

Harper's Preserve Community Association Inc.
09/30/2023

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	194,237.55	222,795.16	(28,557.61)
1013	Operating-ICS	863,642.68	971,108.69	(107,466.01)
1030	Petty Cash - CIT Bank	2,402.06	2,327.60	74.46
	TOTAL OPERATING ACCOUNTS	1,060,282.29	1,196,231.45	(135,949.16)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	184,092.45	184,039.50	52.95
	TOTAL RESERVES	184,092.45	184,039.50	52.95
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	194,540.07	223,257.85	(28,717.78)
1215	A/R Builder Asmts	4,089.09	(73.89)	4,162.98
1230	A/R Late Fee/Finance Charges	88,445.21	94,897.41	(6,452.20)
1240	A/R Closing Contributions	2,957.39	3,862.39	(905.00)
1250	A/R Legal Fees	53,048.39	52,595.62	452.77
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	10,429.76	12,246.58	(1,816.82)
1280	A/R Force Mows	352.80	0.00	352.80
1290	A/R Miscellaneous	805.50	815.50	(10.00)
	TOTAL ACCOUNTS RECEIVABLE	355,494.28	388,427.53	(32,933.25)
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	1,909.33	5,727.91	(3,818.58)
1600 020	Prepaid Expenses - Prepaid Expense	2,729.50	4,765.75	(2,036.25)
	TOTAL PREPAID EXPENSES	4,638.83	10,493.66	(5,854.83)
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 - Accmldt Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	2,140,827.19	2,315,511.48	(174,684.29)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	150.00	0.00	150.00
2210	Accounts Payable Accrual	54,502.68	39,553.01	14,949.67
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	40,000.00	34,000.00	6,000.00
2300 020	Refundable Deposits - Clubhouse	1,650.00	1,200.00	450.00
2400	Prepaid Assessments	204,999.92	170,986.91	34,013.01
2550	Unearned Assessment	599,328.84	900,721.12	(301,392.28)
	TOTAL ACCOUNTS PAYABLE	900,731.44	1,146,561.04	(245,829.60)
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	900,731.44	1,146,561.04	(245,829.60)
RESERVES				
3100 000	Reserve - P/Y Contributions	147,219.17	147,219.17	0.00
3100 030	Reserve - Interest	481.28	428.33	52.95
	TOTAL RESERVES	147,700.45	147,647.50	52.95
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	184,092.45	184,039.50	52.95
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	362,263.09	362,263.09	0.00
	Current Year Surplus (Deficit)	693,740.21	622,647.85	71,092.36
	TOTAL OWNERS' EQUITY	1,056,003.30	984,910.94	71,092.36
	TOTAL LIABILITIES & EQUITY	2,140,827.19	2,315,511.48	(174,684.29)

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	September Actual	September 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)	1,335,276.01	1,801,179	(465,902.99)	2,401,575	1,066,298.99
4000 060 Assessment Income - Prorated Assessment	1,229.63	0	1,229.63	20,108.40	0	20,108.40	0	(20,108.40)
4000 015 Assessment Income - Builders	51,343.95	0	51,343.95	462,710.65	0	462,710.65	0	(462,710.65)
4100 065 Other Asmt - Mowing Fee	101,616.00	123,540	(21,924.00)	871,044.00	1,111,860	(240,816.00)	1,482,480	611,436.00
4000 125 Assessment Income - Working Capital Cont	16,912.50	9,396	7,516.50	199,055.00	84,564	114,491.00	112,750	(86,305.00)
4300 010 Finance Charges -	2,159.99	1,667	492.99	27,946.06	15,003	12,943.06	20,000	(7,946.06)
4305 000 Late Fees -	(679.91)	5,000	(5,679.91)	82,561.93	45,000	37,561.93	60,000	(22,561.93)
4325 000 Access Card Income -	760.00	417	343.00	6,645.00	3,753	2,892.00	5,000	(1,645.00)
4460 010 Facilities - Social Room Rental	250.00	167	83.00	1,700.00	1,503	197.00	2,000	300.00
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	45,000	(45,000.00)	60,000	60,000.00
4500 110 Other Income - NFC Event/Misc. Inc	0.00	0	0.00	3,274.47	0	3,274.47	0	(3,274.47)
