

Harper's Preserve Community Association Inc.
05/31/2023

<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	136,845.82	184,099.50	(47,253.68)
1013	Operating-ICS	1,466,679.15	1,465,745.23	933.92
1030	Petty Cash - CIT Bank	2,415.17	3,033.17	(618.00)
	TOTAL OPERATING ACCOUNTS	1,605,940.14	1,652,877.90	(46,937.76)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,877.22	183,822.57	54.65
	TOTAL RESERVES	183,877.22	183,822.57	54.65
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	237,069.44	311,315.77	(74,246.33)
1215	A/R Builder Asmts	42,286.29	202,953.13	(160,666.84)
1230	A/R Late Fee/Finance Charges	98,750.34	127,577.78	(28,827.44)
1240	A/R Closing Contributions	2,215.19	3,875.71	(1,660.52)
1250	A/R Legal Fees	43,297.07	42,525.11	771.96
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,942.53	3,196.11	1,746.42
1290	A/R Miscellaneous	795.50	795.50	0.00
	TOTAL ACCOUNTS RECEIVABLE	430,182.43	693,065.18	(262,882.75)
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	17,183.65	21,002.23	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	0.00	1,333.00	(1,333.00)
	TOTAL PREPAID EXPENSES	17,183.65	22,335.23	(5,151.58)
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 - Accmld Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	2,772,502.78	3,087,420.22	(314,917.44)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	198.00	1,000.00	(802.00)
2210	Accounts Payable Accrual	4,656.59	32,608.90	(27,952.31)
2215	Other Payables - Due to Mgmt Company	405.00	405.00	0.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	31,000.00	30,000.00	1,000.00
2300 020	Refundable Deposits - Clubhouse	600.00	450.00	150.00
2400	Prepaid Assessments	195,047.08	182,056.25	12,990.83
2550	Unearned Assessment	1,494,771.96	1,790,886.24	(296,114.28)
	TOTAL ACCOUNTS PAYABLE	1,726,778.63	2,037,506.39	(310,727.76)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	1,726,778.63	2,037,506.39	(310,727.76)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	266.05	211.40	54.65
	TOTAL RESERVES	147,485.22	147,430.57	54.65
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	183,877.22	183,822.57	54.65
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	499,583.84	503,828.17	(4,244.33)
	TOTAL OWNERS' EQUITY	861,846.93	866,091.26	(4,244.33)
	TOTAL LIABILITIES & EQUITY	2,772,502.78	3,087,420.22	(314,917.44)

