

Harper's Preserve Community Association Inc.
03/31/2023

<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	1,654,509.57	1,673,897.35	(19,387.78)
	TOTAL OPERATING ACCOUNTS	1,654,509.57	1,673,897.35	(19,387.78)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,769.70	183,715.08	54.62
	TOTAL RESERVES	183,769.70	183,715.08	54.62
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	240,086.72	330,832.30	(90,745.58)
1215	A/R Builder Asmts	208,590.63	208,590.63	0.00
1230	A/R Late Fee/Finance Charges	120,639.08	134,279.96	(13,640.88)
1240	A/R Closing Contributions	3,854.69	2,727.19	1,127.50
1250	A/R Legal Fees	44,016.56	38,853.59	5,162.97
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	5,100.83	6,339.31	(1,238.48)
1290	A/R Miscellaneous	805.50	805.50	0.00
	TOTAL ACCOUNTS RECEIVABLE	623,920.08	723,254.55	(99,334.47)
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	24,820.81	28,639.39	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	35.00	0.00	35.00
	TOTAL PREPAID EXPENSES	24,855.81	28,639.39	(3,783.58)
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 - Accmltd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	3,022,374.50	3,144,825.71	(122,451.21)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	20,791.38	25,184.68	(4,393.30)
2210	Accounts Payable Accrual	10,621.48	3,478.01	7,143.47
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	34,000.00	38,000.00	(4,000.00)
2300 020	Refundable Deposits - Clubhouse	600.00	750.00	(150.00)
2400	Prepaid Assessments	262,127.94	194,336.00	67,791.94
2550	Unearned Assessment	1,797,986.52	2,090,156.80	(292,170.28)
	TOTAL ACCOUNTS PAYABLE	2,126,582.32	2,352,360.49	(225,778.17)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	2,126,582.32	2,352,360.49	(225,778.17)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	158.53	103.91	54.62
	TOTAL RESERVES	147,377.70	147,323.08	54.62
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	183,769.70	183,715.08	54.62
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	349,759.39	246,487.05	103,272.34
	TOTAL OWNERS' EQUITY	712,022.48	608,750.14	103,272.34
	TOTAL LIABILITIES & EQUITY	3,022,374.50	3,144,825.71	(122,451.21)

H085 Harper's Preserve Community Association Inc.
Income & Expense Statement
03/31/2023

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

	March Actual	March 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)	444,682.03	600,393	(155,710.97)	2,401,575	1,956,892.97
4000 060 Assessment Income - Prorated Assessment	3,991.52	0	3,991.52	7,178.79	0	7,178.79	0	(7,178.79)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	154,646.95	0	154,646.95	0	(154,646.95)
4100 065 Other Asmt - Mowing Fee	92,394.00	123,540	(31,146.00)	277,182.00	370,620	(93,438.00)	1,482,480	1,205,298.00
4000 125 Assessment Income - Working Capital Cont	24,805.00	9,396	15,409.00	79,488.75	28,188	51,300.75	112,750	33,261.25
4300 010 Finance Charges -	6,543.21	1,667	4,876.21	18,090.29	5,001	13,089.29	20,000	1,909.71
