

Harper's Preserve Community Association Inc.
11/30/2023

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	372,510.53	288,497.19	84,013.34
1013	Operating-ICS	664,396.57	666,076.50	(1,679.93)
1030	Petty Cash - CIT Bank	2,522.89	1,439.11	1,083.78
	TOTAL OPERATING ACCOUNTS	1,039,429.99	956,012.80	83,417.19
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	184,200.16	184,147.18	52.98
	TOTAL RESERVES	184,200.16	184,147.18	52.98
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	225,284.99	281,257.12	(55,972.13)
1215	A/R Builder Asmts	1,053.61	1,053.61	0.00
1230	A/R Late Fee/Finance Charges	83,755.26	88,001.36	(4,246.10)
1240	A/R Closing Contributions	3,707.12	3,151.00	556.12
1250	A/R Legal Fees	68,473.11	64,258.26	4,214.85
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	9,572.34	9,303.95	268.39
1280	A/R Force Mows	352.80	352.80	0.00
1290	A/R Miscellaneous	816.77	832.89	(16.12)
	TOTAL ACCOUNTS RECEIVABLE	393,842.07	449,037.06	(55,194.99)
A/R OTHER				
1300 000	A/R Other -	5,140.00	5,140.00	0.00
	TOTAL A/R OTHER	5,140.00	5,140.00	0.00
PREPAID EXPENSES				
1600 020	Prepaid Expenses - Prepaid Expense	2,729.50	10,851.76	(8,122.26)
	TOTAL PREPAID EXPENSES	2,729.50	10,851.76	(8,122.26)
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	2,156,521.06	2,136,368.14	20,152.92

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	319.70	0.00	319.70
2210	Accounts Payable Accrual	67,481.01	73,501.10	(6,020.09)
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	45,000.00	42,000.00	3,000.00
2300 020	Refundable Deposits - Clubhouse	1,350.00	1,350.00	0.00
2400	Prepaid Assessments	286,653.25	105,258.66	181,394.59
2550	Unearned Assessment	306,032.28	612,064.56	(306,032.28)
	TOTAL ACCOUNTS PAYABLE	706,936.24	834,274.32	(127,338.08)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	706,936.24	834,274.32	(127,338.08)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	588.99	536.01	52.98
	TOTAL RESERVES	147,808.16	147,755.18	52.98
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	184,200.16	184,147.18	52.98
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	903,121.57	755,683.55	147,438.02
	TOTAL OWNERS' EQUITY	1,265,384.66	1,117,946.64	147,438.02
	TOTAL LIABILITIES & EQUITY	2,156,521.06	2,136,368.14	20,152.92