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	May Actual	May 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)	741,546.69	1,000,655	(259,108.31)	2,401,575	1,660,028.31
4000 060 Assessment Income - Prorated Assessment	2,733.50	0	2,733.50	11,992.26	0	11,992.26	0	(11,992.26)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	257,334.85	0	257,334.85	0	(257,334.85)
4100 065 Other Asmt - Mowing Fee	96,338.00	123,540	(27,202.00)	469,858.00	617,700	(147,842.00)	1,482,480	1,012,622.00
4000 125 Assessment Income - Working Capital Cont	19,218.75	9,396	9,822.75	121,257.50	46,980	74,277.50	112,750	(8,507.50)
4300 010 Finance Charges -	168.02	1,667	(1,498.98)	17,490.14	8,335	9,155.14	20,000	2,509.86
4305 000 Late Fees -	(15,297.08)	5,000	(20,297.08)	77,412.29	25,000	52,412.29	60,000	(17,412.29)
4325 000 Access Card Income -	725.00	417	308.00	2,855.00	2,085	770.00	5,000	2,145.00
4460 010 Facilities - Social Room Rental	0.00	167	(167.00)	1,150.00	835	315.00	2,000	850.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	25,000	(25,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	143.50	0	143.50	1,679.67	0	1,679.67	0	(1,679.67)
4500 010 Other Income - Interest	944.75	42	902.75	1,749.83	210	1,539.83	500	(1,249.83)
TOTAL OPERATING INCOME	304,750.72	345,360	(40,609.28)	1,704,326.23	1,726,800	(22,473.77)	4,144,305	2,439,978.77
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	5,835	(5,835.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	9,372.72	1,333	8,039.72	19,273.33	6,665	12,608.33	16,000	(3,273.33)
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	232.73	450	(217.27)	1,080	847.27
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	0.00	3,645	(3,645.00)	8,750	8,750.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	415	(415.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	15.67	0	15.67	1,055.40	0	1,055.40	0	(1,055.40)
5350 000 Bank Charges -	0.00	8	(8.00)	(10.00)	40	(50.00)	100	110.00
6510 080 Clubhouse - CH Cleaning	1,460.00	1,833	(373.00)	8,095.00	9,165	(1,070.00)	22,000	13,905.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	46,531.53	45,175	1,356.53	108,423	61,891.47
5300 020 Community Events - NFC Community Events	1,088.86	8,333	(7,244.14)	47,178.01	41,665	5,513.01	100,000	52,821.99
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	10,884.45	8,335	2,549.45	20,000	9,115.55
5700 000 Insurance -	3,818.58	3,819	(0.42)	19,092.90	19,095	(2.10)	45,823	26,730.10
5650 020 Legal Fees - Legal Collections	2,139.53	1,250	889.53	(9,037.53)	6,250	(15,287.53)	15,000	24,037.53
5600 000 Management Fees -	5,540.60	6,083	(542.40)	27,695.20	30,415	(2,719.80)	73,000	45,304.80
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	335	(335.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	2,500	(2,500.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	835	(835.00)	2,000	2,000.00
5400 070 Office Supplies - NFC Office Supplies	14.88	0	14.88	64.02	0	64.02	0	(64.02)
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	810	(810.00)	0.00	4,050	(4,050.00)	9,720	9,720.00
6510 095 Clubhouse - NFC Event Room Suppl	103.28	861	(757.72)	103.28	4,305	(4,201.72)	10,335	10,231.72
5275 010 Professional Fees - Prof Legal	6,254.90	4,167	2,087.90	8,100.27	20,835	(12,734.73)	50,000	41,899.73
5275 005 Professional Fees - Prof Consultants	7,675.34	3,333	4,342.34	16,305.51	16,665	(359.49)	40,000	23,694.49
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	12,500	(12,500.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	625	(625.00)	1,500	1,500.00
5800 000 Website - Website Contract	500.00	0	500.00	2,500.00	0	2,500.00	0	(2,500.00)