4305 000 Late Fees -	(2,105.77)	5,000	(7,105.77)	79,506.06	15,000	64,506.06	60,000	(19,506.06)
4325 000 Access Card Income -	1,050.00	417	633.00	1,305.00	1,251	54.00	5,000	3,695.00
4460 010 Facilities - Social Room Rental	1,000.00	167	833.00	1,150.00	501	649.00	2,000	850.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	15,000	(15,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	143.50	0	143.50	1,401.05	0	1,401.05	0	(1,401.05)
4500 010 Other Income - Interest	70.42	42	28.42	176.09	126	50.09	500	323.91
TOTAL OPERATING INCOME	327,668.16	345,360	(17,691.84)	1,064,807.01	1,036,080	28,727.01	4,144,305	3,079,497.99
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	3,501	(3,501.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	2,323.49	1,333	990.49	9,900.61	3,999	5,901.61	16,000	6,099.39
5100 030 Administrative Fees - NFC Software	54.67	90	(35.33)	150.47	270	(119.53)	1,080	929.53
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	0.00	2,187	(2,187.00)	8,750	8,750.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	249	(249.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	0.00	0	0.00	1,039.73	0	1,039.73	0	(1,039.73)
5350 000 Bank Charges -	0.00	8	(8.00)	(10.00)	24	(34.00)	100	110.00
6510 080 Clubhouse - CH Cleaning	1,460.00	1,833	(373.00)	4,745.00	5,499	(754.00)	22,000	17,255.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	27,557.51	27,105	452.51	108,423	80,865.49
5300 020 Community Events - NFC Community Events	11,105.99	8,333	2,772.99	42,399.48	24,999	17,400.48	100,000	57,600.52
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	21,768.90	5,001	16,767.90	20,000	(1,768.90)
5700 000 Insurance -	3,818.58	3,819	(0.42)	11,455.74	11,457	(1.26)	45,823	34,367.26
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	(9,037.53)	3,750	(12,787.53)	15,000	24,037.53
5600 000 Management Fees -	5,538.00	6,083	(545.00)	16,614.00	18,249	(1,635.00)	73,000	56,386.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	201	(201.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	1,500	(1,500.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	501	(501.00)	2,000	2,000.00
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	810	(810.00)	0.00	2,430	(2,430.00)	9,720	9,720.00
6510 095 Clubhouse - NFC Event Room Suppl	0.00	861	(861.00)	0.00	2,583	(2,583.00)	10,335	10,335.00
5275 010 Professional Fees - Prof Legal	576.35	4,167	(3,590.65)	1,845.37	12,501	(10,655.63)	50,000	48,154.63
5650 000 Legal Fees - Legal Corporate	203.00	0	203.00	203.00	0	203.00	0	(203.00)
5275 005 Professional Fees - Prof Consultants	2,238.77	3,333	(1,094.23)	5,034.08	9,999	(4,964.92)	40,000	34,965.92
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	7,500	(7,500.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	375	(375.00)	1,500	1,500.00
5800 000 Website - Website Contract	0.00	0	0.00	1,000.00	0	1,000.00	0	(1,000.00)
Total Administrative Expenses	36,805.86	47,960	(11,154.14)	134,666.36	143,880	(9,213.64)	575,531	440,864.64