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	November Actual	November 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)	1,632,140.67	2,201,441	(569,300.33)	2,401,575	769,434.33
4000 060 Assessment Income - Prorated Assessment	3,177.28	0	3,177.28	24,114.13	0	24,114.13	0	(24,114.13)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	565,398.55	0	565,398.55	0	(565,398.55)
4100 065 Other Asmt - Mowing Fee	106,256.00	123,540	(17,284.00)	1,083,556.00	1,358,940	(275,384.00)	1,482,480	398,924.00
4000 125 Assessment Income - Working Capital Cont	16,348.75	9,396	6,952.75	231,752.50	103,356	128,396.50	112,750	(119,002.50)
4300 010 Finance Charges -	3,286.48	1,667	1,619.48	34,843.64	18,337	16,506.64	20,000	(14,843.64)
4305 000 Late Fees -	(210.40)	5,000	(5,210.40)	82,214.94	55,000	27,214.94	60,000	(22,214.94)
4325 000 Access Card Income -	140.00	417	(277.00)	7,145.00	4,587	2,558.00	5,000	(2,145.00)
4460 010 Facilities - Social Room Rental	0.00	167	(167.00)	1,700.00	1,837	(137.00)	2,000	300.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	55,000	(55,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	384.76	0	384.76	5,002.21	0	5,002.21	0	(5,002.21)
4500 010 Other Income - Interest	397.08	42	355.08	5,530.06	462	5,068.06	500	(5,030.06)
TOTAL OPERATING INCOME	329,556.23	345,360	(15,803.77)	3,673,397.70	3,798,960	(125,562.30)	4,144,305	470,907.30
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	12,837	(12,837.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	8,308.71	1,333	6,975.71	31,618.04	14,663	16,955.04	16,000	(15,618.04)
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	487.43	990	(502.57)	1,080	592.57
5150 000 ARC Review - ARC Review Expense	1,100.00	729	371.00	7,053.35	8,019	(965.65)	8,750	1,696.65
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	913	(913.00)	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	10.00	88	(78.00)	100	90.00
6510 080 Clubhouse - CH Cleaning	0.00	1,833	(1,833.00)	19,862.00	20,163	(301.00)	22,000	2,138.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	103,001.83	99,385	3,616.83	108,423	5,421.17
5300 020 Community Events - NFC Community Events	2,342.05	8,333	(5,990.95)	97,687.71	91,663	6,024.71	100,000	2,312.29
5750 000 Holiday Decorations -	10,884.45	1,667	9,217.45	32,653.35	18,337	14,316.35	20,000	(12,653.35)
5700 000 Insurance -	55,580.00	3,819	51,761.00	91,856.55	42,009	49,847.55	45,823	(46,033.55)
5650 020 Legal Fees - Legal Collections	165.00	1,250	(1,085.00)	(7,993.05)	13,750	(21,743.05)	15,000	22,993.05
5600 000 Management Fees -	5,538.00	6,083	(545.00)	60,918.00	66,913	(5,995.00)	73,000	12,082.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	737	(737.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	5,500	(5,500.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	3,109.97	167	2,942.97	3,109.97	1,837	1,272.97	2,000	(1,109.97)
5400 070 Office Supplies - NFC Office Supplies	0.00	0	0.00	86.95	0	86.95	0	(86.95)
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	810	(810.00)	16.98	8,910	(8,893.02)	9,720	9,703.02
6510 095 Clubhouse - NFC Event Room Suppl	0.00	861	(861.00)	494.74	9,471	(8,976.26)	10,335	9,840.26
5275 010 Professional Fees - Prof Legal	8,369.89	4,167	4,202.89	30,339.63	45,837	(15,497.37)	50,000	19,660.37
5275 005 Professional Fees - Prof Consultants	7,500.00	3,333	4,167.00	35,153.91	36,663	(1,509.09)	40,000	4,846.09
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	27,500	(27,500.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,375	(1,375.00)	1,500	1,500.00
5800 000 Website - Website Contract	500.00	0	500.00	10,000.00	0	10,000.00	0	(10,000.00)
Total Administrative Expenses	112,936.21	47,960	64,976.21	517,412.79	527,560	(10,147.21)	575,531	58,118.21