Total Administrative Expenses	47,512.50	47,960	(447.50)	198,064.10	239,800	(41,735.90)	575,531	377,466.90

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	May Actual	May 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)	167,415.00	170,835	(3,420.00)	410,000	242,585.00
5850 014 Landscape - Lnds Front Yards	104,562.50	84,441	20,121.50	503,800.75	422,205	81,595.75	1,013,292	509,491.25
5850 030 Landscape - Irrigation Repairs	5,495.40	5,000	495.40	10,675.00	25,000	(14,325.00)	60,000	49,325.00
5850 080 Landscape - Tree Maintenance	0.00	3,333	(3,333.00)	1,270.00	16,665	(15,395.00)	40,000	38,730.00
5850 010 Landscape - Lnds Extra	4,560.77	8,333	(3,772.23)	54,170.05	41,665	12,505.05	100,000	45,829.95
Total Grounds Expenses	148,101.67	135,274	12,827.67	737,330.80	676,370	60,960.80	1,623,292	885,961.20
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	4,540.00	833	3,707.00	11,056.95	4,165	6,891.95	10,000	(1,056.95)
5140 010 Access Control - Access Cntrl Maint.	1,942.35	667	1,275.35	6,962.25	3,335	3,627.25	8,000	1,037.75
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	8,806.78	22,915	(14,108.22)	55,000	46,193.22
6450 010 Lake Management - Lke Mgmt Supplies	1,769.92	1,167	602.92	4,716.43	5,835	(1,118.57)	14,000	9,283.57
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	460	(311.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	19,892.20	5,833	14,059.20	40,799.90	29,165	11,634.90	70,000	29,200.10
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	560.00	12,500	(11,940.00)	30,000	29,440.00
5900 020 Maint. & Rprs - Gate Maint.	830.00	2,500	(1,670.00)	7,830.96	12,500	(4,669.04)	30,000	22,169.04
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	0.00	14,585	(14,585.00)	35,000	35,000.00
5900 097 Maint. & Rprs - Recreation Maint.	1,285.00	2,917	(1,632.00)	1,285.00	14,585	(13,300.00)	35,000	33,715.00
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	1,570	(1,570.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	0.00	31,250	(31,250.00)	75,000	75,000.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	1,820	(1,820.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	11,420.00	10,833	587.00	22,312.59	54,165	(31,852.41)	130,000	107,687.41
6150 010 Pest Control - Pest Cntrl-General	198.00	0	198.00	198.00	0	198.00	0	(198.00)
6150 020 Pest Control - Mosquito Spray	1,405.10	667	738.10	1,405.10	3,335	(1,929.90)	8,000	6,594.90
6650 000 Signs and Monuments -	2,368.01	1,667	701.01	2,663.01	8,335	(5,671.99)	20,000	17,336.99
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	10,415	(10,415.00)	25,000	25,000.00
6500 000 Pool - Contract	36,484.00	8,833	27,651.00	44,434.00	44,165	269.00	106,000	61,566.00
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	16,665	(16,665.00)	40,000	40,000.00
6500 010 Pool - Repairs	5,866.73	3,333	2,533.73	9,121.94	16,665	(7,543.06)	40,000	30,878.06
6500 020 Pool - Supplies	6,440.94	833	5,607.94	6,570.94	4,165	2,405.94	10,000	3,429.06
Total Maintenance & Repairs Expense	96,147.25	62,519	33,628.25	168,871.93	312,595	(143,723.07)	750,232	581,360.07
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,959.75	3,333	(373.25)	13,435.10	16,665	(3,229.90)	40,000	26,564.90
5950 010 Electricity - Streetlights	1,082.30	1,333	(250.70)	8,031.97	6,665	1,366.97	16,000	7,968.03
6050 005 Telecomm - General Telecomm.	1,016.05	0	1,016.05	4,874.70	0	4,874.70	0	(4,874.70)
6075 000 Gas -	86.84	100	(13.16)	595.26	500	95.26	1,200	604.74
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	5,000	(5,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	12,088.69	11,250	838.69	73,538.53	56,250	17,288.53	135,000	61,461.47
Total Utilities Expense	17,233.63	17,016	217.63	100,475.56	85,080	15,395.56	204,200	103,724.44