4500 010 Other Income - Interest	544.57	42	502.57	4,687.10	378	4,309.10	500	(4,187.10)
TOTAL OPERATING INCOME	322,569.06	345,360	(22,790.94)	3,015,008.62	3,108,240	(93,231.38)	4,144,305	1,129,296.38
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	10,503	(10,503.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	1,217.65	1,333	(115.35)	23,177.51	11,997	11,180.51	16,000	(7,177.51)
5100 030 Administrative Fees - NFC Software	49.05	90	(40.95)	405.17	810	(404.83)	1,080	674.83
5150 000 ARC Review - ARC Review Expense	950.00	729	221.00	5,250.00	6,561	(1,311.00)	8,750	3,500.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	747	(747.00)	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	72	(72.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	1,825.00	1,833	(8.00)	16,490.00	16,497	(7.00)	22,000	5,510.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	84,479.57	81,315	3,164.57	108,423	23,943.43
5300 020 Community Events - NFC Community Events	1,040.60	8,333	(7,292.40)	101,654.16	74,997	26,657.16	100,000	(1,654.16)
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	10,884.45	15,003	(4,118.55)	20,000	9,115.55
5700 000 Insurance -	3,818.58	3,819	(0.42)	34,367.22	34,371	(3.78)	45,823	11,455.78
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	(8,158.05)	11,250	(19,408.05)	15,000	23,158.05
5600 000 Management Fees -	5,538.00	6,083	(545.00)	49,842.00	54,747	(4,905.00)	73,000	23,158.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	603	(603.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	4,500	(4,500.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	1,503	(1,503.00)	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	7,290	(7,273.02)	9,720	9,703.02
6510 095 Clubhouse - NFC Event Room Suppl	8.40	861	(852.60)	494.74	7,749	(7,254.26)	10,335	9,840.26
5275 010 Professional Fees - Prof Legal	363.00	4,167	(3,804.00)	18,377.37	37,503	(19,125.63)	50,000	31,622.63
5275 005 Professional Fees - Prof Consultants	500.00	3,333	(2,833.00)	21,403.91	29,997	(8,593.09)	40,000	18,596.09
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	0.00	22,500	(22,500.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,125	(1,125.00)	1,500	1,500.00
5800 000 Website - Website Contract	0.00	0	0.00	9,000.00	0	9,000.00	0	(9,000.00)

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	September Actual	September Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Administrative Expenses	24,797.29	47,960	(23,162.71)	368,827.38	431,640	(62,812.62)	575,531	206,703.62
Grounds Expenses								
5850 000 Landscape - Lnds Contract	31,085.00	34,167	(3,082.00)	300,485.00	307,503	(7,018.00)	410,000	109,515.00
5850 014 Landscape - Lnds Front Yards	110,119.25	84,441	25,678.25	962,659.75	759,969	202,690.75	1,013,292	50,632.25
5850 030 Landscape - Irrigation Repairs	8,667.60	5,000	3,667.60	29,460.80	45,000	(15,539.20)	60,000	30,539.20
5850 080 Landscape - Tree Maintenance	205.00	3,333	(3,128.00)	10,983.00	29,997	(19,014.00)	40,000	29,017.00
5850 010 Landscape - Lnds Extra	12,506.90	8,333	4,173.90	72,969.35	74,997	(2,027.65)	100,000	27,030.65
Total Grounds Expenses	162,583.75	135,274	27,309.75	1,376,557.90	1,217,466	159,091.90	1,623,292	246,734.10
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	327.00	833	(506.00)	22,277.00	7,497	14,780.00	10,000	(12,277.00)
5140 010 Access Control - Access Cntrl Maint.	456.90	667	(210.10)	9,138.75	6,003	3,135.75	8,000	(1,138.75)
6450 000 Lake Management - Lke Mgmt Contract	1,705.00	4,583	(2,878.00)	14,422.42	41,247	(26,824.58)	55,000	40,577.58
6450 010 Lake Management - Lke Mgmt Supplies	729.00	1,167	(438.00)	10,458.47	10,503	(44.53)	14,000	3,541.53
