

Harper's Preserve Community Association Inc.
10/31/2023

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	288,497.19	194,237.55	94,259.64
1013	Operating-ICS	666,076.50	863,642.68	(197,566.18)
1030	Petty Cash - CIT Bank	1,439.11	2,402.06	(962.95)
	TOTAL OPERATING ACCOUNTS	956,012.80	1,060,282.29	(104,269.49)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	184,147.18	184,092.45	54.73
	TOTAL RESERVES	184,147.18	184,092.45	54.73
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	281,257.12	194,540.07	86,717.05
1215	A/R Builder Asmts	1,053.61	4,089.09	(3,035.48)
1230	A/R Late Fee/Finance Charges	88,001.36	88,445.21	(443.85)
1240	A/R Closing Contributions	3,151.00	2,957.39	193.61
1250	A/R Legal Fees	64,258.26	53,048.39	11,209.87
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	9,303.95	10,429.76	(1,125.81)
1280	A/R Force Mows	352.80	352.80	0.00
1290	A/R Miscellaneous	832.89	805.50	27.39
	TOTAL ACCOUNTS RECEIVABLE	449,037.06	355,494.28	93,542.78
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 010	Prepaid Expenses - Prepaid Insurance	0.00	1,909.33	(1,909.33)
1600 020	Prepaid Expenses - Prepaid Expense	10,851.76	2,729.50	8,122.26
	TOTAL PREPAID EXPENSES	10,851.76	4,638.83	6,212.93
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	2,136,368.14	2,140,827.19	(4,459.05)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	0.00	150.00	(150.00)
2210	Accounts Payable Accrual	73,501.10	54,502.68	18,998.42
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	42,000.00	40,000.00	2,000.00
2300 020	Refundable Deposits - Clubhouse	1,350.00	1,650.00	(300.00)
2400	Prepaid Assessments	105,258.66	204,999.92	(99,741.26)
2550	Unearned Assessment	612,064.56	599,328.84	12,735.72
TOTAL ACCOUNTS PAYABLE		834,274.32	900,731.44	(66,457.12)
TO/FROM AFFILIATES				
TOTAL TO/FROM AFFILIATES		0.00	0.00	0.00
TOTAL LIABILITIES		834,274.32	900,731.44	(66,457.12)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	536.01	481.28	54.73
TOTAL RESERVES		147,755.18	147,700.45	54.73
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		184,147.18	184,092.45	54.73
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	755,683.55	693,740.21	61,943.34
TOTAL OWNERS' EQUITY		1,117,946.64	1,056,003.30	61,943.34
TOTAL LIABILITIES & EQUITY		2,136,368.14	2,140,827.19	(4,459.05)

H085 Harper's Preserve Community Association Inc.
Income & Expense Statement
10/31/2023