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	May Actual	May 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)	0.00	412,940	(412,940.00)	991,051	991,051.00
Total Capital Expenditures	0.00	82,588	(82,588.00)	0.00	412,940	(412,940.00)	991,051	991,051.00
TOTAL OPERATING EXPENSE	308,995.05	345,357	(36,361.95)	1,204,742.39	1,726,785	(522,042.61)	4,144,306	2,939,563.61
CURRENT YEAR NET INCOME / (LOSS)	(4,244.33)	3	(4,247.33)	499,583.84	15	499,568.84	(1)	(499,584.84)

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	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	111,981	111,981	111,981	111,981	111,981	111,981	111,981	147,817	148,432	148,432	148,432	148,432	1,525,415
4000 060 Assessment Income - Prorated Assessment	1,494	1,217	4,685	4,881	1,750	3,853	1,437	2,097	1,090	3,992	2,080	2,734	31,309
4000 015 Assessment Income - Builders	68,855	68,795	68,795	68,795	68,795	68,795	68,795	51,959	51,344	51,344	51,344	51,344	738,957
4100 065 Other Asmt - Mowing Fee	72,500	76,386	78,300	76,386	83,288	83,984	83,984	92,394	92,394	92,394	96,338	96,338	1,024,686
4000 125 Assessment Income - Working Capital Cont	18,040	11,839	27,060	45,664	3,946	21,986	19,168	37,771	16,913	24,805	22,550	19,219	268,960
4300 010 Finance Charges -	2,098	3,164	2,745	(2,264)	2,255	(1,771)	1,288	4,230	7,318	6,543	(768)	168	25,006
4305 000 Late Fees -	(3,320)	15,135	(34)	(4,647)	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	95,057
4325 000 Access Card Income -	765	410	105	155	200	40	105	110	145	1,050	825	725	4,635
4400 000 Capitalization Fees -	0	0	0	(18,040)	18,040	0	0	0	0	0	0	0	0
4460 010 Facilities - Social Room Rental	0	0	300	300	0	42	600	150	0	1,000	0	0	2,392
4500 110 Other Income - NFC Event/Misc. Inc	0	0	0	0	0	0	1,644	516	741	144	135	144	3,323
4500 010 Other Income - Interest	37	31	22	16	11	5	8	41	64	70	629	945	1,880
TOTAL OPERATING INCOME	272,450	288,958	293,959	283,227	306,281	284,446	287,973	424,654	312,485	327,668	334,769	304,751	3,721,620
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	0	0	0	0	0	0	846	(846)	0	0	0	0
5100 010 Administrative Fees - Admin Other	2,067	3,966	1,976	2,171	1,828	3,984	2,227	762	6,816	2,323	0	9,373	37,493
5100 030 Administrative Fees - NFC Software	0	0	0	0	37	37	37	41	55	55	41	41	345
5150 000 ARC Review - ARC Review Expense	1,000	0	0	0	0	0	0	0	0	0	0	0	1,000
5200 000 Bad Debt - Bad Debt	0	0	0	0	0	15,749	(5,214)	0	1,040	0	0	16	11,590
5350 000 Bank Charges -	0	0	0	20	(20)	0	10	(10)	0	0	0	0	0
6510 080 Clubhouse - CH Cleaning	1,467	1,300	181	1,095	1,460	495	1,460	1,825	1,460	1,460	1,890	1,460	15,553
5300 000 Community Events -	18,653	12,535	12,906	12,694	0	(1,478)	0	0	0	0	0	0	55,311
5300 010 Community Events - Event Coordinator	0	0	0	0	0	0	0	9,035	9,035	9,487	9,487	9,487	46,532
5300 020 Community Events - NFC Community Events	0	0	0	0	26,101	15,424	20,315	30,550	743	11,106	3,690	1,089	109,017
5750 000 Holiday Decorations -	0	0	11,782	0	0	0	0	0	21,769	0	(10,884)	0	22,667
5700 000 Insurance -	3,292	3,292	3,292	3,292	1,646	5,728	3,819	3,819	3,819	3,819	3,819	3,819	43,454
5650 020 Legal Fees - Legal Collections	0	6,531	(3,669)	0	(2,862)	0	7,014	(9,038)	0	0	(2,140)	2,140	(2,024)
5600 000 Management Fees -	5,541	5,541	5,541	5,538	5,538	5,538	5,538	5,538	5,538	5,538	5,541	5,541	66,469
5400 060 Office Supplies - Misc Office Supplies	0	0	167	142	24	0	0	0	0	0	0	0	333
5400 010 Office Supplies - Postage	19	0	0	191	226	8	0	0	0	0	0	0	444
5400 070 Office Supplies - NFC Office Supplies	0	0	0	0	0	191	662	0	0	0	49	15	917
6510 090 Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	540	38	0	0	0	0	0	578
6510 095 Clubhouse - NFC Event Room Suppl	0	0	0	0	185	0	116	0	0	0	0	103	404
5275 010 Professional Fees - Prof Legal	10,453	2,851	4,161	1,575	492	747	1,501	269	1,000	576	0	6,255	29,882
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	0	203	(203)	0	0
5275 005 Professional Fees - Prof Consultants	11,197	249	3,352	1,298	2,249	0	500	2,274	521	2,239	3,596	7,675	35,151
5550 000 Taxes - Property Taxes	0	0	0	0	0	0	542	0	0	0	0	0	542
5800 000 Website - Website Contract	0	0	0	0	0	0	5,000	0	1,000	0	1,000	500	7,500
6700 020 Miscellaneous Expense - Interest Expense	0	809	0	0	0	0	0	0	0	0	0	0	809
Total Administrative Expenses	53,688	37,074	39,689	28,016	36,906	46,964	43,566	45,911	51,950	36,806	15,885	47,513	483,967

