

Harper's Preserve Community Association Inc.
06/30/2023

<u><i>Included Reports</i></u>	<u><i>Copies</i></u>
Comparative Balance Sheet	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	259,069.91	136,845.82	122,224.09
1013	Operating-ICS	1,221,511.48	1,466,679.15	(245,167.67)
1030	Petty Cash - CIT Bank	1,566.29	2,415.17	(848.88)
	TOTAL OPERATING ACCOUNTS	1,482,147.68	1,605,940.14	(123,792.46)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,930.12	183,877.22	52.90
	TOTAL RESERVES	183,930.12	183,877.22	52.90
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	187,887.61	237,069.44	(49,181.83)
1215	A/R Builder Asmts	29,883.79	42,286.29	(12,402.50)
1230	A/R Late Fee/Finance Charges	88,100.23	98,750.34	(10,650.11)
1240	A/R Closing Contributions	4,023.83	2,215.19	1,808.64
1250	A/R Legal Fees	43,664.56	43,297.07	367.49
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,087.04	4,942.53	(855.49)
1290	A/R Miscellaneous	755.50	795.50	(40.00)
	TOTAL ACCOUNTS RECEIVABLE	359,228.63	430,182.43	(70,953.80)
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	13,365.07	17,183.65	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	9,487.01	0.00	9,487.01
	TOTAL PREPAID EXPENSES	22,852.08	17,183.65	5,668.43
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 - Accmld Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	2,583,477.85	2,772,502.78	(189,024.93)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	0.00	198.00	(198.00)
2210	Accounts Payable Accrual	223.01	4,656.59	(4,433.58)
2215	Other Payables - Due to Mgmt Company	0.00	405.00	(405.00)
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	32,000.00	31,000.00	1,000.00
2300 020	Refundable Deposits - Clubhouse	750.00	600.00	150.00
2400	Prepaid Assessments	264,811.95	195,047.08	69,764.87
2550	Unearned Assessment	1,198,657.68	1,494,771.96	(296,114.28)
	TOTAL ACCOUNTS PAYABLE	1,496,542.64	1,726,778.63	(230,235.99)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	1,496,542.64	1,726,778.63	(230,235.99)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	318.95	266.05	52.90
	TOTAL RESERVES	147,538.12	147,485.22	52.90
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	183,930.12	183,877.22	52.90
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	540,742.00	499,583.84	41,158.16
	TOTAL OWNERS' EQUITY	903,005.09	861,846.93	41,158.16
	TOTAL LIABILITIES & EQUITY	2,583,477.85	2,772,502.78	(189,024.93)

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	June Actual	June 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)	889,979.02	1,200,786	(310,806.98)	2,401,575	1,511,595.98
4000 060 Assessment Income - Prorated Assessment	2,909.46	0	2,909.46	14,901.72	0	14,901.72	0	(14,901.72)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	308,678.80	0	308,678.80	0	(308,678.80)
4100 065 Other Asmt - Mowing Fee	96,338.00	123,540	(27,202.00)	566,196.00	741,240	(175,044.00)	1,482,480	916,284.00
4000 125 Assessment Income - Working Capital Cont	25,368.75	9,396	15,972.75	146,626.25	56,376	90,250.25	112,750	(33,876.25)
4300 010 Finance Charges -	1,937.95	1,667	270.95	19,428.09	10,002	9,426.09	20,000	571.91
4305 000 Late Fees -	(5,343.21)	5,000	(10,343.21)	72,069.08	30,000	42,069.08	60,000	(12,069.08)
4325 000 Access Card Income -	2,005.00	417	1,588.00	4,860.00	2,502	2,358.00	5,000	140.00
4460 010 Facilities - Social Room Rental	(100.00)	167	(267.00)	1,050.00	1,002	48.00	2,000	950.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	30,000	(30,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	757.65	0	757.65	2,437.32	0	2,437.32	0	(2,437.32)
4500 010 Other Income - Interest	841.47	42	799.47	2,591.30	252	2,339.30	500	(2,091.30)