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	November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Grounds Expenses								
5850 000 Landscape - Lnds Contract	32,540.00	34,167	(1,627.00)	365,565.00	375,837	(10,272.00)	410,000	44,435.00
5850 014 Landscape - Lnds Front Yards	0.00	84,441	(84,441.00)	1,074,691.00	928,851	145,840.00	1,013,292	(61,399.00)
5850 030 Landscape - Irrigation Repairs	0.00	5,000	(5,000.00)	38,376.10	55,000	(16,623.90)	60,000	21,623.90
5850 080 Landscape - Tree Maintenance	0.00	3,333	(3,333.00)	18,375.00	36,663	(18,288.00)	40,000	21,625.00
5850 010 Landscape - Lnds Extra	95.00	8,333	(8,238.00)	73,064.35	91,663	(18,598.65)	100,000	26,935.65
Total Grounds Expenses	32,635.00	135,274	(102,639.00)	1,570,071.45	1,488,014	82,057.45	1,623,292	53,220.55
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	680.00	833	(153.00)	22,957.00	9,163	13,794.00	10,000	(12,957.00)
5140 010 Access Control - Access Cntrl Maint.	3,421.85	667	2,754.85	15,022.55	7,337	7,685.55	8,000	(7,022.55)
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	17,832.42	50,413	(32,580.58)	55,000	37,167.58
6450 010 Lake Management - Lke Mgmt Supplies	1,176.64	1,167	9.64	12,939.69	12,837	102.69	14,000	1,060.31
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	1,012	(863.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	2,690.53	5,833	(3,142.47)	58,874.08	64,163	(5,288.92)	70,000	11,125.92
5900 060 Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	4,628.00	27,500	(22,872.00)	30,000	25,372.00
5900 020 Maint. & Rprs - Gate Maint.	2,560.00	2,500	60.00	12,212.46	27,500	(15,287.54)	30,000	17,787.54
5900 030 Maint. & Rprs - Park/Playground Mtnc	1,610.00	2,917	(1,307.00)	2,230.00	32,087	(29,857.00)	35,000	32,770.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,917	(2,917.00)	23,475.44	32,087	(8,611.56)	35,000	11,524.56
5900 173 Maint. & Rprs - Clubhouse/Rec Center	2,425.76	0	2,425.76	5,100.00	0	5,100.00	0	(5,100.00)
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	3,454	(3,454.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	4,725.00	6,250	(1,525.00)	12,004.00	68,750	(56,746.00)	75,000	62,996.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	4,004	(4,004.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	5,678.13	10,833	(5,154.87)	59,634.08	119,163	(59,528.92)	130,000	70,365.92
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	0.00	667	(667.00)	5,569.21	7,337	(1,767.79)	8,000	2,430.79
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	3,434.32	18,337	(14,902.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	22,913	(22,913.00)	25,000	25,000.00
6500 000 Pool - Contract	1,364.75	8,833	(7,468.25)	91,913.00	97,163	(5,250.00)	106,000	14,087.00
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	36,663	(36,663.00)	40,000	40,000.00
6500 010 Pool - Repairs	1,440.00	3,333	(1,893.00)	13,476.91	36,663	(23,186.09)	40,000	26,523.09
6500 020 Pool - Supplies	0.00	833	(833.00)	6,570.94	9,163	(2,592.06)	10,000	3,429.06
Total Maintenance & Repairs Expense	29,477.66	62,519	(33,041.34)	369,009.18	687,709	(318,699.82)	750,232	381,222.82
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,146.58	3,333	(186.42)	35,417.26	36,663	(1,245.74)	40,000	4,582.74
5950 010 Electricity - Streetlights	1,174.59	1,333	(158.41)	14,666.37	14,663	3.37	16,000	1,333.63
6050 005 Telecomm - General Telecomm.	1,363.18	0	1,363.18	11,842.68	0	11,842.68	0	(11,842.68)
6075 000 Gas -	78.49	100	(21.51)	1,013.00	1,100	(87.00)	1,200	187.00
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	990.00	11,000	(10,010.00)	12,000	11,010.00
6000 010 Water - Irrigation Water	1,306.50	11,250	(9,943.50)	240,533.40	123,750	116,783.40	135,000	(105,533.40)
Total Utilities Expense	7,069.34	17,016	(9,946.66)	304,462.71	187,176	117,286.71	204,200	(100,262.71)

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		November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
6800 000	Capital Expenditures								
	Capital Improvements -	0.00	82,588	(82,588.00)	9,320.00	908,468	(899,148.00)	991,051	981,731.00
	Total Capital Expenditures	0.00	82,588	(82,588.00)	9,320.00	908,468	(899,148.00)	991,051	981,731.00
	TOTAL OPERATING EXPENSE	182,118.21	345,357	(163,238.79)	2,770,276.13	3,798,927	(1,028,650.87)	4,144,306	1,374,029.87
	CURRENT YEAR NET INCOME / (LOSS)	147,438.02	3	147,435.02	903,121.57	33	903,088.57	(1)	(903,122.57)

