

Harper's Preserve Community Association Inc.
07/31/2023

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	202,954.00	259,069.91	(56,115.91)
1013	Operating-ICS	1,220,409.49	1,221,511.48	(1,101.99)
1030	Petty Cash - CIT Bank	1,673.72	1,566.29	107.43
	TOTAL OPERATING ACCOUNTS	1,425,037.21	1,482,147.68	(57,110.47)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,984.80	183,930.12	54.68
	TOTAL RESERVES	183,984.80	183,930.12	54.68
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	253,548.93	187,887.61	65,661.32
1215	A/R Builder Asmts	1,696.29	29,883.79	(28,187.50)
1230	A/R Late Fee/Finance Charges	101,238.08	88,100.23	13,137.85
1240	A/R Closing Contributions	4,576.14	4,023.83	552.31
1250	A/R Legal Fees	43,377.42	43,664.56	(287.14)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	10,033.29	4,087.04	5,946.25
1290	A/R Miscellaneous	815.50	755.50	60.00
	TOTAL ACCOUNTS RECEIVABLE	416,111.72	359,228.63	56,883.09
A/R OTHER				
1300 000	A/R Other -	5,140.00	4,140.00	1,000.00
	TOTAL A/R OTHER	5,140.00	4,140.00	1,000.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Prepaid Insurance	9,546.49	13,365.07	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	0.00	9,487.01	(9,487.01)
	TOTAL PREPAID EXPENSES	9,546.49	22,852.08	(13,305.59)
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	2,570,999.56	2,583,477.85	(12,478.29)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2210	Accounts Payable Accrual	2,543.01	223.01	2,320.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	36,000.00	32,000.00	4,000.00
2300 020	Refundable Deposits - Clubhouse	900.00	750.00	150.00
2400	Prepaid Assessments	152,877.20	264,811.95	(111,934.75)
2550	Unearned Assessment	1,202,113.40	1,198,657.68	3,455.72
	TOTAL ACCOUNTS PAYABLE	1,394,533.61	1,496,542.64	(102,009.03)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	1,394,533.61	1,496,542.64	(102,009.03)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	373.63	318.95	54.68
	TOTAL RESERVES	147,592.80	147,538.12	54.68
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	183,984.80	183,930.12	54.68
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	630,218.06	540,742.00	89,476.06
	TOTAL OWNERS' EQUITY	992,481.15	903,005.09	89,476.06
	TOTAL LIABILITIES & EQUITY	2,570,999.56	2,583,477.85	(12,478.29)

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	July Actual	July 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)	1,038,411.35	1,400,917	(362,505.65)	2,401,575	1,363,163.65
4000 060 Assessment Income - Prorated Assessment	1,165.74	0	1,165.74	16,067.46	0	16,067.46	0	(16,067.46)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	360,022.75	0	360,022.75	0	(360,022.75)
4100 065 Other Asmt - Mowing Fee	101,616.00	123,540	(21,924.00)	667,812.00	864,780	(196,968.00)	1,482,480	814,668.00
4000 125 Assessment Income - Working Capital Cont	13,530.00	9,396	4,134.00	160,156.25	65,772	94,384.25	112,750	(47,406.25)
4300 010 Finance Charges -	3,660.14	1,667	1,993.14	23,088.23	11,669	11,419.23	20,000	(3,088.23)
4305 000 Late Fees -	13,759.09	5,000	8,759.09	85,828.17	35,000	50,828.17	60,000	(25,828.17)
4325 000 Access Card Income -	660.00	417	243.00	5,520.00	2,919	2,601.00	5,000	(520.00)
4460 010 Facilities - Social Room Rental	200.00	167	33.00	1,250.00	1,169	81.00	2,000	750.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	35,000	(35,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	461.41	0	461.41	2,898.73	0	2,898.73	0	(2,898.73)
4500 010 Other Income - Interest	842.67	42	800.67	3,433.97	294	3,139.97	500	(2,933.97)