TOTAL OPERATING INCOME	324,491.35	345,360	(20,868.65)	2,028,817.58	2,072,160	(43,342.42)	4,144,305	2,115,487.42
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	7,002	(7,002.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	2,624.03	1,333	1,291.03	21,897.36	7,998	13,899.36	16,000	(5,897.36)
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	273.86	540	(266.14)	1,080	806.14
5150 000 ARC Review - ARC Review Expense	3,000.00	729	2,271.00	3,000.00	4,374	(1,374.00)	8,750	5,750.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	498	(498.00)	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	8	2.00	0.00	48	(48.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	1,460.00	1,833	(373.00)	9,555.00	10,998	(1,443.00)	22,000	12,445.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	56,018.54	54,210	1,808.54	108,423	52,404.46
5300 020 Community Events - NFC Community Events	16,766.73	8,333	8,433.73	63,944.74	49,998	13,946.74	100,000	36,055.26
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	10,884.45	10,002	882.45	20,000	9,115.55
5700 000 Insurance -	3,818.58	3,819	(0.42)	22,911.48	22,914	(2.52)	45,823	22,911.52
5650 020 Legal Fees - Legal Collections	1,081.38	1,250	(168.62)	(7,956.15)	7,500	(15,456.15)	15,000	22,956.15
5600 000 Management Fees -	5,540.60	6,083	(542.40)	33,235.80	36,498	(3,262.20)	73,000	39,764.20
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	402	(402.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	3,000	(3,000.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	1,114.58	167	947.58	1,114.58	1,002	112.58	2,000	885.42
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	4,860	(4,860.00)	9,720	9,720.00
6510 095 Clubhouse - NFC Event Room Suppl	147.00	861	(714.00)	250.28	5,166	(4,915.72)	10,335	10,084.72
5275 010 Professional Fees - Prof Legal	1,914.95	4,167	(2,252.05)	10,015.22	25,002	(14,986.78)	50,000	39,984.78
5275 005 Professional Fees - Prof Consultants	4,025.00	3,333	692.00	20,330.51	19,998	332.51	40,000	19,669.49
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	15,000	(15,000.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	750	(750.00)	1,500	1,500.00
5800 000 Website - Website Contract	5,500.00	0	5,500.00	8,000.00	0	8,000.00	0	(8,000.00)
Total Administrative Expenses	56,530.99	47,960	8,570.99	254,595.09	287,760	(33,164.91)	575,531	320,935.91

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	June Actual	June Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Grounds Expenses								
5850 000 Landscape - Lnds Contract	33,995.00	34,167	(172.00)	201,410.00	205,002	(3,592.00)	410,000	208,590.00
5850 014 Landscape - Lnds Front Yards	107,430.50	84,441	22,989.50	611,231.25	506,646	104,585.25	1,013,292	402,060.75
5850 030 Landscape - Irrigation Repairs	2,531.20	5,000	(2,468.80)	13,206.20	30,000	(16,793.80)	60,000	46,793.80
5850 080 Landscape - Tree Maintenance	0.00	3,333	(3,333.00)	1,270.00	19,998	(18,728.00)	40,000	38,730.00
5850 010 Landscape - Lnds Extra	3,150.00	8,333	(5,183.00)	57,320.05	49,998	7,322.05	100,000	42,679.95
Total Grounds Expenses	147,106.70	135,274	11,832.70	884,437.50	811,644	72,793.50	1,623,292	738,854.50
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	5,131.00	833	4,298.00	16,187.95	4,998	11,189.95	10,000	(6,187.95)
5140 010 Access Control - Access Cntrl Maint.	255.90	667	(411.10)	7,218.15	4,002	3,216.15	8,000	781.85
6450 000 Lake Management - Lke Mgmt Contract	782.42	4,583	(3,800.58)	9,589.20	27,498	(17,908.80)	55,000	45,410.80
6450 010 Lake Management - Lke Mgmt Supplies	1,522.61	1,167	355.61	6,239.04	7,002	(762.96)	14,000	7,760.96