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	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	111,981	147,817	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	1,744,122
4000 060 Assessment Income - Prorated Assessment	1,437	2,097	1,090	3,992	2,080	2,734	2,909	1,166	2,811	1,230	828	3,177	25,551
4000 015 Assessment Income - Builders	68,795	51,959	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	634,193
4100 065 Other Asmt - Mowing Fee	83,984	92,394	92,394	92,394	96,338	96,338	96,338	101,616	101,616	101,616	106,256	106,256	1,167,540
4000 125 Assessment Income - Working Capital Cont	19,168	37,771	16,913	24,805	22,550	19,219	25,369	13,530	21,986	16,913	16,349	16,349	250,920
4300 010 Finance Charges -	1,288	4,230	7,318	6,543	(768)	168	1,938	3,660	2,698	2,160	3,611	3,286	36,132
4305 000 Late Fees -	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	(2,586)	(680)	(137)	(210)	81,179
4325 000 Access Card Income -	105	110	145	1,050	825	725	2,005	660	365	760	360	140	7,250
4460 010 Facilities - Social Room Rental	600	150	0	1,000	0	0	(100)	200	200	250	0	0	2,300
4500 110 Other Income - NFC Event/Misc. Inc	1,644	516	741	144	135	144	758	461	376	0	1,343	385	6,646
4500 010 Other Income - Interest	8	41	64	70	629	945	841	843	709	545	446	397	5,539
TOTAL OPERATING INCOME	287,973	424,654	312,485	327,668	334,769	304,751	324,491	335,671	327,951	322,569	328,833	329,556	3,961,370
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	846	(846)	0	0	0	0	(30)	30	0	0	0	0
5100 010 Administrative Fees - Admin Other	2,227	762	6,816	2,323	0	9,373	2,624	(1,673)	1,736	1,218	132	8,309	33,845
5100 030 Administrative Fees - NFC Software	37	41	55	55	41	41	41	41	41	49	41	41	525
5150 000 ARC Review - ARC Review Expense	0	0	0	0	0	0	3,000	1,300	0	950	703	1,100	7,053
5200 000 Bad Debt - Bad Debt	(5,214)	0	1,040	0	0	16	0	0	0	0	0	0	(4,159)
5350 000 Bank Charges -	10	(10)	0	0	0	0	10	0	0	0	0	10	20
6510 080 Clubhouse - CH Cleaning	1,460	1,825	1,460	1,460	1,890	1,460	1,460	1,825	3,285	1,825	3,372	0	21,322
5300 010 Community Events - Event Coordinator	0	9,035	9,035	9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,035	9,487	103,002
5300 020 Community Events - NFC Community Events	20,315	30,550	743	11,106	3,690	1,089	16,767	16,467	20,202	1,041	(6,309)	2,342	118,002
5750 000 Holiday Decorations -	0	0	21,769	0	(10,884)	0	0	0	0	0	10,884	10,884	32,653
5700 000 Insurance -	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	1,909	55,580	95,675
5650 020 Legal Fees - Legal Collections	7,014	(9,038)	0	0	(2,140)	2,140	1,081	4,276	(4,478)	0	0	165	(980)
5600 000 Management Fees -	5,538	5,538	5,538	5,538	5,541	5,541	5,541	5,530	5,538	5,538	5,538	5,538	66,456
5400 010 Office Supplies - Postage	0	0	0	0	0	0	1,115	(1,115)	0	0	0	3,110	3,110
5400 070 Office Supplies - NFC Office Supplies	662	0	0	0	49	15	0	0	23	0	0	0	749
6510 090 Clubhouse - NFC Kitchen Supplies	38	0	0	0	0	0	0	0	17	0	0	0	55
6510 095 Clubhouse - NFC Event Room Suppl	116	0	0	0	0	103	147	95	141	8	0	0	610
5275 010 Professional Fees - Prof Legal	1,501	269	1,000	576	0	6,255	1,915	5,741	2,258	363	3,592	8,370	31,841
5650 000 Legal Fees - Legal Corporate	0	0	0	203	(203)	0	0	0	0	0	0	0	0
5275 005 Professional Fees - Prof Consultants	500	2,274	521	2,239	3,596	7,675	4,025	73	500	500	6,250	7,500	35,654
5550 000 Taxes - Property Taxes	542	0	0	0	0	0	0	0	0	0	0	0	542
5800 000 Website - Website Contract	5,000	0	1,000	0	1,000	500	5,500	500	500	0	500	500	15,000
Total Administrative Expenses	43,566	45,911	51,950	36,806	15,885	47,513	56,531	46,337	43,098	24,797	35,649	112,936	560,978
Grounds Expenses													
5850 000 Landscape - Lnds Contract	33,993	33,483	33,483	33,483	33,483	33,483	33,995	33,995	33,995	31,085	32,540	32,540	399,558