c/o LEAD Association Mgmt
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		March Actual	March 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)	100,449.00	102,501	(2,052.00)	410,000	309,551.00
5850 014	Landscape - Lnds Front Yards	102,770.00	84,441	18,329.00	294,675.75	253,323	41,352.75	1,013,292	718,616.25
5850 030	Landscape - Irrigation Repairs	5,179.60	5,000	179.60	5,179.60	15,000	(9,820.40)	60,000	54,820.40
5850 080	Landscape - Tree Maintenance	1,270.00	3,333	(2,063.00)	1,270.00	9,999	(8,729.00)	40,000	38,730.00
5850 010	Landscape - Lnds Extra	25,508.28	8,333	17,175.28	49,609.28	24,999	24,610.28	100,000	50,390.72
	Total Grounds Expenses	168,210.88	135,274	32,936.88	451,183.63	405,822	45,361.63	1,623,292	1,172,108.37
	Maintenance & Repairs Expense								
5140 005	Access Control - Devices	5,902.00	833	5,069.00	6,516.95	2,499	4,017.95	10,000	3,483.05
5140 010	Access Control - Access Cntrl Maint.	3,580.00	667	2,913.00	4,134.95	2,001	2,133.95	8,000	3,865.05
6450 000	Lake Management - Lke Mgmt Contract	1,986.78	4,583	(2,596.22)	5,396.78	13,749	(8,352.22)	55,000	49,603.22
6450 010	Lake Management - Lke Mgmt Supplies	0.00	1,167	(1,167.00)	2,804.99	3,501	(696.01)	14,000	11,195.01
6450 015	Lake Management - Lke Repairs	148.08	92	56.08	148.08	276	(127.92)	1,100	951.92
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	2,635.00	5,833	(3,198.00)	18,600.70	17,499	1,101.70	70,000	51,399.30
5900 060	Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	320.00	7,500	(7,180.00)	30,000	29,680.00
5900 020	Maint. & Rprs - Gate Maint.	(21,323.78)	2,500	(23,823.78)	7,000.96	7,500	(499.04)	30,000	22,999.04
5900 030	Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	0.00	8,751	(8,751.00)	35,000	35,000.00
5900 097	Maint. & Rprs - Recreation Maint.	0.00	2,917	(2,917.00)	0.00	8,751	(8,751.00)	35,000	35,000.00
6250 020	Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	942	(942.00)	3,764	3,764.00
5900 099	Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	0.00	18,750	(18,750.00)	75,000	75,000.00
6550 025	Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	1,092	(1,092.00)	4,368	4,368.00
6610 010	Patrol Services - Patrol-Guard Shack	4,399.38	10,833	(6,433.62)	10,485.09	32,499	(22,013.91)	130,000	119,514.91
6150 020	Pest Control - Mosquito Spray	0.00	667	(667.00)	0.00	2,001	(2,001.00)	8,000	8,000.00
6650 000	Signs and Monuments -	0.00	1,667	(1,667.00)	295.00	5,001	(4,706.00)	20,000	19,705.00
6650 005	Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	6,249	(6,249.00)	25,000	25,000.00
6500 000	Pool - Contract	2,650.00	8,833	(6,183.00)	7,950.00	26,499	(18,549.00)	106,000	98,050.00
6500 065	Pool - Furniture	0.00	3,333	(3,333.00)	0.00	9,999	(9,999.00)	40,000	40,000.00
6500 010	Pool - Repairs	0.00	3,333	(3,333.00)	355.21	9,999	(9,643.79)	40,000	39,644.79
6500 020	Pool - Supplies	0.00	833	(833.00)	130.00	2,499	(2,369.00)	10,000	9,870.00
	Total Maintenance & Repairs Expense	(22.54)	62,519	(62,541.54)	64,138.71	187,557	(123,418.29)	750,232	686,093.29
	Utilities Expense								
5950 000	Electricity - Common Area Electric	3,154.11	3,333	(178.89)	7,970.92	9,999	(2,028.08)	40,000	32,029.08
5950 010	Electricity - Streetlights	1,882.94	1,333	549.94	5,694.88	3,999	1,695.88	16,000	10,305.12
6050 005	Telecomm - General Telecomm.	1,378.13	0	1,378.13	2,219.09	0	2,219.09	0	(2,219.09)
6075 000	Gas -	111.03	100	11.03	427.60	300	127.60	1,200	772.40
6500 030	Pool - Phone	0.00	1,000	(1,000.00)	0.00	3,000	(3,000.00)	12,000	12,000.00
6000 010	Water - Irrigation Water	12,875.41	11,250	1,625.41	48,746.43	33,750	14,996.43	135,000	86,253.57
	Total Utilities Expense	19,401.62	17,016	2,385.62	65,058.92	51,048	14,010.92	204,200	139,141.08
	Capital Expenditures								