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

	October Actual	October 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)	1,483,708.34	2,001,310	(517,601.66)	2,401,575	917,866.66
4000 060 Assessment Income - Prorated Assessment	828.45	0	828.45	20,936.85	0	20,936.85	0	(20,936.85)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	514,054.60	0	514,054.60	0	(514,054.60)
4100 065 Other Asmt - Mowing Fee	106,256.00	123,540	(17,284.00)	977,300.00	1,235,400	(258,100.00)	1,482,480	505,180.00
4000 125 Assessment Income - Working Capital Cont	16,348.75	9,396	6,952.75	215,403.75	93,960	121,443.75	112,750	(102,653.75)
4300 010 Finance Charges -	3,611.10	1,667	1,944.10	31,557.16	16,670	14,887.16	20,000	(11,557.16)
4305 000 Late Fees -	(136.59)	5,000	(5,136.59)	82,425.34	50,000	32,425.34	60,000	(22,425.34)
4325 000 Access Card Income -	360.00	417	(57.00)	7,005.00	4,170	2,835.00	5,000	(2,005.00)
4460 010 Facilities - Social Room Rental	0.00	167	(167.00)	1,700.00	1,670	30.00	2,000	300.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	50,000	(50,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	1,342.98	0	1,342.98	4,617.45	0	4,617.45	0	(4,617.45)
4500 010 Other Income - Interest	445.88	42	403.88	5,132.98	420	4,712.98	500	(4,632.98)
TOTAL OPERATING INCOME	328,832.85	345,360	(16,527.15)	3,343,841.47	3,453,600	(109,758.53)	4,144,305	800,463.53
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	11,670	(11,670.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	131.82	1,333	(1,201.18)	23,309.33	13,330	9,979.33	16,000	(7,309.33)
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	446.30	900	(453.70)	1,080	633.70
5150 000 ARC Review - ARC Review Expense	703.35	729	(25.65)	5,953.35	7,290	(1,336.65)	8,750	2,796.65
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	830	(830.00)	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	80	(80.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	3,372.00	1,833	1,539.00	19,862.00	18,330	1,532.00	22,000	2,138.00
5300 010 Community Events - Event Coordinator	9,035.25	9,035	0.25	93,514.82	90,350	3,164.82	108,423	14,908.18
5300 020 Community Events - NFC Community Events	(6,308.50)	8,333	(14,641.50)	95,345.66	83,330	12,015.66	100,000	4,654.34
5750 000 Holiday Decorations -	10,884.45	1,667	9,217.45	21,768.90	16,670	5,098.90	20,000	(1,768.90)
5700 000 Insurance -	1,909.33	3,819	(1,909.67)	36,276.55	38,190	(1,913.45)	45,823	9,546.45
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	(8,158.05)	12,500	(20,658.05)	15,000	23,158.05
5600 000 Management Fees -	5,538.00	6,083	(545.00)	55,380.00	60,830	(5,450.00)	73,000	17,620.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	670	(670.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	5,000	(5,000.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	1,670	(1,670.00)	2,000	2,000.00
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	8,100	(8,083.02)	9,720	9,703.02
6510 095 Clubhouse - NFC Event Room Suppl	0.00	861	(861.00)	494.74	8,610	(8,115.26)	10,335	9,840.26
5275 010 Professional Fees - Prof Legal	3,592.37	4,167	(574.63)	21,969.74	41,670	(19,700.26)	50,000	28,030.26
5275 005 Professional Fees - Prof Consultants	6,250.00	3,333	2,917.00	27,653.91	33,330	(5,676.09)	40,000	12,346.09
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	25,000	(25,000.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,250	(1,250.00)	1,500	1,500.00
5800 000 Website - Website Contract	500.00	0	500.00	9,500.00	0	9,500.00	0	(9,500.00)