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	552	(403.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	1,530.00	5,833	(4,303.00)	42,329.90	34,998	7,331.90	70,000	27,670.10
5900 060 Maint. & Rprs - Electrical Maint.	530.00	2,500	(1,970.00)	1,090.00	15,000	(13,910.00)	30,000	28,910.00
5900 020 Maint. & Rprs - Gate Maint.	0.00	2,500	(2,500.00)	7,830.96	15,000	(7,169.04)	30,000	22,169.04
5900 030 Maint. & Rprs - Park/Playground Mtn	465.00	2,917	(2,452.00)	465.00	17,502	(17,037.00)	35,000	34,535.00
5900 097 Maint. & Rprs - Recreation Maint.	17,881.68	2,917	14,964.68	19,166.68	17,502	1,664.68	35,000	15,833.32
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	1,884	(1,884.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	0.00	37,500	(37,500.00)	75,000	75,000.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	2,184	(2,184.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	5,845.42	10,833	(4,987.58)	28,158.01	64,998	(36,839.99)	130,000	101,841.99
6150 010 Pest Control - Pest Cntrl-General	789.00	0	789.00	987.00	0	987.00	0	(987.00)
6150 020 Pest Control - Mosquito Spray	500.00	667	(167.00)	1,905.10	4,002	(2,096.90)	8,000	6,094.90
6650 000 Signs and Monuments -	771.31	1,667	(895.69)	3,434.32	10,002	(6,567.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	12,498	(12,498.00)	25,000	25,000.00
6500 000 Pool - Contract	25,480.50	8,833	16,647.50	69,914.50	52,998	16,916.50	106,000	36,085.50
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	19,998	(19,998.00)	40,000	40,000.00
6500 010 Pool - Repairs	1,195.00	3,333	(2,138.00)	10,316.94	19,998	(9,681.06)	40,000	29,683.06
6500 020 Pool - Supplies	0.00	833	(833.00)	6,570.94	4,998	1,572.94	10,000	3,429.06
Total Maintenance & Repairs Expense	62,679.84	62,519	160.84	231,551.77	375,114	(143,562.23)	750,232	518,680.23
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,068.29	3,333	(264.71)	16,503.39	19,998	(3,494.61)	40,000	23,496.61
5950 010 Electricity - Streetlights	1,085.26	1,333	(247.74)	9,117.23	7,998	1,119.23	16,000	6,882.77
6050 005 Telecomm - General Telecomm.	1,125.16	0	1,125.16	5,999.86	0	5,999.86	0	(5,999.86)
6075 000 Gas -	75.58	100	(24.42)	670.84	600	70.84	1,200	529.16
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	6,000	(6,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	2,341.37	11,250	(8,908.63)	75,879.90	67,500	8,379.90	135,000	59,120.10
Total Utilities Expense	7,695.66	17,016	(9,320.34)	108,171.22	102,096	6,075.22	204,200	96,028.78

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	June Actual	June Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Capital Expenditures								
6800 000 Capital Improvements -	9,320.00	82,588	(73,268.00)	9,320.00	495,528	(486,208.00)	991,051	981,731.00
Total Capital Expenditures	9,320.00	82,588	(73,268.00)	9,320.00	495,528	(486,208.00)	991,051	981,731.00
TOTAL OPERATING EXPENSE	283,333.19	345,357	(62,023.81)	1,488,075.58	2,072,142	(584,066.42)	4,144,306	2,656,230.42
CURRENT YEAR NET INCOME / (LOSS)	41,158.16	3	41,155.16	540,742.00	18	540,724.00	(1)	(540,743.00)

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	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	111,981	111,981	111,981	111,981	111,981	111,981	147,817	148,432	148,432	148,432	148,432	148,432	1,561,867
4000 060 Assessment Income - Prorated Assessment	1,217	4,685	4,881	1,750	3,853	1,437	2,097	1,090	3,992	2,080	2,734	2,909	32,724
4000 015 Assessment Income - Builders	68,795	68,795	68,795	68,795	68,795	68,795	51,959	51,344	51,344	51,344	51,344	51,344	721,446
4100 065 Other Asmt - Mowing Fee	76,386	78,300	76,386	83,288	83,984	83,984	92,394	92,394	92,394	96,338	96,338	96,338	1,048,524
4000 125 Assessment Income - Working Capital Cont	11,839	27,060	45,664	3,946	21,986	19,168	37,771	16,913	24,805	22,550	19,219	25,369	276,289