6450 015 Lake Management - Lke Repairs	0.00	92	(92.00)	148.08	828	(679.92)	1,100	951.92
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	1,451.98	5,833	(4,381.02)	50,598.51	52,497	(1,898.49)	70,000	19,401.49
5900 060 Maint. & Rprs - Electrical Maint.	488.00	2,500	(2,012.00)	3,828.00	22,500	(18,672.00)	30,000	26,172.00
5900 020 Maint. & Rprs - Gate Maint.	0.00	2,500	(2,500.00)	8,830.96	22,500	(13,669.04)	30,000	21,169.04
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	2,917	(2,917.00)	465.00	26,253	(25,788.00)	35,000	34,535.00
5900 097 Maint. & Rprs - Recreation Maint.	(70.00)	2,917	(2,987.00)	23,475.44	26,253	(2,777.56)	35,000	11,524.56
6250 020 Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	2,826	(2,826.00)	3,764	3,764.00
5900 099 Maint. & Rprs - Streets/Drive	0.00	6,250	(6,250.00)	7,279.00	56,250	(48,971.00)	75,000	67,721.00
6550 025 Janitorial Services - NFC Janitorial Suppl	0.00	364	(364.00)	0.00	3,276	(3,276.00)	4,368	4,368.00
6610 010 Patrol Services - Patrol-Guard Shack	5,805.67	10,833	(5,027.33)	46,863.71	97,497	(50,633.29)	130,000	83,136.29
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	400.00	667	(267.00)	4,464.24	6,003	(1,538.76)	8,000	3,535.76
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	3,434.32	15,003	(11,568.68)	20,000	16,565.68
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	18,747	(18,747.00)	25,000	25,000.00
6500 000 Pool - Contract	4,765.75	8,833	(4,067.25)	87,818.75	79,497	8,321.75	106,000	18,181.25
6500 065 Pool - Furniture	0.00	3,333	(3,333.00)	0.00	29,997	(29,997.00)	40,000	40,000.00
6500 010 Pool - Repairs	94.97	3,333	(3,238.03)	11,811.91	29,997	(18,185.09)	40,000	28,188.09
6500 020 Pool - Supplies	0.00	833	(833.00)	6,570.94	7,497	(926.06)	10,000	3,429.06
Total Maintenance & Repairs Expense	16,154.27	62,519	(46,364.73)	312,872.50	562,671	(249,798.50)	750,232	437,359.50
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,150.99	3,333	(182.01)	28,536.66	29,997	(1,460.34)	40,000	11,463.34
5950 010 Electricity - Streetlights	1,041.29	1,333	(291.71)	12,317.19	11,997	320.19	16,000	3,682.81
6050 005 Telecomm - General Telecomm.	1,051.42	0	1,051.42	9,140.01	0	9,140.01	0	(9,140.01)
6075 000 Gas -	64.03	100	(35.97)	868.96	900	(31.04)	1,200	331.04
6500 030 Pool - Phone	0.00	1,000	(1,000.00)	0.00	9,000	(9,000.00)	12,000	12,000.00
6000 010 Water - Irrigation Water	42,633.66	11,250	31,383.66	202,827.81	101,250	101,577.81	135,000	(67,827.81)
Total Utilities Expense	47,941.39	17,016	30,925.39	253,690.63	153,144	100,546.63	204,200	(49,490.63)

c/o LEAD Association Mgmt
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	September Actual	September 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)	9,320.00	743,292	(733,972.00)	991,051	981,731.00
Total Capital Expenditures	0.00	82,588	(82,588.00)	9,320.00	743,292	(733,972.00)	991,051	981,731.00
TOTAL OPERATING EXPENSE	251,476.70	345,357	(93,880.30)	2,321,268.41	3,108,213	(786,944.59)	4,144,306	1,823,037.59
CURRENT YEAR NET INCOME / (LOSS)	71,092.36	3	71,089.36	693,740.21	27	693,713.21	(1)	(693,741.21)

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	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	111,981	111,981	111,981	147,817	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	1,671,220
4000 060 Assessment Income - Prorated Assessment	1,750	3,853	1,437	2,097	1,090	3,992	2,080	2,734	2,909	1,166	2,811	1,230	27,148
4000 015 Assessment Income - Builders	68,795	68,795	68,795	51,959	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	669,094
4100 065 Other Asmt - Mowing Fee	83,288	83,984	83,984	92,394	92,394	92,394	96,338	96,338	96,338	101,616	101,616	101,616	1,122,300
