010 Other Income - Interest	64.38	42	22.38	105.67	84	21.67	500	394.33
TOTAL OPERATING INCOME	312,484.53	345,360	(32,875.47)	737,138.85	690,720	46,418.85	4,144,305	3,407,166.15
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	(845.61)	1,167	(2,012.61)	0.00	2,334	(2,334.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	6,815.53	1,333	5,482.53	7,577.12	2,666	4,911.12	16,000	8,422.88
5100 030 Administrative Fees - NFC Software	54.67	90	(35.33)	95.80	180	(84.20)	1,080	984.20
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	0.00	1,458	(1,458.00)	8,750	8,750.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	166	(166.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	1,039.73	0	1,039.73	1,039.73	0	1,039.73	0	(1,039.73)
5350 000 Bank Charges -	0.00	8	(8.00)	(10.00)	16	(26.00)	100	110.00
6510 080 Clubhouse - CH Cleaning	1,460.00	1,833	(373.00)	3,285.00	3,666	(381.00)	22,000	18,715.00
5300 010 Community Events - Event Coordinator	9,035.25	9,035	0.25	18,070.50	18,070	0.50	108,423	90,352.50
5300 020 Community Events - NFC Community Events	743.41	8,333	(7,589.59)	31,293.49	16,666	14,627.49	100,000	68,706.51
5750 000 Holiday Decorations -	21,768.90	1,667	20,101.90	21,768.90	3,334	18,434.90	20,000	(1,768.90)
5700 000 Insurance -	3,818.58	3,819	(0.42)	7,637.16	7,638	(0.84)	45,823	38,185.84
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	(9,037.53)	2,500	(11,537.53)	15,000	24,037.53
5600 000 Management Fees -	5,538.00	6,083	(545.00)	11,076.00	12,166	(1,090.00)	73,000	61,924.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	134	(134.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	1,000	(1,000.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	334	(334.00)	2,000	2,000.00
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	810	(810.00)	0.00	1,620	(1,620.00)	9,720	9,720.00
6510 095 Clubhouse - NFC Event Room Suppl	0.00	861	(861.00)	0.00	1,722	(1,722.00)	10,335	10,335.00
5275 010 Professional Fees - Prof Legal	999.80	4,167	(3,167.20)	1,269.02	8,334	(7,064.98)	50,000	48,730.98
5275 005 Professional Fees - Prof Consultants	521.46	3,333	(2,811.54)	2,795.31	6,666	(3,870.69)	40,000	37,204.69
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	5,000	(5,000.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	250	(250.00)	1,500	1,500.00
5800 000 Website - Website Contract	1,000.00	0	1,000.00	1,000.00	0	1,000.00	0	(1,000.00)
Total Administrative Expenses	51,949.72	47,960	3,989.72	97,860.50	95,920	1,940.50	575,531	477,670.50

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	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Grounds Expenses								
5850 000 Landscape - Lnds Contract	33,483.00	34,167	(684.00)	66,966.00	68,334	(1,368.00)	410,000	343,034.00
5850 014 Landscape - Lnds Front Yards	100,439.75	84,441	15,998.75	191,905.75	168,882	23,023.75	1,013,292	821,386.25
5850 030 Landscape - Irrigation Repairs	0.00	5,000	(5,000.00)	0.00	10,000	(10,000.00)	60,000	60,000.00
5850 080 Landscape - Tree Maintenance	0.00	3,333	(3,333.00)	0.00	6,666	(6,666.00)	40,000	40,000.00
5850 010 Landscape - Lnds Extra	3,700.00	8,333	(4,633.00)	24,101.00	16,666	7,435.00	100,000	75,899.00
Total Grounds Expenses	137,622.75	135,274	2,348.75	282,972.75	270,548	12,424.75	1,623,292	1,340,319.25
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	580.00	833	(253.00)	614.95	1,666	(1,051.05)	10,000	9,385.05
5140 010 Access Control - Access Cntrl Maint.	150.00	667	(517.00)	554.95	1,334	(779.05)	8,000	7,445.05
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	3,410.00	9,166	(5,756.00)	55,000	51,590.00