TOTAL OPERATING INCOME	335,671.33	345,360	(9,688.67)	2,364,488.91	2,417,520	(53,031.09)	4,144,305	1,779,816.09
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	(30.00)	1,167	(1,197.00)	(30.00)	8,169	(8,199.00)	14,000	14,030.00
5100 010 Administrative Fees - Admin Other	(1,673.18)	1,333	(3,006.18)	20,224.18	9,331	10,893.18	16,000	(4,224.18)
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	314.99	630	(315.01)	1,080	765.01
5150 000 ARC Review - ARC Review Expense	1,300.00	729	571.00	4,300.00	5,103	(803.00)	8,750	4,450.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	581	(581.00)	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	56	(56.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	1,825.00	1,833	(8.00)	11,380.00	12,831	(1,451.00)	22,000	10,620.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	65,505.55	63,245	2,260.55	108,423	42,917.45
5300 020 Community Events - NFC Community Events	16,467.09	8,333	8,134.09	80,411.83	58,331	22,080.83	100,000	19,588.17
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	10,884.45	11,669	(784.55)	20,000	9,115.55
5700 000 Insurance -	3,818.58	3,819	(0.42)	26,730.06	26,733	(2.94)	45,823	19,092.94
5650 020 Legal Fees - Legal Collections	4,276.08	1,250	3,026.08	(3,680.07)	8,750	(12,430.07)	15,000	18,680.07
5600 000 Management Fees -	5,530.20	6,083	(552.80)	38,766.00	42,581	(3,815.00)	73,000	34,234.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	469	(469.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	3,500	(3,500.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	(1,114.58)	167	(1,281.58)	0.00	1,169	(1,169.00)	2,000	2,000.00
5400 070 Office Supplies - NFC Office Supplies	0.00	0	0.00	64.02	0	64.02	0	(64.02)
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	810	(810.00)	0.00	5,670	(5,670.00)	9,720	9,720.00
6510 095 Clubhouse - NFC Event Room Suppl	95.20	861	(765.80)	345.48	6,027	(5,681.52)	10,335	9,989.52
5275 010 Professional Fees - Prof Legal	5,741.22	4,167	1,574.22	15,756.44	29,169	(13,412.56)	50,000	34,243.56
5275 005 Professional Fees - Prof Consultants	73.40	3,333	(3,259.60)	20,403.91	23,331	(2,927.09)	40,000	19,596.09
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	17,500	(17,500.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	875	(875.00)	1,500	1,500.00
5800 000 Website - Website Contract	500.00	0	500.00	8,500.00	0	8,500.00	0	(8,500.00)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
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	July Actual	July Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Administrative Expenses	46,337.15	47,960	(1,622.85)	300,932.24	335,720	(34,787.76)	575,531	274,598.76
Grounds Expenses								
5850 000 Landscape - Lnds Contract	33,995.00	34,167	(172.00)	235,405.00	239,169	(3,764.00)	410,000	174,595.00
5850 014 Landscape - Lnds Front Yards	108,745.00	84,441	24,304.00	719,976.25	591,087	128,889.25	1,013,292	293,315.75
5850 030 Landscape - Irrigation Repairs	0.00	5,000	(5,000.00)	13,206.20	35,000	(21,793.80)	60,000	46,793.80
5850 080 Landscape - Tree Maintenance	375.00	3,333	(2,958.00)	1,645.00	23,331	(21,686.00)	40,000	38,355.00
5850 010 Landscape - Lnds Extra	1,785.60	8,333	(6,547.40)	59,105.65	58,331	774.65	100,000	40,894.35
Total Grounds Expenses	144,900.60	135,274	9,626.60	1,029,338.10	946,918	82,420.10	1,623,292	593,953.90
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	5,907.00	833	5,074.00	22,094.95	5,831	16,263.95	10,000	(12,094.95)
5140 010 Access Control - Access Cntrl Maint.	936.90	667	269.90	8,155.05	4,669	3,486.05	8,000	(155.05)