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

	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total Activity
Grounds Expenses													
5850 000 Landscape - Lnds Contract	32,728	32,728	32,728	32,728	32,233	62,177	33,993	33,483	33,483	33,483	33,483	33,483	426,730
5850 014 Landscape - Lnds Front Yards	101,854	80,428	82,720	86,187	91,520	92,542	92,846	91,466	100,440	102,770	104,563	104,563	1,131,898
5850 030 Landscape - Irrigation Repairs	6,623	6,051	6,306	3,939	35,249	2,530	6,614	0	0	5,180	0	5,495	77,987
5850 080 Landscape - Tree Maintenance	30,291	0	0	0	1,246	0	0	0	0	1,270	0	0	32,806
5850 010 Landscape - Lnds Extra	4,399	11,443	20,077	10,171	18,140	0	4,680	20,401	3,700	25,508	0	4,561	123,079
Total Grounds Expenses	175,895	130,650	141,830	133,025	178,387	157,249	138,133	145,350	137,623	168,211	138,046	148,102	1,792,500
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	728	1,300	445	1,899	70	0	6,986	35	580	5,902	0	4,540	22,485
5140 010 Access Control - Access Cntrl Maint.	1,780	150	185	150	2,334	0	35	405	150	3,580	885	1,942	11,596
6450 000 Lake Management - Lke Mgmt Contract	2,552	1,650	2,997	3,293	2,512	2,573	1,650	1,705	1,705	1,987	1,705	1,705	26,032
6450 010 Lake Management - Lke Mgmt Supplies	0	956	0	0	1,084	996	1,168	1,821	984	0	142	1,770	8,920
6450 020 Lake Management - Lke Mgmt Chem/Svc	437	(437)	0	0	0	0	0	0	0	0	0	0	0
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	0	148	0	0	148
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	2,480	6,845	2,785	3,910	2,330	3,366	890	12,144	3,822	2,635	2,307	19,892	63,406
5900 060 Maint. & Rprs - Electrical Maint.	0	0	0	0	0	0	0	320	0	0	240	0	560
5900 020 Maint. & Rprs - Gate Maint.	285	1,420	0	220	720	4,030	685	7,001	21,324	(21,324)	0	830	15,191
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	610	0	0	0	0	0	0	0	0	0	610
5900 097 Maint. & Rprs - Recreation Maint.	250	6,525	825	743	0	0	720	0	0	0	0	1,285	10,348
5900 099 Maint. & Rprs - Streets/Drive	0	1,372	11,508	0	0	0	155	0	0	0	0	0	13,035
6550 025 Janitorial Services - NFC Janitorial Suppl	0	0	0	0	0	0	6	0	0	0	0	0	6
6610 010 Patrol Services - Patrol-Guard Shack	3,752	2,449	7,488	12,550	5,020	5,338	5,153	4,563	1,523	4,399	408	11,420	64,063
6150 000 Pest Control - Pest Cntrl -Contract	0	0	250	0	668	0	668	0	0	0	0	0	1,586
6150 010 Pest Control - Pest Cntrl-General	0	0	0	0	0	0	0	0	0	0	0	198	198
6150 020 Pest Control - Mosquito Spray	802	441	0	441	0	250	0	0	0	0	0	1,405	3,340
6650 000 Signs and Monuments -	0	0	0	836	0	0	16,427	295	0	0	0	2,368	19,926
6500 000 Pool - Contract	21,500	41,100	0	6,650	5,300	2,650	2,650	1,325	3,975	2,650	0	36,484	124,284
6500 065 Pool - Furniture	0	0	0	840	0	0	0	0	0	0	0	0	840
6500 010 Pool - Repairs	0	675	0	0	0	0	1,161	0	355	0	2,900	5,867	10,958
6500 020 Pool - Supplies	0	0	507	0	0	0	0	130	0	0	0	6,441	7,078
Total Maintenance & Repairs Expense	34,566	64,446	27,600	31,532	20,037	19,202	38,354	29,744	34,417	(23)	8,586	96,147	404,609
Utilities Expense													
5950 000 Electricity - Common Area Electric	3,399	2,814	4,165	3,610	3,158	5,213	3,428	1,826	2,991	3,154	2,504	2,960	39,221
5950 010 Electricity - Streetlights	1,161	1,161	1,161	1,065	1,029	0	1,220	1,764	2,048	1,883	1,255	1,082	14,829
6050 005 Telecomm - General Telecomm.	863	868	421	3,379	0	973	424	420	420	1,378	1,640	1,016	11,804
6075 000 Gas -	64	87	97	57	107	96	232	211	105	111	81	87	1,336
6500 030 Pool - Phone	155	0	0	0	990	0	0	0	0	0	0	0	1,145
6000 010 Water - Irrigation Water	14,394	26,510	32,961	35,769	24,573	292	24,985	32,319	3,552	12,875	12,703	12,089	233,021
Total Utilities Expense	20,035	31,440	38,806	43,880	29,856	6,573	30,289	36,541	9,116	19,402	18,183	17,234	301,355

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

		Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total Activity
6800 000	Capital Expenditures													
	Capital Improvements -	90,690	8,282	0	26,681	0	0	0	0	0	0	0	0	125,653
	Total Capital Expenditures	90,690	8,282	0	26,681	0	0	0	0	0	0	0	0	125,653
TOTAL OPERATING EXPENSE		374,874	271,893	247,925	263,135	265,186	229,988	250,342	257,546	233,106	224,396	180,700	308,995	3,108,085
CURRENT YEAR NET INCOME / (LOSS)		(102,424)	17,065	46,034	20,092	41,095	54,458	37,631	167,108	79,379	103,272	154,069	(4,244)	613,535