6450 010 Lake Management - Lke Mgmt Supplies	983.64	1,167	(183.36)	2,804.99	2,334	470.99	14,000	11,195.01
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	0.00	184	(184.00)	1,100	1,100.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	3,821.50	5,833	(2,011.50)	15,965.70	11,666	4,299.70	70,000	54,034.30
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	320.00	5,000	(4,680.00)	30,000	29,680.00
5900 020 Maint. & Rprs - Gate Maint.	21,323.78	2,500	18,823.78	28,324.74	5,000	23,324.74	30,000	1,675.26
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	0.00	5,834	(5,834.00)	35,000	35,000.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,917	(2,917.00)	0.00	5,834	(5,834.00)	35,000	35,000.00
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	628	(628.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	0.00	12,500	(12,500.00)	75,000	75,000.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	728	(728.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	1,522.78	10,833	(9,310.22)	6,085.71	21,666	(15,580.29)	130,000	123,914.29
6150 020 Pest Control - Mosquito Spray	0.00	667	(667.00)	0.00	1,334	(1,334.00)	8,000	8,000.00
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	295.00	3,334	(3,039.00)	20,000	19,705.00
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	4,166	(4,166.00)	25,000	25,000.00
6500 000 Pool - Contract	3,975.00	8,833	(4,858.00)	5,300.00	17,666	(12,366.00)	106,000	100,700.00
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	6,666	(6,666.00)	40,000	40,000.00
6500 010 Pool - Repairs	355.21	3,333	(2,977.79)	355.21	6,666	(6,310.79)	40,000	39,644.79
6500 020 Pool - Supplies	0.00	833	(833.00)	130.00	1,666	(1,536.00)	10,000	9,870.00
Total Maintenance & Repairs Expense	34,416.91	62,519	(28,102.09)	64,161.25	125,038	(60,876.75)	750,232	686,070.75
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,990.57	3,333	(342.43)	4,816.81	6,666	(1,849.19)	40,000	35,183.19
5950 010 Electricity - Streetlights	2,047.78	1,333	714.78	3,811.94	2,666	1,145.94	16,000	12,188.06
6050 005 Telecomm - General Telecomm.	420.48	0	420.48	840.96	0	840.96	0	(840.96)
6075 000 Gas -	105.35	100	5.35	316.57	200	116.57	1,200	883.43
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	2,000	(2,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	3,552.07	11,250	(7,697.93)	35,871.02	22,500	13,371.02	135,000	99,128.98
Total Utilities Expense	9,116.25	17,016	(7,899.75)	45,657.30	34,032	11,625.30	204,200	158,542.70
Capital Expenditures								
6800 000 Capital Improvements -	0.00	82,588	(82,588.00)	0.00	165,176	(165,176.00)	991,051	991,051.00

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	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Capital Expenditures	0.00	82,588	(82,588.00)	0.00	165,176	(165,176.00)	991,051	991,051.00
TOTAL OPERATING EXPENSE	233,105.63	345,357	(112,251.37)	490,651.80	690,714	(200,062.20)	4,144,306	3,653,654.20
CURRENT YEAR NET INCOME / (LOSS)	79,378.90	3	79,375.90	246,487.05	6	246,481.05	(1)	(246,488.05)

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	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 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	111,981	111,981	147,817	148,432	1,416,062
4000 060 Assessment Income - Prorated Assessment	3,078	62,257	1,905	1,494	1,217	4,685	4,881	1,750	3,853	1,437	2,097	1,090	89,744
4000 015 Assessment Income - Builders	68,795	68,795	68,795	68,855	68,795	68,795	68,795	68,795	68,795	68,795	51,959	51,344	791,309
4100 065 Other Asmt - Mowing Fee	70,122	72,500	72,500	72,500	76,386	78,300	76,386	83,288	83,984	83,984	92,394	92,394	954,738