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	11,294.20	32,081	(20,786.80)	55,000	43,705.80
6450 010 Lake Management - Lke Mgmt Supplies	989.79	1,167	(177.21)	7,228.83	8,169	(940.17)	14,000	6,771.17
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	644	(495.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	3,712.60	5,833	(2,120.40)	46,042.50	40,831	5,211.50	70,000	23,957.50
5900 060 Maint. & Rprs - Electrical Maint.	2,250.00	2,500	(250.00)	3,340.00	17,500	(14,160.00)	30,000	26,660.00
5900 020 Maint. & Rprs - Gate Maint.	0.00	2,500	(2,500.00)	7,830.96	17,500	(9,669.04)	30,000	22,169.04
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	465.00	20,419	(19,954.00)	35,000	34,535.00
5900 097 Maint. & Rprs - Recreation Maint.	1,510.00	2,917	(1,407.00)	20,676.68	20,419	257.68	35,000	14,323.32
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	2,198	(2,198.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	0.00	43,750	(43,750.00)	75,000	75,000.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	2,548	(2,548.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	7,191.73	10,833	(3,641.27)	35,349.74	75,831	(40,481.26)	130,000	94,650.26
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	1,659.14	667	992.14	3,564.24	4,669	(1,104.76)	8,000	4,435.76
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	3,434.32	11,669	(8,234.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	14,581	(14,581.00)	25,000	25,000.00
6500 000 Pool - Contract	0.00	8,833	(8,833.00)	69,914.50	61,831	8,083.50	106,000	36,085.50
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	23,331	(23,331.00)	40,000	40,000.00
6500 010 Pool - Repairs	155.00	3,333	(3,178.00)	10,471.94	23,331	(12,859.06)	40,000	29,528.06
6500 020 Pool - Supplies	0.00	833	(833.00)	6,570.94	5,831	739.94	10,000	3,429.06
Total Maintenance & Repairs Expense	26,017.16	62,519	(36,501.84)	257,568.93	437,633	(180,064.07)	750,232	492,663.07
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,430.40	3,333	97.40	19,933.79	23,331	(3,397.21)	40,000	20,066.21
5950 010 Electricity - Streetlights	984.08	1,333	(348.92)	10,101.31	9,331	770.31	16,000	5,898.69
6050 005 Telecomm - General Telecomm.	1,046.19	0	1,046.19	7,046.05	0	7,046.05	0	(7,046.05)
6075 000 Gas -	69.06	100	(30.94)	739.90	700	39.90	1,200	460.10
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	7,000	(7,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	23,410.63	11,250	12,160.63	99,290.53	78,750	20,540.53	135,000	35,709.47
Total Utilities Expense	28,940.36	17,016	11,924.36	137,111.58	119,112	17,999.58	204,200	67,088.42

c/o LEAD Association Mgmt
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	July Actual	July 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	578,116	(568,796.00)	991,051	981,731.00
Total Capital Expenditures	0.00	82,588	(82,588.00)	9,320.00	578,116	(568,796.00)	991,051	981,731.00
TOTAL OPERATING EXPENSE	246,195.27	345,357	(99,161.73)	1,734,270.85	2,417,499	(683,228.15)	4,144,306	2,410,035.15
CURRENT YEAR NET INCOME / (LOSS)	89,476.06	3	89,473.06	630,218.06	21	630,197.06	(1)	(630,219.06)

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	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	111,981	111,981	111,981	111,981	111,981	147,817	148,432	148,432	148,432	148,432	148,432	148,432	1,598,318
4000 060 Assessment Income - Prorated Assessment	4,685	4,881	1,750	3,853	1,437	2,097	1,090	3,992	2,080	2,734	2,909	1,166	32,673
4000 015 Assessment Income - Builders	68,795	68,795	68,795	68,795	68,795	51,959	51,344	51,344	51,344	51,344	51,344	51,344	703,996