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	March Actual	March Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
6800 000 Capital Improvements -	0.00	82,588	(82,588.00)	0.00	247,764	(247,764.00)	991,051	991,051.00
Total Capital Expenditures	0.00	82,588	(82,588.00)	0.00	247,764	(247,764.00)	991,051	991,051.00
TOTAL OPERATING EXPENSE	224,395.82	345,357	(120,961.18)	715,047.62	1,036,071	(321,023.38)	4,144,306	3,429,258.38
CURRENT YEAR NET INCOME / (LOSS)	103,272.34	3	103,269.34	349,759.39	9	349,750.39	(1)	(349,760.39)

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		Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 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	147,817	148,432	148,432	1,452,513
4000 060	Assessment Income - Prorated Assessment	62,257	1,905	1,494	1,217	4,685	4,881	1,750	3,853	1,437	2,097	1,090	3,992	90,658
4000 015	Assessment Income - Builders	68,795	68,795	68,855	68,795	68,795	68,795	68,795	68,795	68,795	51,959	51,344	51,344	773,858
4100 065	Other Asmt - Mowing Fee	72,500	72,500	72,500	76,386	78,300	76,386	83,288	83,984	83,984	92,394	92,394	92,394	977,011
4000 125	Assessment Income - Working Capital Cont	18,041	16,349	18,040	11,839	27,060	45,664	3,946	21,986	19,168	37,771	16,913	24,805	261,581
4300 010	Finance Charges -	2,111	(3,722)	2,098	3,164	2,745	(2,264)	2,255	(1,771)	1,288	4,230	7,318	6,543	23,995
4305 000	Late Fees -	13,375	(2,189)	(3,320)	15,135	(34)	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	108,337
4325 000	Access Card Income -	105	870	765	410	105	155	200	40	105	110	145	1,050	4,060
4400 000	Capitalization Fees -	0	0	0	0	0	(18,040)	18,040	0	0	0	0	0	0
4460 010	Facilities - Social Room Rental	(300)	0	0	0	300	300	0	42	600	150	0	1,000	2,092
4500 110	Other Income - NFC Event/Misc. Inc	0	0	0	0	0	0	0	0	1,644	516	741	144	3,045
4500 010	Other Income - Interest	60	45	37	31	22	16	11	5	8	41	64	70	411
	TOTAL OPERATING INCOME	348,926	266,534	272,450	288,958	293,959	283,227	306,281	284,446	287,973	424,654	312,485	327,668	3,697,560
	OPERATING EXPENSE													
	Administrative Expenses													
5100 000	Administrative Fees - Admin Recoverable	0	0	0	0	0	0	0	0	0	846	(846)	0	0
5100 010	Administrative Fees - Admin Other	565	2,765	2,067	3,966	1,976	2,171	1,828	3,984	2,227	762	6,816	2,323	31,450
5100 030	Administrative Fees - NFC Software	0	0	0	0	0	0	37	37	37	41	55	55	263
5150 000	ARC Review - ARC Review Expense	1,450	0	1,000	0	0	0	0	0	0	0	0	0	2,450
5250 000	Audit/Tax Preparation -	0	900	0	0	0	0	0	0	0	0	0	0	900
5200 000	Bad Debt - Bad Debt	0	0	0	0	0	0	0	15,749	(5,214)	0	1,040	0	11,575
5350 000	Bank Charges -	0	0	0	0	0	20	(20)	0	10	(10)	0	0	0
6510 080	Clubhouse - CH Cleaning	1,451	1,370	1,467	1,300	181	1,095	1,460	495	1,460	1,825	1,460	1,460	15,024
5300 000	Community Events -	5,246	37,937	18,653	12,535	12,906	12,694	0	(1,478)	0	0	0	0	98,493
5300 010	Community Events - Event Coordinator	0	0	0	0	0	0	0	0	0	9,035	9,035	9,487	27,558
5300 020	Community Events - NFC Community Events	0	0	0	0	0	0	26,101	15,424	20,315	30,550	743	11,106	104,239
5750 000	Holiday Decorations -	0	0	0	0	11,782	0	0	0	0	0	21,769	0	33,551
5700 000	Insurance -	3,292	3,292	3,292	3,292	3,292	3,292	1,646	5,728	3,819	3,819	3,819	3,819	42,401
5650 020	Legal Fees - Legal Collections	0	0	0	6,531	(3,669)	0	(2,862)	0	7,014	(9,038)	0	0	(2,024)
5600 000	Management Fees -	5,361	5,541	5,541	5,541	5,541	5,538	5,538	5,538	5,538	5,538	5,538	5,538	66,290
5400 060	Office Supplies - Misc Office Supplies	0	0	0	0	167	142	24	0	0	0	0	0	333
5400 010	Office Supplies - Postage	0	66	19	0	0	191	226	8	0	0	0	0	511
5400 070	Office Supplies - NFC Office Supplies	0	0	0	0	0	0	0	191	662	0	0	0	853
6510 090	Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	0	540	38	0	0	0	578
6510 095	Clubhouse - NFC Event Room Suppl	0	0	0	0	0	0	185	0	116	0	0	0	301
5275 010	Professional Fees - Prof Legal	1,954	9,763	10,453	2,851	4,161	1,575	492	747	1,501	269	1,000	576	35,344
5650 000	Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	0	0	0	203	203
5275 005	Professional Fees - Prof Consultants	5,362	3,924	11,197	249	3,352	1,298	2,249	0	500	2,274	521	2,239	33,166
5550 000	Taxes - Property Taxes	0	0	0	0	0	0	0	0	542	0	0	0	542
5800 000	Website - Website Contract	0	0	0	0	0	0	0	0	5,000	0	1,000	0	6,000
6700 020	Miscellaneous Expense - Interest Expense	3,781	744	0	809	0	0	0	0	0	0	0	0	5,334