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	October Actual	October Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Administrative Expenses	35,649.20	47,960	(12,310.80)	404,476.58	479,600	(75,123.42)	575,531	171,054.42
Grounds Expenses								
5850 000 Landscape - Lnds Contract	32,540.00	34,167	(1,627.00)	333,025.00	341,670	(8,645.00)	410,000	76,975.00
5850 014 Landscape - Lnds Front Yards	112,031.25	84,441	27,590.25	1,074,691.00	844,410	230,281.00	1,013,292	(61,399.00)
5850 030 Landscape - Irrigation Repairs	8,915.30	5,000	3,915.30	38,376.10	50,000	(11,623.90)	60,000	21,623.90
5850 080 Landscape - Tree Maintenance	7,392.00	3,333	4,059.00	18,375.00	33,330	(14,955.00)	40,000	21,625.00
5850 010 Landscape - Lnds Extra	0.00	8,333	(8,333.00)	72,969.35	83,330	(10,360.65)	100,000	27,030.65
Total Grounds Expenses	160,878.55	135,274	25,604.55	1,537,436.45	1,352,740	184,696.45	1,623,292	85,855.55
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	0.00	833	(833.00)	22,277.00	8,330	13,947.00	10,000	(12,277.00)
5140 010 Access Control - Access Cntrl Maint.	2,461.95	667	1,794.95	11,600.70	6,670	4,930.70	8,000	(3,600.70)
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	16,127.42	45,830	(29,702.58)	55,000	38,872.58
6450 010 Lake Management - Lke Mgmt Supplies	1,304.58	1,167	137.58	11,763.05	11,670	93.05	14,000	2,236.95
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	920	(771.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	5,585.04	5,833	(247.96)	56,183.55	58,330	(2,146.45)	70,000	13,816.45
5900 060 Maint. & Rprs - Electrical Maint.	800.00	2,500	(1,700.00)	4,628.00	25,000	(20,372.00)	30,000	25,372.00
5900 020 Maint. & Rprs - Gate Maint.	821.50	2,500	(1,678.50)	9,652.46	25,000	(15,347.54)	30,000	20,347.54
5900 030 Maint. & Rprs - Park/Playground Mtn	155.00	2,917	(2,762.00)	620.00	29,170	(28,550.00)	35,000	34,380.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,917	(2,917.00)	23,475.44	29,170	(5,694.56)	35,000	11,524.56
5900 173 Maint. & Rprs - Clubhouse/Rec Center	2,674.24	0	2,674.24	2,674.24	0	2,674.24	0	(2,674.24)
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	3,140	(3,140.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	7,279.00	62,500	(55,221.00)	75,000	67,721.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	3,640	(3,640.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	7,092.24	10,833	(3,740.76)	53,955.95	108,330	(54,374.05)	130,000	76,044.05
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	1,104.97	667	437.97	5,569.21	6,670	(1,100.79)	8,000	2,430.79
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	3,434.32	16,670	(13,235.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	20,830	(20,830.00)	25,000	25,000.00
6500 000 Pool - Contract	2,729.50	8,833	(6,103.50)	90,548.25	88,330	2,218.25	106,000	15,451.75
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	33,330	(33,330.00)	40,000	40,000.00
6500 010 Pool - Repairs	225.00	3,333	(3,108.00)	12,036.91	33,330	(21,293.09)	40,000	27,963.09
6500 020 Pool - Supplies	0.00	833	(833.00)	6,570.94	8,330	(1,759.06)	10,000	3,429.06
Total Maintenance & Repairs Expense	26,659.02	62,519	(35,859.98)	339,531.52	625,190	(285,658.48)	750,232	410,700.48
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,734.02	3,333	401.02	32,270.68	33,330	(1,059.32)	40,000	7,729.32
5950 010 Electricity - Streetlights	1,174.59	1,333	(158.41)	13,491.78	13,330	161.78	16,000	2,508.22
6050 005 Telecomm - General Telecomm.	1,339.49	0	1,339.49	10,479.50	0	10,479.50	0	(10,479.50)
6075 000 Gas -	65.55	100	(34.45)	934.51	1,000	(65.49)	1,200	265.49
6500 030 Pool - Phone	990.00	1,000	(10.00)	990.00	10,000	(9,010.00)	12,000	11,010.00
6000 010 Water - Irrigation Water	36,399.09	11,250	25,149.09	239,226.90	112,500	126,726.90	135,000	(104,226.90)