4300 010 Finance Charges -	3,164	2,745	(2,264)	2,255	(1,771)	1,288	4,230	7,318	6,543	(768)	168	1,938	24,846
4305 000 Late Fees -	15,135	(34)	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	93,034
4325 000 Access Card Income -	410	105	155	200	40	105	110	145	1,050	825	725	2,005	5,875
4400 000 Capitalization Fees -	0	0	(18,040)	18,040	0	0	0	0	0	0	0	0	0
4460 010 Facilities - Social Room Rental	0	300	300	0	42	600	150	0	1,000	0	0	(100)	2,292
4500 110 Other Income - NFC Event/Misc. Inc	0	0	0	0	0	1,644	516	741	144	135	144	758	4,081
4500 010 Other Income - Interest	31	22	16	11	5	8	41	64	70	629	945	841	2,684
TOTAL OPERATING INCOME	288,958	293,959	283,227	306,281	284,446	287,973	424,654	312,485	327,668	334,769	304,751	324,491	3,773,662
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	0	0	0	0	0	846	(846)	0	0	0	0	0
5100 010 Administrative Fees - Admin Other	3,966	1,976	2,171	1,828	3,984	2,227	762	6,816	2,323	0	9,373	2,624	38,050
5100 030 Administrative Fees - NFC Software	0	0	0	37	37	37	41	55	55	41	41	41	386
5150 000 ARC Review - ARC Review Expense	0	0	0	0	0	0	0	0	0	0	0	3,000	3,000
5200 000 Bad Debt - Bad Debt	0	0	0	0	15,749	(5,214)	0	1,040	0	0	16	0	11,590
5350 000 Bank Charges -	0	0	20	(20)	0	10	(10)	0	0	0	0	10	10
6510 080 Clubhouse - CH Cleaning	1,300	181	1,095	1,460	495	1,460	1,825	1,460	1,460	1,890	1,460	1,460	15,546
5300 000 Community Events -	12,535	12,906	12,694	0	(1,478)	0	0	0	0	0	0	0	36,658
5300 010 Community Events - Event Coordinator	0	0	0	0	0	0	9,035	9,035	9,487	9,487	9,487	9,487	56,019
5300 020 Community Events - NFC Community Events	0	0	0	26,101	15,424	20,315	30,550	743	11,106	3,690	1,089	16,767	125,784
5750 000 Holiday Decorations -	0	11,782	0	0	0	0	0	21,769	0	(10,884)	0	0	22,667
5700 000 Insurance -	3,292	3,292	3,292	1,646	5,728	3,819	3,819	3,819	3,819	3,819	3,819	3,819	43,980
5650 020 Legal Fees - Legal Collections	6,531	(3,669)	0	(2,862)	0	7,014	(9,038)	0	0	(2,140)	2,140	1,081	(943)
5600 000 Management Fees -	5,541	5,541	5,538	5,538	5,538	5,538	5,538	5,538	5,538	5,541	5,541	5,541	66,469
5400 060 Office Supplies - Misc Office Supplies	0	167	142	24	0	0	0	0	0	0	0	0	333
5400 010 Office Supplies - Postage	0	0	191	226	8	0	0	0	0	0	0	1,115	1,540
5400 070 Office Supplies - NFC Office Supplies	0	0	0	0	191	662	0	0	0	49	15	0	917
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	0	540	38	0	0	0	0	0	0	578
6510 095 Clubhouse - NFC Event Room Suppl	0	0	0	185	0	116	0	0	0	0	103	147	551
5275 010 Professional Fees - Prof Legal	2,851	4,161	1,575	492	747	1,501	269	1,000	576	0	6,255	1,915	21,344
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	203	(203)	0	0	0
5275 005 Professional Fees - Prof Consultants	249	3,352	1,298	2,249	0	500	2,274	521	2,239	3,596	7,675	4,025	27,980
5550 000 Taxes - Property Taxes	0	0	0	0	0	542	0	0	0	0	0	0	542
5800 000 Website - Website Contract	0	0	0	0	0	5,000	0	1,000	0	1,000	500	5,500	13,000
6700 020 Miscellaneous Expense - Interest Expense	809	0	0	0	0	0	0	0	0	0	0	0	809
Total Administrative Expenses	37,074	39,689	28,016	36,906	46,964	43,566	45,911	51,950	36,806	15,885	47,513	56,531	486,810

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	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total Activity
Grounds Expenses													
5850 000 Landscape - Lnds Contract	32,728	32,728	32,728	32,233	62,177	33,993	33,483	33,483	33,483	33,483	33,483	33,995	427,997
5850 014 Landscape - Lnds Front Yards	80,428	82,720	86,187	91,520	92,542	92,846	91,466	100,440	102,770	104,563	104,563	107,431	1,137,475
5850 030 Landscape - Irrigation Repairs	6,051	6,306	3,939	35,249	2,530	6,614	0	0	5,180	0	5,495	2,531	73,895