4000 125 Assessment Income - Working Capital Cont	19,168	18,041	16,349	18,040	11,839	27,060	45,664	3,946	21,986	19,168	37,771	16,913	255,944
4300 010 Finance Charges -	4,777	2,111	(3,722)	2,098	3,164	2,745	(2,264)	2,255	(1,771)	1,288	4,230	7,318	22,229
4305 000 Late Fees -	(260)	13,375	(2,189)	(3,320)	15,135	(34)	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	110,182
4325 000 Access Card Income -	405	105	870	765	410	105	155	200	40	105	110	145	3,415
4400 000 Capitalization Fees -	0	0	0	0	0	0	(18,040)	18,040	0	0	0	0	0
4460 010 Facilities - Social Room Rental	700	(300)	0	0	0	300	300	0	42	600	150	0	1,792
4500 110 Other Income - NFC Event/Misc. Inc	0	0	0	0	0	0	0	0	0	1,644	516	741	2,901
4500 010 Other Income - Interest	65	60	45	37	31	22	16	11	5	8	41	64	406
TOTAL OPERATING INCOME	278,830	348,926	266,534	272,450	288,958	293,959	283,227	306,281	284,446	287,973	424,654	312,485	3,648,722
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	0	0	0	0	0	0	0	0	0	846	(846)	0
5100 010 Administrative Fees - Admin Other	1,146	565	2,765	2,067	3,966	1,976	2,171	1,828	3,984	2,227	762	6,816	30,273
5100 030 Administrative Fees - NFC Software	0	0	0	0	0	0	0	37	37	37	41	55	208
5150 000 ARC Review - ARC Review Expense	0	1,450	0	1,000	0	0	0	0	0	0	0	0	2,450
5250 000 Audit/Tax Preparation -	0	0	900	0	0	0	0	0	0	0	0	0	900
5200 000 Bad Debt - Bad Debt	0	0	0	0	0	0	0	0	15,749	(5,214)	0	1,040	11,575
5350 000 Bank Charges -	0	0	0	0	0	0	20	(20)	0	10	(10)	0	0
6510 080 Clubhouse - CH Cleaning	1,300	1,451	1,370	1,467	1,300	181	1,095	1,460	495	1,460	1,825	1,460	14,864
5300 000 Community Events -	0	5,246	37,937	18,653	12,535	12,906	12,694	0	(1,478)	0	0	0	98,493
5300 010 Community Events - Event Coordinator	0	0	0	0	0	0	0	0	0	0	9,035	9,035	18,071
5300 020 Community Events - NFC Community Events	0	0	0	0	0	0	0	26,101	15,424	20,315	30,550	743	93,133
5750 000 Holiday Decorations -	0	0	0	0	0	11,782	0	0	0	0	0	21,769	33,551
5700 000 Insurance -	3,292	3,292	3,292	3,292	3,292	3,292	3,292	1,646	5,728	3,819	3,819	3,819	41,875
5650 020 Legal Fees - Legal Collections	(1,777)	0	0	0	6,531	(3,669)	0	(2,862)	0	7,014	(9,038)	0	(3,801)
5600 000 Management Fees -	5,361	5,361	5,541	5,541	5,541	5,541	5,538	5,538	5,538	5,538	5,538	5,538	66,113
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	0	167	142	24	0	0	0	0	333
5400 010 Office Supplies - Postage	213	0	66	19	0	0	191	226	8	0	0	0	723
5400 070 Office Supplies - NFC Office Supplies	0	0	0	0	0	0	0	0	191	662	0	0	853
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	0	0	540	38	0	0	578
6510 095 Clubhouse - NFC Event Room Suppl	0	0	0	0	0	0	0	185	0	116	0	0	301
5275 010 Professional Fees - Prof Legal	1,701	1,954	9,763	10,453	2,851	4,161	1,575	492	747	1,501	269	1,000	36,469
5275 005 Professional Fees - Prof Consultants	1,134	5,362	3,924	11,197	249	3,352	1,298	2,249	0	500	2,274	521	32,061
5550 000 Taxes - Property Taxes	0	0	0	0	0	0	0	0	0	542	0	0	542
5800 000 Website - Website Contract	0	0	0	0	0	0	0	0	0	5,000	0	1,000	6,000
6700 020 Miscellaneous Expense - Interest Expense	0	3,781	744	0	809	0	0	0	0	0	0	0	5,334
Total Administrative Expenses	12,370	28,462	66,302	53,688	37,074	39,689	28,016	36,906	46,964	43,566	45,911	51,950	490,899

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	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total Activity
	Grounds Expenses												
5850 000	Landscape - Lnds Contract	32,233	33,995	42,398	32,728	32,728	32,728	32,233	62,177	33,993	33,483	33,483	434,907
5850 014	Landscape - Lnds Front Yards	72,588	75,400	79,064	101,854	80,428	82,720	86,187	91,520	92,846	91,466	100,440	1,047,055
5850 030	Landscape - Irrigation Repairs	3,654	181	14,607	6,623	6,051	6,306	3,939	35,249	2,530	6,614	0	85,754