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		Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Total Activity
5850 014	Landscape - Lnds Front Yards	92,846	91,466	100,440	102,770	104,563	104,563	107,431	108,745	132,564	110,119	112,031	0	1,167,537
5850 030	Landscape - Irrigation Repairs	6,614	0	0	5,180	0	5,495	2,531	0	7,587	8,668	8,915	0	44,990
5850 080	Landscape - Tree Maintenance	0	0	0	1,270	0	0	0	375	9,133	205	7,392	0	18,375
5850 010	Landscape - Lnds Extra	4,680	20,401	3,700	25,508	0	4,561	3,150	1,786	1,357	12,507	0	95	77,744
Total Grounds Expenses		138,133	145,350	137,623	168,211	138,046	148,102	147,107	144,901	184,636	162,584	160,879	32,635	1,708,204
Maintenance & Repairs Expense														
5140 005	Access Control - Devices	6,986	35	580	5,902	0	4,540	5,131	5,907	(145)	327	0	680	29,943
5140 010	Access Control - Access Cntrl Maint.	35	405	150	3,580	885	1,942	256	937	527	457	2,462	3,422	15,058
6450 000	Lake Management - Lke Mgmt Contract	1,650	1,705	1,705	1,987	1,705	1,705	782	1,705	1,423	1,705	1,705	1,705	19,482
6450 010	Lake Management - Lke Mgmt Supplies	1,168	1,821	984	0	142	1,770	1,523	990	2,501	729	1,305	1,177	14,108
6450 015	Lake Management - Lke Repairs	0	0	0	148	0	0	0	0	0	0	0	0	148
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	890	12,144	3,822	2,635	2,307	19,892	1,530	3,713	3,104	1,452	5,585	2,691	59,764
5900 060	Maint. & Rprs - Electrical Maint.	0	320	0	0	240	0	530	2,250	0	488	800	0	4,628
5900 020	Maint. & Rprs - Gate Maint.	685	7,001	21,324	(21,324)	0	830	0	0	1,000	0	822	2,560	12,897
5900 030	Maint. & Rprs - Park/Playground Mtnc	0	0	0	0	0	0	465	0	0	0	155	1,610	2,230
5900 097	Maint. & Rprs - Recreation Maint.	720	0	0	0	0	1,285	17,882	1,510	2,869	(70)	0	0	24,195
5900 173	Maint. & Rprs - Clubhouse/Rec Center	0	0	0	0	0	0	0	0	0	0	2,674	2,426	5,100
5900 099	Maint. & Rprs - Streets/Drive	155	0	0	0	0	0	0	0	7,279	0	0	4,725	12,159
6550 025	Janitorial Services - NFC Janitorial Suppl	6	0	0	0	0	0	0	0	0	0	0	0	6
6610 010	Patrol Services - Patrol-Guard Shack	5,153	4,563	1,523	4,399	408	11,420	5,845	7,192	5,708	5,806	7,092	5,678	64,787
6150 000	Pest Control - Pest Cntrl -Contract	668	0	0	0	0	0	0	0	0	0	0	0	668
6150 010	Pest Control - Pest Cntrl-General	0	0	0	0	0	198	789	0	0	0	0	0	987
6150 020	Pest Control - Mosquito Spray	0	0	0	0	0	1,405	500	1,659	500	400	1,105	0	5,569
6650 000	Signs and Monuments -	16,427	295	0	0	0	2,368	771	0	0	0	0	0	19,862
6500 000	Pool - Contract	2,650	1,325	3,975	2,650	0	36,484	25,481	0	13,139	4,766	2,730	1,365	94,563
6500 010	Pool - Repairs	1,161	0	355	0	2,900	5,867	1,195	155	1,245	95	225	1,440	14,638
6500 020	Pool - Supplies	0	130	0	0	0	6,441	0	0	0	0	0	0	6,571
Total Maintenance & Repairs Expense		38,354	29,744	34,417	(23)	8,586	96,147	62,680	26,017	39,149	16,154	26,659	29,478	407,363
Utilities Expense														
5950 000	Electricity - Common Area Electric	3,428	1,826	2,991	3,154	2,504	2,960	3,068	3,430	5,452	3,151	3,734	3,147	38,845
5950 010	Electricity - Streetlights	1,220	1,764	2,048	1,883	1,255	1,082	1,085	984	1,175	1,041	1,175	1,175	15,887
6050 005	Telecomm - General Telecomm.	424	420	420	1,378	1,640	1,016	1,125	1,046	1,043	1,051	1,339	1,363	12,267
6075 000	Gas -	232	211	105	111	81	87	76	69	65	64	66	78	1,245
6500 030	Pool - Phone	0	0	0	0	0	0	0	0	0	0	990	0	990
6000 010	Water - Irrigation Water	24,985	32,319	3,552	12,875	12,703	12,089	2,341	23,411	60,904	42,634	36,399	1,307	265,518
Total Utilities Expense		30,289	36,541	9,116	19,402	18,183	17,234	7,696	28,940	68,638	47,941	43,703	7,069	334,752
Capital Expenditures														
6800 000	Capital Improvements -	0	0	0	0	0	0	9,320	0	0	0	0	0	9,320
Total Capital Expenditures		0	0	0	0	0	0	9,320	0	0	0	0	0	9,320

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	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Total Activity
TOTAL OPERATING EXPENSE	250,342	257,546	233,106	224,396	180,700	308,995	283,333	246,195	335,521	251,477	266,890	182,118	3,020,618
CURRENT YEAR NET INCOME / (LOSS)	37,631	167,108	79,379	103,272	154,069	(4,244)	41,158	89,476	(7,570)	71,092	61,943	147,438	940,753