4000 125 Assessment Income - Working Capital Cont	3,946	21,986	19,168	37,771	16,913	24,805	22,550	19,219	25,369	13,530	21,986	16,913	244,155
4300 010 Finance Charges -	2,255	(1,771)	1,288	4,230	7,318	6,543	(768)	168	1,938	3,660	2,698	2,160	29,718
4305 000 Late Fees -	16,015	(4,469)	(1,036)	87,568	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	(2,586)	(680)	93,072
4325 000 Access Card Income -	200	40	105	110	145	1,050	825	725	2,005	660	365	760	6,990
4400 000 Capitalization Fees -	18,040	0	0	0	0	0	0	0	0	0	0	0	18,040
4460 010 Facilities - Social Room Rental	0	42	600	150	0	1,000	0	0	(100)	200	200	250	2,342
4500 110 Other Income - NFC Event/Misc. Inc	0	0	1,644	516	741	144	135	144	758	461	376	0	4,918
4500 010 Other Income - Interest	11	5	8	41	64	70	629	945	841	843	709	545	4,712
TOTAL OPERATING INCOME	306,281	284,446	287,973	424,654	312,485	327,668	334,769	304,751	324,491	335,671	327,951	322,569	3,893,708
OPERATING EXPENSE													
Administrative Expenses													
5100 000 Administrative Fees - Admin Recoverable	0	0	0	846	(846)	0	0	0	0	(30)	30	0	0
5100 010 Administrative Fees - Admin Other	1,828	3,984	2,227	762	6,816	2,323	0	9,373	2,624	(1,673)	1,736	1,218	31,217
5100 030 Administrative Fees - NFC Software	37	37	37	41	55	55	41	41	41	41	41	49	517
5150 000 ARC Review - ARC Review Expense	0	0	0	0	0	0	0	0	3,000	1,300	0	950	5,250
5200 000 Bad Debt - Bad Debt	0	15,749	(5,214)	0	1,040	0	0	16	0	0	0	0	11,590
5350 000 Bank Charges -	(20)	0	10	(10)	0	0	0	0	10	0	0	0	(10)
6510 080 Clubhouse - CH Cleaning	1,460	495	1,460	1,825	1,460	1,460	1,890	1,460	1,460	1,825	3,285	1,825	19,905
5300 000 Community Events -	0	(1,478)	0	0	0	0	0	0	0	0	0	0	(1,478)
5300 010 Community Events - Event Coordinator	0	0	0	9,035	9,035	9,487	9,487	9,487	9,487	9,487	9,487	9,487	84,480
5300 020 Community Events - NFC Community Events	26,101	15,424	20,315	30,550	743	11,106	3,690	1,089	16,767	16,467	20,202	1,041	163,493
5750 000 Holiday Decorations -	0	0	0	0	21,769	0	(10,884)	0	0	0	0	0	10,884
5700 000 Insurance -	1,646	5,728	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	45,560
5650 020 Legal Fees - Legal Collections	(2,862)	0	7,014	(9,038)	0	0	(2,140)	2,140	1,081	4,276	(4,478)	0	(4,006)
5600 000 Management Fees -	5,538	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 060 Office Supplies - Misc Office Supplies	24	0	0	0	0	0	0	0	0	0	0	0	24
5400 010 Office Supplies - Postage	226	8	0	0	0	0	0	0	1,115	(1,115)	0	0	234
5400 070 Office Supplies - NFC Office Supplies	0	191	662	0	0	0	49	15	0	0	23	0	940
6510 090 Clubhouse - NFC Kitchen Supplies	0	540	38	0	0	0	0	0	0	0	17	0	595
6510 095 Clubhouse - NFC Event Room Suppl	185	0	116	0	0	0	0	103	147	95	141	8	795
5275 010 Professional Fees - Prof Legal	492	747	1,501	269	1,000	576	0	6,255	1,915	5,741	2,258	363	21,118
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	203	(203)	0	0	0	0	0	0
5275 005 Professional Fees - Prof Consultants	2,249	0	500	2,274	521	2,239	3,596	7,675	4,025	73	500	500	24,153
5550 000 Taxes - Property Taxes	0	0	542	0	0	0	0	0	0	0	0	0	542
5800 000 Website - Website Contract	0	0	5,000	0	1,000	0	1,000	500	5,500	500	500	0	14,000
Total Administrative Expenses	36,906	46,964	43,566	45,911	51,950	36,806	15,885	47,513	56,531	46,337	43,098	24,797	496,263

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	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total Activity
Grounds Expenses													
5850 000 Landscape - Lnds Contract	32,233	62,177	33,993	33,483	33,483	33,483	33,483	33,483	33,995	33,995	33,995	31,085	428,888
5850 014 Landscape - Lnds Front Yards	91,520	92,542	92,846	91,466	100,440	102,770	104,563	104,563	107,431	108,745	132,564	110,119	1,239,568