4100 065 Other Asmt - Mowing Fee	78,300	76,386	83,288	83,984	83,984	92,394	92,394	92,394	96,338	96,338	96,338	101,616	1,073,754
4000 125 Assessment Income - Working Capital Cont	27,060	45,664	3,946	21,986	19,168	37,771	16,913	24,805	22,550	19,219	25,369	13,530	277,980
4300 010 Finance Charges -	2,745	(2,264)	2,255	(1,771)	1,288	4,230	7,318	6,543	(768)	168	1,938	3,660	25,342
4305 000 Late Fees -	(34)	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	91,658
4325 000 Access Card Income -	105	155	200	40	105	110	145	1,050	825	725	2,005	660	6,125
4400 000 Capitalization Fees -	0	(18,040)	18,040	0	0	0	0	0	0	0	0	0	0
4460 010 Facilities - Social Room Rental	300	300	0	42	600	150	0	1,000	0	0	(100)	200	2,492
4500 110 Other Income - NFC Event/Misc. Inc	0	0	0	0	1,644	516	741	144	135	144	758	461	4,542
4500 010 Other Income - Interest	22	16	11	5	8	41	64	70	629	945	841	843	3,496
TOTAL OPERATING INCOME	293,959	283,227	306,281	284,446	287,973	424,654	312,485	327,668	334,769	304,751	324,491	335,671	3,820,375
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	0	0	0	0	846	(846)	0	0	0	0	(30)	(30)
5100 010 Administrative Fees - Admin Other	1,976	2,171	1,828	3,984	2,227	762	6,816	2,323	0	9,373	2,624	(1,673)	32,411
5100 030 Administrative Fees - NFC Software	0	0	37	37	37	41	55	55	41	41	41	41	427
5150 000 ARC Review - ARC Review Expense	0	0	0	0	0	0	0	0	0	0	3,000	1,300	4,300
5200 000 Bad Debt - Bad Debt	0	0	0	15,749	(5,214)	0	1,040	0	0	16	0	0	11,590
5350 000 Bank Charges -	0	20	(20)	0	10	(10)	0	0	0	0	10	0	10
6510 080 Clubhouse - CH Cleaning	181	1,095	1,460	495	1,460	1,825	1,460	1,460	1,890	1,460	1,460	1,825	16,071
5300 000 Community Events -	12,906	12,694	0	(1,478)	0	0	0	0	0	0	0	0	24,123
5300 010 Community Events - Event Coordinator	0	0	0	0	0	9,035	9,035	9,487	9,487	9,487	9,487	9,487	65,506
5300 020 Community Events - NFC Community Events	0	0	26,101	15,424	20,315	30,550	743	11,106	3,690	1,089	16,767	16,467	142,251
5750 000 Holiday Decorations -	11,782	0	0	0	0	0	21,769	0	(10,884)	0	0	0	22,667
5700 000 Insurance -	3,292	3,292	1,646	5,728	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	44,507
5650 020 Legal Fees - Legal Collections	(3,669)	0	(2,862)	0	7,014	(9,038)	0	0	(2,140)	2,140	1,081	4,276	(3,197)
5600 000 Management Fees -	5,541	5,538	5,538	5,538	5,538	5,538	5,538	5,538	5,541	5,541	5,541	5,530	66,459
5400 060 Office Supplies - Misc Office Supplies	167	142	24	0	0	0	0	0	0	0	0	0	333
5400 010 Office Supplies - Postage	0	191	226	8	0	0	0	0	0	0	1,115	(1,115)	425
5400 070 Office Supplies - NFC Office Supplies	0	0	0	191	662	0	0	0	49	15	0	0	917
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	540	38	0	0	0	0	0	0	0	578
6510 095 Clubhouse - NFC Event Room Suppl	0	0	185	0	116	0	0	0	0	103	147	95	646
5275 010 Professional Fees - Prof Legal	4,161	1,575	492	747	1,501	269	1,000	576	0	6,255	1,915	5,741	24,234
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	0	203	(203)	0	0	0	0
5275 005 Professional Fees - Prof Consultants	3,352	1,298	2,249	0	500	2,274	521	2,239	3,596	7,675	4,025	73	27,804
5550 000 Taxes - Property Taxes	0	0	0	0	542	0	0	0	0	0	0	0	542
5800 000 Website - Website Contract	0	0	0	0	5,000	0	1,000	0	1,000	500	5,500	500	13,500
Total Administrative Expenses	39,689	28,016	36,906	46,964	43,566	45,911	51,950	36,806	15,885	47,513	56,531	46,337	496,073

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	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total Activity
	Grounds Expenses												
5850 000	Landscape - Lnds Contract	32,728	32,728	32,233	62,177	33,993	33,483	33,483	33,483	33,483	33,995	33,995	429,264