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	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total Activity
Total Administrative Expenses	28,462	66,302	53,688	37,074	39,689	28,016	36,906	46,964	43,566	45,911	51,950	36,806	515,334
Grounds Expenses													
5850 000 Landscape - Lnds Contract	33,995	42,398	32,728	32,728	32,728	32,728	32,233	62,177	33,993	33,483	33,483	33,483	436,157
5850 014 Landscape - Lnds Front Yards	75,400	79,064	101,854	80,428	82,720	86,187	91,520	92,542	92,846	91,466	100,440	102,770	1,077,237
5850 030 Landscape - Irrigation Repairs	181	14,607	6,623	6,051	6,306	3,939	35,249	2,530	6,614	0	0	5,180	87,280
5850 080 Landscape - Tree Maintenance	0	0	30,291	0	0	0	1,246	0	0	0	0	1,270	32,806
5850 010 Landscape - Lnds Extra	0	5,657	4,399	11,443	20,077	10,171	18,140	0	4,680	20,401	3,700	25,508	124,175
Total Grounds Expenses	109,576	141,726	175,895	130,650	141,830	133,025	178,387	157,249	138,133	145,350	137,623	168,211	1,757,656
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	1,100	1,605	728	1,300	445	1,899	70	0	6,986	35	580	5,902	20,650
5140 010 Access Control - Access Cntrl Maint.	1,182	150	1,780	150	185	150	2,334	0	35	405	150	3,580	10,100
6450 000 Lake Management - Lke Mgmt Contract	1,650	2,122	2,552	1,650	2,997	3,293	2,512	2,573	1,650	1,705	1,705	1,987	26,394
6450 010 Lake Management - Lke Mgmt Supplies	783	239	0	956	0	0	1,084	996	1,168	1,821	984	0	8,031
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	437	(437)	0	0	0	0	0	0	0	0	0
6450 015 Lake Management - Lke Repairs	0	295	0	0	0	0	0	0	0	0	0	148	443
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	8,104	2,254	2,480	6,845	2,785	3,910	2,330	3,366	890	12,144	3,822	2,635	51,565
5900 060 Maint. & Rprs - Electrical Maint.	1,250	12,804	0	0	0	0	0	0	0	320	0	0	14,374
5900 020 Maint. & Rprs - Gate Maint.	700	0	285	1,420	0	220	720	4,030	685	7,001	21,324	(21,324)	15,061
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	610	0	0	0	0	0	0	0	610
5900 097 Maint. & Rprs - Recreation Maint.	12,975	1,020	250	6,525	825	743	0	0	720	0	0	0	23,058
5900 099 Maint. & Rprs - Streets/Drive	1,928	0	0	1,372	11,508	0	0	0	155	0	0	0	14,963
6550 025 Janitorial Services - NFC Janitorial Suppl	0	0	0	0	0	0	0	0	6	0	0	0	6
6610 010 Patrol Services - Patrol-Guard Shack	3,811	3,379	3,752	2,449	7,488	12,550	5,020	5,338	5,153	4,563	1,523	4,399	59,426
6150 000 Pest Control - Pest Cntrl -Contract	268	0	0	0	250	0	668	0	668	0	0	0	1,853
6150 020 Pest Control - Mosquito Spray	300	441	802	441	0	441	0	250	0	0	0	0	2,676
6650 000 Signs and Monuments -	10,821	0	0	0	0	836	0	0	16,427	295	0	0	28,380
6500 000 Pool - Contract	2,650	12,934	21,500	41,100	0	6,650	5,300	2,650	2,650	1,325	3,975	2,650	103,384
6500 065 Pool - Furniture	0	0	0	0	0	840	0	0	0	0	0	0	840
6500 010 Pool - Repairs	179	0	0	675	0	0	0	0	1,161	0	355	0	2,370
6500 020 Pool - Supplies	(834)	0	0	0	507	0	0	0	0	130	0	0	(197)
Total Maintenance & Repairs Expense	46,868	37,243	34,566	64,446	27,600	31,532	20,037	19,202	38,354	29,744	34,417	(23)	383,987
Utilities Expense													
5950 000 Electricity - Common Area Electric	3,351	2,724	3,399	2,814	4,165	3,610	3,158	5,213	3,428	1,826	2,991	3,154	39,832
5950 010 Electricity - Streetlights	1,113	1,115	1,161	1,161	1,161	1,065	1,029	0	1,220	1,764	2,048	1,883	14,721
6050 005 Telecomm - General Telecomm.	849	857	863	868	421	3,379	0	973	424	420	420	1,378	10,854
6075 000 Gas -	78	68	64	87	97	57	107	96	232	211	105	111	1,313
6500 030 Pool - Phone	0	0	155	0	0	0	990	0	0	0	0	0	1,145
6000 010 Water - Irrigation Water	6,000	7,685	14,394	26,510	32,961	35,769	24,573	292	24,985	32,319	3,552	12,875	221,914
Total Utilities Expense	11,392	12,449	20,035	31,440	38,806	43,880	29,856	6,573	30,289	36,541	9,116	19,402	289,779

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		Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total Activity
6800 000	Capital Expenditures													
	Capital Improvements -	25,532	13,204	90,690	8,282	0	26,681	0	0	0	0	0	0	164,389
	Total Capital Expenditures	25,532	13,204	90,690	8,282	0	26,681	0	0	0	0	0	0	164,389
TOTAL OPERATING EXPENSE		221,831	270,926	374,874	271,893	247,925	263,135	265,186	229,988	250,342	257,546	233,106	224,396	3,111,146
CURRENT YEAR NET INCOME / (LOSS)		127,095	(4,392)	(102,424)	17,065	46,034	20,092	41,095	54,458	37,631	167,108	79,379	103,272	586,414