5850 030 Landscape - Irrigation Repairs	35,249	2,530	6,614	0	0	5,180	0	5,495	2,531	0	7,587	8,668	73,853
5850 080 Landscape - Tree Maintenance	1,246	0	0	0	0	1,270	0	0	0	375	9,133	205	12,229
5850 010 Landscape - Lnds Extra	18,140	0	4,680	20,401	3,700	25,508	0	4,561	3,150	1,786	1,357	12,507	95,789
Total Grounds Expenses	178,387	157,249	138,133	145,350	137,623	168,211	138,046	148,102	147,107	144,901	184,636	162,584	1,850,327
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	70	0	6,986	35	580	5,902	0	4,540	5,131	5,907	(145)	327	29,333
5140 010 Access Control - Access Cntrl Maint.	2,334	0	35	405	150	3,580	885	1,942	256	937	527	457	11,507
6450 000 Lake Management - Lke Mgmt Contract	2,512	2,573	1,650	1,705	1,705	1,987	1,705	1,705	782	1,705	1,423	1,705	21,157
6450 010 Lake Management - Lke Mgmt Supplies	1,084	996	1,168	1,821	984	0	142	1,770	1,523	990	2,501	729	13,706
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	148	0	0	0	0	0	0	148
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	2,330	3,366	890	12,144	3,822	2,635	2,307	19,892	1,530	3,713	3,104	1,452	57,185
5900 060 Maint. & Rprs - Electrical Maint.	0	0	0	320	0	0	240	0	530	2,250	0	488	3,828
5900 020 Maint. & Rprs - Gate Maint.	720	4,030	685	7,001	21,324	(21,324)	0	830	0	0	1,000	0	14,266
5900 030 Maint. & Rprs - Park/Playground Mtnc	0	0	0	0	0	0	0	0	465	0	0	0	465
5900 097 Maint. & Rprs - Recreation Maint.	0	0	720	0	0	0	0	1,285	17,882	1,510	2,869	(70)	24,195
5900 099 Maint. & Rprs - Streets/Drive	0	0	155	0	0	0	0	0	0	0	7,279	0	7,434
6550 025 Janitorial Services - NFC Janitorial Suppl	0	0	6	0	0	0	0	0	0	0	0	0	6
6610 010 Patrol Services - Patrol-Guard Shack	5,020	5,338	5,153	4,563	1,523	4,399	408	11,420	5,845	7,192	5,708	5,806	62,375
6150 000 Pest Control - Pest Cntrl -Contract	668	0	668	0	0	0	0	0	0	0	0	0	1,336
6150 010 Pest Control - Pest Cntrl-General	0	0	0	0	0	0	0	198	789	0	0	0	987
6150 020 Pest Control - Mosquito Spray	0	250	0	0	0	0	0	1,405	500	1,659	500	400	4,714
6650 000 Signs and Monuments -	0	0	16,427	295	0	0	0	2,368	771	0	0	0	19,862
6500 000 Pool - Contract	5,300	2,650	2,650	1,325	3,975	2,650	0	36,484	25,481	0	13,139	4,766	98,419
6500 010 Pool - Repairs	0	0	1,161	0	355	0	2,900	5,867	1,195	155	1,245	95	12,973
6500 020 Pool - Supplies	0	0	0	130	0	0	0	6,441	0	0	0	0	6,571
Total Maintenance & Repairs Expense	20,037	19,202	38,354	29,744	34,417	(23)	8,586	96,147	62,680	26,017	39,149	16,154	390,466
Utilities Expense													
5950 000 Electricity - Common Area Electric	3,158	5,213	3,428	1,826	2,991	3,154	2,504	2,960	3,068	3,430	5,452	3,151	40,335
5950 010 Electricity - Streetlights	1,029	0	1,220	1,764	2,048	1,883	1,255	1,082	1,085	984	1,175	1,041	14,566
6050 005 Telecomm - General Telecomm.	0	973	424	420	420	1,378	1,640	1,016	1,125	1,046	1,043	1,051	10,537
6075 000 Gas -	107	96	232	211	105	111	81	87	76	69	65	64	1,304
6500 030 Pool - Phone	990	0	0	0	0	0	0	0	0	0	0	0	990
6000 010 Water - Irrigation Water	24,573	292	24,985	32,319	3,552	12,875	12,703	12,089	2,341	23,411	60,904	42,634	252,677
Total Utilities Expense	29,856	6,573	30,289	36,541	9,116	19,402	18,183	17,234	7,696	28,940	68,638	47,941	320,409
Capital Expenditures													
6800 000 Capital Improvements -	0	0	0	0	0	0	0	0	9,320	0	0	0	9,320

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	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total Activity
Total Capital Expenditures	0	0	0	0	0	0	0	0	9,320	0	0	0	9,320
TOTAL OPERATING EXPENSE	265,186	229,988	250,342	257,546	233,106	224,396	180,700	308,995	283,333	246,195	335,521	251,477	3,066,784
CURRENT YEAR NET INCOME / (LOSS)	41,095	54,458	37,631	167,108	79,379	103,272	154,069	(4,244)	41,158	89,476	(7,570)	71,092	826,924