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	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total Activity
OPERATING INCOME													
4000 010	Assessment Income - Owners	111,981	111,981	147,817	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	1,707,671
4000 060	Assessment Income - Prorated Assessment	3,853	1,437	2,097	1,090	3,992	2,080	2,734	2,909	1,166	2,811	1,230	26,226
4000 015	Assessment Income - Builders	68,795	68,795	51,959	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	651,644
4100 065	Other Asmt - Mowing Fee	83,984	83,984	92,394	92,394	92,394	96,338	96,338	101,616	101,616	101,616	106,256	1,145,268
4000 125	Assessment Income - Working Capital Cont	21,986	19,168	37,771	16,913	24,805	22,550	19,219	25,369	13,530	21,986	16,913	256,558
4300 010	Finance Charges -	(1,771)	1,288	4,230	7,318	6,543	(768)	168	1,938	3,660	2,698	2,160	31,075
4305 000	Late Fees -	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	(2,586)	(680)	76,920
4325 000	Access Card Income -	40	105	110	145	1,050	825	725	2,005	660	365	760	7,150
4460 010	Facilities - Social Room Rental	42	600	150	0	1,000	0	0	(100)	200	200	250	2,342
4500 110	Other Income - NFC Event/Misc. Inc	0	1,644	516	741	144	135	144	758	461	376	0	6,261
4500 010	Other Income - Interest	5	8	41	64	70	629	945	841	843	709	545	5,146
TOTAL OPERATING INCOME		284,446	287,973	424,654	312,485	327,668	334,769	304,751	324,491	335,671	327,951	322,569	3,916,260
OPERATING EXPENSE													
Administrative Expenses													
5100 000	Administrative Fees - Admin Recoverable	0	0	846	(846)	0	0	0	(30)	30	0	0	0
5100 010	Administrative Fees - Admin Other	3,984	2,227	762	6,816	2,323	0	9,373	2,624	(1,673)	1,736	1,218	29,521
5100 030	Administrative Fees - NFC Software	37	37	41	55	55	41	41	41	41	49	41	521
5150 000	ARC Review - ARC Review Expense	0	0	0	0	0	0	3,000	1,300	0	950	703	5,953
5200 000	Bad Debt - Bad Debt	15,749	(5,214)	0	1,040	0	0	16	0	0	0	0	11,590
5350 000	Bank Charges -	0	10	(10)	0	0	0	0	10	0	0	0	10
6510 080	Clubhouse - CH Cleaning	495	1,460	1,825	1,460	1,460	1,890	1,460	1,460	1,825	3,285	1,825	21,817
5300 000	Community Events -	(1,478)	0	0	0	0	0	0	0	0	0	0	(1,478)
5300 010	Community Events - Event Coordinator	0	0	9,035	9,035	9,487	9,487	9,487	9,487	9,487	9,487	9,035	93,515
5300 020	Community Events - NFC Community Events	15,424	20,315	30,550	743	11,106	3,690	1,089	16,767	16,467	20,202	1,041	131,084
5750 000	Holiday Decorations -	0	0	0	21,769	0	(10,884)	0	0	0	0	10,884	21,769
5700 000	Insurance -	5,728	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	1,909	45,823
5650 020	Legal Fees - Legal Collections	0	7,014	(9,038)	0	0	(2,140)	2,140	1,081	4,276	(4,478)	0	(1,145)
5600 000	Management Fees -	5,538	5,538	5,538	5,538	5,538	5,541	5,541	5,541	5,530	5,538	5,538	66,456
5400 010	Office Supplies - Postage	8	0	0	0	0	0	0	1,115	(1,115)	0	0	8
5400 070	Office Supplies - NFC Office Supplies	191	662	0	0	0	49	15	0	0	23	0	940
6510 090	Clubhouse - NFC Kitchen Supplies	540	38	0	0	0	0	0	0	17	0	0	595
6510 095	Clubhouse - NFC Event Room Suppl	0	116	0	0	0	0	103	147	95	141	8	610
5275 010	Professional Fees - Prof Legal	747	1,501	269	1,000	576	0	6,255	1,915	5,741	2,258	363	24,218
5650 000	Legal Fees - Legal Corporate	0	0	0	0	203	(203)	0	0	0	0	0	0
5275 005	Professional Fees - Prof Consultants	0	500	2,274	521	2,239	3,596	7,675	4,025	73	500	6,250	28,154
5550 000	Taxes - Property Taxes	0	542	0	0	0	0	0	0	0	0	0	542
5800 000	Website - Website Contract	0	5,000	0	1,000	0	1,000	500	5,500	500	500	0	14,500
Total Administrative Expenses		46,964	43,566	45,911	51,950	36,806	15,885	47,513	56,531	46,337	43,098	24,797	495,006
Grounds Expenses													