5850 014	Landscape - Lnds Front Yards	82,720	86,187	91,520	92,542	92,846	91,466	100,440	102,770	104,563	104,563	107,431	1,165,792
5850 030	Landscape - Irrigation Repairs	6,306	3,939	35,249	2,530	6,614	0	5,180	0	5,495	2,531	0	67,844
5850 080	Landscape - Tree Maintenance	0	0	1,246	0	0	0	1,270	0	0	0	375	2,891
5850 010	Landscape - Lnds Extra	20,077	10,171	18,140	0	4,680	20,401	3,700	25,508	0	4,561	3,150	112,173
	Total Grounds Expenses	141,830	133,025	178,387	157,249	138,133	145,350	137,623	168,211	138,046	148,102	147,107	1,777,963
	Maintenance & Repairs Expense												
5140 005	Access Control - Devices	445	1,899	70	0	6,986	35	580	5,902	0	4,540	5,907	31,495
5140 010	Access Control - Access Cntrl Maint.	185	150	2,334	0	35	405	150	3,580	885	1,942	256	10,858
6450 000	Lake Management - Lke Mgmt Contract	2,997	3,293	2,512	2,573	1,650	1,705	1,705	1,987	1,705	1,705	782	24,318
6450 010	Lake Management - Lke Mgmt Supplies	0	0	1,084	996	1,168	1,821	984	0	142	1,770	1,523	10,477
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	2,785	3,910	2,330	3,366	890	12,144	3,822	2,635	2,307	19,892	1,530	59,324
5900 060	Maint. & Rprs - Electrical Maint.	0	0	0	0	0	320	0	0	240	0	530	3,340
5900 020	Maint. & Rprs - Gate Maint.	0	220	720	4,030	685	7,001	21,324	(21,324)	0	830	0	13,486
5900 030	Maint. & Rprs - Park/Playground Mtnc	610	0	0	0	0	0	0	0	0	465	0	1,075
5900 097	Maint. & Rprs - Recreation Maint.	825	743	0	0	720	0	0	0	1,285	17,882	1,510	22,965
5900 099	Maint. & Rprs - Streets/Drive	11,508	0	0	0	155	0	0	0	0	0	0	11,663
6550 025	Janitorial Services - NFC Janitorial Suppl	0	0	0	0	6	0	0	0	0	0	0	6
6610 010	Patrol Services - Patrol-Guard Shack	7,488	12,550	5,020	5,338	5,153	4,563	1,523	4,399	408	11,420	5,845	70,899
6150 000	Pest Control - Pest Cntrl -Contract	250	0	668	0	668	0	0	0	0	0	0	1,586
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	0	441	0	250	0	0	0	0	1,405	500	1,659	4,256
6650 000	Signs and Monuments -	0	836	0	0	16,427	295	0	0	2,368	771	0	20,698
6500 000	Pool - Contract	0	6,650	5,300	2,650	2,650	1,325	3,975	2,650	0	36,484	25,481	87,165
6500 065	Pool - Furniture	0	840	0	0	0	0	0	0	0	0	0	840
6500 010	Pool - Repairs	0	0	0	0	1,161	0	355	0	2,900	5,867	1,195	11,633
6500 020	Pool - Supplies	507	0	0	0	0	130	0	0	6,441	0	0	7,078
	Total Maintenance & Repairs Expense	27,600	31,532	20,037	19,202	38,354	29,744	34,417	(23)	8,586	96,147	62,680	394,294
	Utilities Expense												
5950 000	Electricity - Common Area Electric	4,165	3,610	3,158	5,213	3,428	1,826	2,991	3,154	2,504	2,960	3,068	39,507
5950 010	Electricity - Streetlights	1,161	1,065	1,029	0	1,220	1,764	2,048	1,883	1,255	1,082	984	14,576
6050 005	Telecomm - General Telecomm.	421	3,379	0	973	424	420	420	1,378	1,640	1,016	1,046	12,244
6075 000	Gas -	97	57	107	96	232	211	105	111	87	76	69	1,329
6500 030	Pool - Phone	0	0	990	0	0	0	0	0	0	0	0	990
6000 010	Water - Irrigation Water	32,961	35,769	24,573	292	24,985	32,319	3,552	12,875	12,703	12,089	2,341	217,869
	Total Utilities Expense	38,806	43,880	29,856	6,573	30,289	36,541	9,116	19,402	18,183	17,234	7,696	286,516
	Capital Expenditures												

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		Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Total Activity
6800 000	Capital Improvements -	0	26,681	0	0	0	0	0	0	0	0	9,320	0	36,001
	Total Capital Expenditures	0	26,681	0	0	0	0	0	0	0	0	9,320	0	36,001
	TOTAL OPERATING EXPENSE	247,925	263,135	265,186	229,988	250,342	257,546	233,106	224,396	180,700	308,995	283,333	246,195	2,990,846
	CURRENT YEAR NET INCOME / (LOSS)	46,034	20,092	41,095	54,458	37,631	167,108	79,379	103,272	154,069	(4,244)	41,158	89,476	829,528