5850 080 Landscape - Tree Maintenance	0	0	0	1,246	0	0	0	0	1,270	0	0	0	2,516
5850 010 Landscape - Lnds Extra	11,443	20,077	10,171	18,140	0	4,680	20,401	3,700	25,508	0	4,561	3,150	121,830
Total Grounds Expenses	130,650	141,830	133,025	178,387	157,249	138,133	145,350	137,623	168,211	138,046	148,102	147,107	1,763,712
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	1,300	445	1,899	70	0	6,986	35	580	5,902	0	4,540	5,131	26,888
5140 010 Access Control - Access Cntrl Maint.	150	185	150	2,334	0	35	405	150	3,580	885	1,942	256	10,072
6450 000 Lake Management - Lke Mgmt Contract	1,650	2,997	3,293	2,512	2,573	1,650	1,705	1,705	1,987	1,705	1,705	782	24,263
6450 010 Lake Management - Lke Mgmt Supplies	956	0	0	1,084	996	1,168	1,821	984	0	142	1,770	1,523	10,443
6450 020 Lake Management - Lke Mgmt Chem/Svc	(437)	0	0	0	0	0	0	0	0	0	0	0	(437)
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	148	0	0	0	148
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	6,845	2,785	3,910	2,330	3,366	890	12,144	3,822	2,635	2,307	19,892	1,530	62,456
5900 060 Maint. & Rprs - Electrical Maint.	0	0	0	0	0	0	320	0	0	240	0	530	1,090
5900 020 Maint. & Rprs - Gate Maint.	1,420	0	220	720	4,030	685	7,001	21,324	(21,324)	0	830	0	14,906
5900 030 Maint. & Rprs - Park/Playground Mtn	0	610	0	0	0	0	0	0	0	0	0	465	1,075
5900 097 Maint. & Rprs - Recreation Maint.	6,525	825	743	0	0	720	0	0	0	0	1,285	17,882	27,980
5900 099 Maint. & Rprs - Streets/Drive	1,372	11,508	0	0	0	155	0	0	0	0	0	0	13,035
6550 025 Janitorial Services - NFC Janitorial Suppl	0	0	0	0	0	6	0	0	0	0	0	0	6
6610 010 Patrol Services - Patrol-Guard Shack	2,449	7,488	12,550	5,020	5,338	5,153	4,563	1,523	4,399	408	11,420	5,845	66,156
6150 000 Pest Control - Pest Cntrl -Contract	0	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	0	0	198	789	987
6150 020 Pest Control - Mosquito Spray	441	0	441	0	250	0	0	0	0	0	1,405	500	3,038
6650 000 Signs and Monuments -	0	0	836	0	0	16,427	295	0	0	0	2,368	771	20,698
6500 000 Pool - Contract	41,100	0	6,650	5,300	2,650	2,650	1,325	3,975	2,650	0	36,484	25,481	128,265
6500 065 Pool - Furniture	0	0	840	0	0	0	0	0	0	0	0	0	840
6500 010 Pool - Repairs	675	0	0	0	0	1,161	0	355	0	2,900	5,867	1,195	12,153
6500 020 Pool - Supplies	0	507	0	0	0	0	130	0	0	0	6,441	0	7,078
Total Maintenance & Repairs Expense	64,446	27,600	31,532	20,037	19,202	38,354	29,744	34,417	(23)	8,586	96,147	62,680	432,723
Utilities Expense													
5950 000 Electricity - Common Area Electric	2,814	4,165	3,610	3,158	5,213	3,428	1,826	2,991	3,154	2,504	2,960	3,068	38,890
5950 010 Electricity - Streetlights	1,161	1,161	1,065	1,029	0	1,220	1,764	2,048	1,883	1,255	1,082	1,085	14,753
6050 005 Telecomm - General Telecomm.	868	421	3,379	0	973	424	420	420	1,378	1,640	1,016	1,125	12,066
6075 000 Gas -	87	97	57	107	96	232	211	105	111	81	87	76	1,347
6500 030 Pool - Phone	0	0	0	990	0	0	0	0	0	0	0	0	990
6000 010 Water - Irrigation Water	26,510	32,961	35,769	24,573	292	24,985	32,319	3,552	12,875	12,703	12,089	2,341	220,969
Total Utilities Expense	31,440	38,806	43,880	29,856	6,573	30,289	36,541	9,116	19,402	18,183	17,234	7,696	289,016

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		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total Activity
6800 000	Capital Expenditures													
	Capital Improvements -	8,282	0	26,681	0	0	0	0	0	0	0	0	9,320	44,283
	Total Capital Expenditures	8,282	0	26,681	0	0	0	0	0	0	0	0	9,320	44,283
TOTAL OPERATING EXPENSE		271,893	247,925	263,135	265,186	229,988	250,342	257,546	233,106	224,396	180,700	308,995	283,333	3,016,544
CURRENT YEAR NET INCOME / (LOSS)		17,065	46,034	20,092	41,095	54,458	37,631	167,108	79,379	103,272	154,069	(4,244)	41,158	757,118