5850 080	Landscape - Tree Maintenance	0	0	0	30,291	0	0	1,246	0	0	0	0	31,536
5850 010	Landscape - Lnds Extra	0	0	5,657	4,399	11,443	20,077	10,171	18,140	0	4,680	3,700	98,667
	Total Grounds Expenses	108,475	109,576	141,726	175,895	130,650	141,830	133,025	178,387	157,249	138,133	145,350	1,697,919
	Maintenance & Repairs Expense												
5140 005	Access Control - Devices	0	1,100	1,605	728	1,300	445	1,899	70	0	6,986	35	14,748
5140 010	Access Control - Access Cntrl Maint.	0	1,182	150	1,780	150	185	150	2,334	0	35	405	6,520
6450 000	Lake Management - Lke Mgmt Contract	2,077	1,650	2,122	2,552	1,650	2,997	3,293	2,512	2,573	1,650	1,705	26,485
6450 010	Lake Management - Lke Mgmt Supplies	489	783	239	0	956	0	0	1,084	996	1,168	1,821	8,520
6450 020	Lake Management - Lke Mgmt Chem/Svc	0	0	0	437	(437)	0	0	0	0	0	0	0
6450 015	Lake Management - Lke Repairs	0	0	295	0	0	0	0	0	0	0	0	295
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	18,823	8,104	2,254	2,480	6,845	2,785	3,910	2,330	3,366	890	12,144	67,753
5900 060	Maint. & Rprs - Electrical Maint.	375	1,250	12,804	0	0	0	0	0	0	320	0	14,749
5900 020	Maint. & Rprs - Gate Maint.	150	700	0	285	1,420	0	220	720	4,030	685	7,001	36,535
5900 030	Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	610	0	0	0	0	0	610
5900 097	Maint. & Rprs - Recreation Maint.	1,740	12,975	1,020	250	6,525	825	743	0	0	720	0	24,798
5900 099	Maint. & Rprs - Streets/Drive	0	1,928	0	0	1,372	11,508	0	0	0	155	0	14,963
6550 025	Janitorial Services - NFC Janitorial Suppl	0	0	0	0	0	0	0	0	0	6	0	6
6610 010	Patrol Services - Patrol-Guard Shack	7,669	3,811	3,379	3,752	2,449	7,488	12,550	5,020	5,338	5,153	4,563	62,695
6150 000	Pest Control - Pest Cntrl -Contract	0	268	0	0	0	250	0	668	0	668	0	1,853
6150 020	Pest Control - Mosquito Spray	250	300	441	802	441	0	441	0	250	0	0	2,926
6650 000	Signs and Monuments -	0	10,821	0	0	0	0	836	0	0	16,427	295	28,380
6500 000	Pool - Contract	2,650	2,650	12,934	21,500	41,100	0	6,650	5,300	2,650	2,650	1,325	103,384
6500 065	Pool - Furniture	0	0	0	0	0	0	840	0	0	0	0	840
6500 010	Pool - Repairs	0	179	0	0	675	0	0	0	0	1,161	0	2,370
6500 020	Pool - Supplies	0	(834)	0	0	0	507	0	0	0	0	130	(197)
	Total Maintenance & Repairs Expense	34,223	46,868	37,243	34,566	64,446	27,600	31,532	20,037	19,202	38,354	29,744	418,233
	Utilities Expense												
5950 000	Electricity - Common Area Electric	3,226	3,351	2,724	3,399	2,814	4,165	3,610	3,158	5,213	3,428	1,826	39,904
5950 010	Electricity - Streetlights	1,090	1,113	1,115	1,161	1,161	1,161	1,065	1,029	0	1,220	1,764	13,928
6050 005	Telecomm - General Telecomm.	832	849	857	863	868	421	3,379	0	973	424	420	10,309
6075 000	Gas -	127	78	68	64	87	97	57	107	96	232	211	1,330
6500 030	Pool - Phone	0	0	0	155	0	0	0	990	0	0	0	1,145
6000 010	Water - Irrigation Water	3,812	6,000	7,685	14,394	26,510	32,961	35,769	24,573	292	24,985	32,319	212,851
	Total Utilities Expense	9,089	11,392	12,449	20,035	31,440	38,806	43,880	29,856	6,573	30,289	36,541	279,466
	Capital Expenditures												

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

		Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total Activity
6800 000	Capital Improvements -	57,511	25,532	13,204	90,690	8,282	0	26,681	0	0	0	0	0	221,900
	Total Capital Expenditures	57,511	25,532	13,204	90,690	8,282	0	26,681	0	0	0	0	0	221,900
	TOTAL OPERATING EXPENSE	221,667	221,831	270,926	374,874	271,893	247,925	263,135	265,186	229,988	250,342	257,546	233,106	3,108,418
	CURRENT YEAR NET INCOME / (LOSS)	57,163	127,095	(4,392)	(102,424)	17,065	46,034	20,092	41,095	54,458	37,631	167,108	79,379	540,304