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		Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total Activity
5850 000	Landscape - Lnds Contract	62,177	33,993	33,483	33,483	33,483	33,483	33,483	33,995	33,995	33,995	31,085	32,540	429,195
5850 014	Landscape - Lnds Front Yards	92,542	92,846	91,466	100,440	102,770	104,563	104,563	107,431	108,745	132,564	110,119	112,031	1,260,079
5850 030	Landscape - Irrigation Repairs	2,530	6,614	0	0	5,180	0	5,495	2,531	0	7,587	8,668	8,915	47,520
5850 080	Landscape - Tree Maintenance	0	0	0	0	1,270	0	0	0	375	9,133	205	7,392	18,375
5850 010	Landscape - Lnds Extra	0	4,680	20,401	3,700	25,508	0	4,561	3,150	1,786	1,357	12,507	0	77,649
Total Grounds Expenses		157,249	138,133	145,350	137,623	168,211	138,046	148,102	147,107	144,901	184,636	162,584	160,879	1,832,818
Maintenance & Repairs Expense														
5140 005	Access Control - Devices	0	6,986	35	580	5,902	0	4,540	5,131	5,907	(145)	327	0	29,263
5140 010	Access Control - Access Cntrl Maint.	0	35	405	150	3,580	885	1,942	256	937	527	457	2,462	11,636
6450 000	Lake Management - Lke Mgmt Contract	2,573	1,650	1,705	1,705	1,987	1,705	1,705	782	1,705	1,423	1,705	1,705	20,350
6450 010	Lake Management - Lke Mgmt Supplies	996	1,168	1,821	984	0	142	1,770	1,523	990	2,501	729	1,305	13,927
6450 015	Lake Management - Lke Repairs	0	0	0	0	148	0	0	0	0	0	0	0	148
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	3,366	890	12,144	3,822	2,635	2,307	19,892	1,530	3,713	3,104	1,452	5,585	60,440
5900 060	Maint. & Rprs - Electrical Maint.	0	0	320	0	0	240	0	530	2,250	0	488	800	4,628
5900 020	Maint. & Rprs - Gate Maint.	4,030	685	7,001	21,324	(21,324)	0	830	0	0	1,000	0	822	14,367
5900 030	Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	0	0	465	0	0	0	155	620
5900 097	Maint. & Rprs - Recreation Maint.	0	720	0	0	0	0	1,285	17,882	1,510	2,869	(70)	0	24,195
5900 173	Maint. & Rprs - Clubhouse/Rec Center	0	0	0	0	0	0	0	0	0	0	0	2,674	2,674
5900 099	Maint. & Rprs - Streets/Drive	0	155	0	0	0	0	0	0	0	7,279	0	0	7,434
6550 025	Janitorial Services - NFC Janitorial Suppl	0	6	0	0	0	0	0	0	0	0	0	0	6
6610 010	Patrol Services - Patrol-Guard Shack	5,338	5,153	4,563	1,523	4,399	408	11,420	5,845	7,192	5,708	5,806	7,092	64,447
6150 000	Pest Control - Pest Cntrl -Contract	0	668	0	0	0	0	0	0	0	0	0	0	668
6150 010	Pest Control - Pest Cntrl-General	0	0	0	0	0	0	198	789	0	0	0	0	987
6150 020	Pest Control - Mosquito Spray	250	0	0	0	0	0	1,405	500	1,659	500	400	1,105	5,819
6650 000	Signs and Monuments -	0	16,427	295	0	0	0	2,368	771	0	0	0	0	19,862
6500 000	Pool - Contract	2,650	2,650	1,325	3,975	2,650	0	36,484	25,481	0	13,139	4,766	2,730	95,848
6500 010	Pool - Repairs	0	1,161	0	355	0	2,900	5,867	1,195	155	1,245	95	225	13,198
6500 020	Pool - Supplies	0	0	130	0	0	0	6,441	0	0	0	0	0	6,571
Total Maintenance & Repairs Expense		19,202	38,354	29,744	34,417	(23)	8,586	96,147	62,680	26,017	39,149	16,154	26,659	397,088
Utilities Expense														
5950 000	Electricity - Common Area Electric	5,213	3,428	1,826	2,991	3,154	2,504	2,960	3,068	3,430	5,452	3,151	3,734	40,911
5950 010	Electricity - Streetlights	0	1,220	1,764	2,048	1,883	1,255	1,082	1,085	984	1,175	1,041	1,175	14,712
6050 005	Telecomm - General Telecomm.	973	424	420	420	1,378	1,640	1,016	1,125	1,046	1,043	1,051	1,339	11,876
6075 000	Gas -	96	232	211	105	111	81	87	76	69	65	64	66	1,263
6500 030	Pool - Phone	0	0	0	0	0	0	0	0	0	0	0	990	990
6000 010	Water - Irrigation Water	292	24,985	32,319	3,552	12,875	12,703	12,089	2,341	23,411	60,904	42,634	36,399	264,504
Total Utilities Expense		6,573	30,289	36,541	9,116	19,402	18,183	17,234	7,696	28,940	68,638	47,941	43,703	334,256
Capital Expenditures														
6800 000	Capital Improvements -	0	0	0	0	0	0	0	9,320	0	0	0	0	9,320

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

	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total Activity
Total Capital Expenditures	0	0	0	0	0	0	0	9,320	0	0	0	0	9,320
TOTAL OPERATING EXPENSE	229,988	250,342	257,546	233,106	224,396	180,700	308,995	283,333	246,195	335,521	251,477	266,890	3,068,488
CURRENT YEAR NET INCOME / (LOSS)	54,458	37,631	167,108	79,379	103,272	154,069	(4,244)	41,158	89,476	(7,570)	71,092	61,943	847,773