



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 4815 Rustic Field Ln, Katy, TX 77449  
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never Occupied

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>N</u> Oven	<u>Y</u> Microwave
<u>Y</u> Dishwasher	<u>U</u> Trash Compactor	<u>U</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>U</u> Window Screens	<u>Y</u> Rain Gutters
<u>Y</u> Security System	<u>U</u> Fire Detection Equipment	<u>U</u> Intercom System
	<u>Y</u> Smoke Detector	
	<u>U</u> Smoke Detector-Hearing Impaired	
	<u>U</u> Carbon Monoxide Alarm	
	<u>N</u> Emergency Escape Ladder(s)	
<u>U</u> TV Antenna	<u>U</u> Cable TV Wiring	<u>U</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>N</u> Attic Fan(s)	<u>Y</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>Y</u> Central Heating	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>N</u> Septic System	<u>Y</u> Public Sewer System
<u>Y</u> Patio/Decking	<u>N</u> Outdoor Grill	<u>Y</u> Fences
<u>N</u> Pool	<u>N</u> Sauna	<u>N</u> Spa <u>N</u> Hot Tub
<u>N</u> Pool Equipment	<u>N</u> Pool Heater	<u>U</u> Automatic Lawn Sprinkler System
<u>Y</u> Fireplace(s) & Chimney (Wood burning)		<u>N</u> Fireplace(s) & Chimney (Mock)
<u>Y</u> Natural Gas Lines		<u>U</u> Gas Fixtures
<u>U</u> Liquid Propane Gas	<u>U</u> LP Community (Captive)	<u>U</u> LP on Property
Garage: <u>Y</u> Attached	<u>N</u> Not Attached	<u>N</u> Carport
Garage Door Opener(s):	<u>Y</u> Electronic	<u>N</u> Control(s)
Water Heater:	<u>Y</u> Gas	<u>N</u> Electric
Water Supply: <u>N</u> City	<u>N</u> Well <u>Y</u> MUD	<u>N</u> Co-op
Roof Type: <u>Shingle roof</u>	Age: <u>Unknown</u>	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☐ No ☒ Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\* ☐ Yes ☐ No ☒ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): Detectors have been brought to code for age of home.

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	<u>N</u> Previous Use of Premises for Manufacture of
	<u>N</u> Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

\* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.
- ☐ Present flood insurance coverage
- ☐ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- ☐ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- ☐ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- ☐ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- ☐ Located ☐ wholly ☐ partly in a floodway
- ☐ Located ☐ wholly ☐ partly in a flood pool
- ☐ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\* ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Y Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Windstone Colony Community Association  
(832) 593-7300 Main fee Annually \$525.00 Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information. Property Located in Harris-Galveston Subsidence District

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Authorized signer on behalf of Opendoor Property Trust I

Jason Cline

Signature of Seller

10/19/2019

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H

SUBDIVISION INFORMATION, INCLUDING  
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO MANDATORY  
MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION  
(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at **4815 Rustic Field Lane** (Street Address), City of **Katy, TX 77449**, County of **Harris**, TX prepared by the property owners' association (Association).

- A. The Property ☐ is ☒ is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.
- B. The current regular annual assessment for the Property is **\$525.00 per year (2019)**.
- C. Other applicable fees due to the Association at closing: reserve assessment: **Not Applicable**, transfer fee: **Not Applicable**, enhancement fee: **Not Applicable**, adopt a school fee: **Not Applicable**, capitalization fee: **Not Applicable**, foundation fee: **Not Applicable**, initial fee: **Not Applicable**, other: **Not Applicable**.
- D. A special assessment for the Property due after this resale certificate is delivered is **Not Applicable** payable as follows **Not Applicable** for the following purpose: **Not Applicable**.
- E. In addition to amounts shown in items C and D, assessments due and unpaid to the Association that are attributable to the Property are **Not Applicable**, and should be made payable to: **Windstone Colony CAI**.
- F. The capital expenditures approved by the Association for its current fiscal year are **Not Applicable**.
- G. The amount of reserve for capital expenditures is **\$71,349.43**.
- H. Unsatisfied judgments against the Association total **Not Applicable**.
- I. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there ☒ are ☐ are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: **See Attached**.
- J. The Association's board: ☐ has actual knowledge ☒ has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: **Not Applicable**.
- K. The Association ☐ has ☒ has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

L. The transfer fee for a change of ownership of property in the subdivision is \$185.00 payable to VanMor Properties, Inc.

M. The Association's managing agent is:

**VanMor Properties, Inc.**  
**8711 Highway 6 North, Suite 270**  
**Houston, TX 77095**  
**832-593-7300 (P) 832-593-7301 (F)**

N. The restrictions ☒ do ☐ do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

**REQUIRED ATTACHMENTS:**

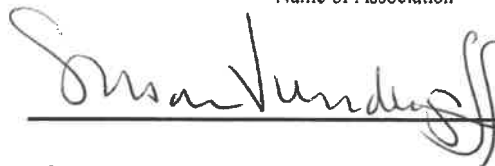
- |                             |  |
|-----------------------------|--|
| 1. Restrictions             | 6. Certificate of Insurance concerning |
| 2. Rules                    | Property & Liability for Common        |
| 3. Bylaws                   | Area and Facilities                    |
| 4. Current Balance Sheet    | 7. Any Governmental Notices of Health  |
| 5. Current Operating Budget | or Housing Code Violations             |

**NOTICE: This Subdivision information may change at any time.**

**Windstone Colony Community Association, Inc.**

Name of Association

By:



Print Name:

**Susan Vandagriff, Property Manager**

Date:

**August 6, 2019**

Mailing Address:

**8711 Highway 6 North, Suite 270, Houston, TX 77095**

Email:

**Mary@vanmor.com**

**COLLECTION STATUS REPORT**  
**WINDSTONE COLONY COMMUNITY ASSOCIATION, INC.**  
Report Date: August 1, 2019

Susan Vandagriff  
c/o VanMor Properties, Inc.  
Houston, Texas 77095

Matter	Cause No.
Assessment	2019-51277
Assessment	2019-51276
Assessment	2019-51268
Assessment	2019-51657
Assessment	2019-51565
Assessment	2019-51914
Assessment	2019-51888
Assessment	2019-52384

**WINDSTONE COLONY COMM. ASSOC. INC.**

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Balance Sheet  
As of 06/30/19**ASSETS****CURRENT ASSETS**

1000	ALLIANCE ASSOC BANK OPER	\$	22,461.18
1003	ALLIANCE ASSOC BANK MMA 475		27,709.40
1007	ALLIANCE ASSOC BANK RES 442		71,349.43
1020	ALLIANCE ICS		542,769.47
1110	ACCT REC - HOMEOWNER		81,976.23
1500	ACCT REC - SECURITY PATROL		23,080.00
1601	PREPAID INSURANCE		10,185.00
CURRENT ASSETS		\$	779,530.71

**OTHER ASSETS**

1700	2003 PLAY STRUCTURE	\$	32,253.98
1705	2019 FUNBRELLA		6,679.00
1710	2019 SHADE STRUCTURES		40,333.28
1751	A/DEPRE 2003 PLAY STRUCTURE		(25,344.00)
OTHER ASSETS		\$	53,922.26
TOTAL ASSETS		\$	833,452.97

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**LIABILITIES & EQUITY****CURRENT LIABILITIES:**

22001	ACCOUNTS PAYABLE	\$	1,621.91
22020	PREPAID ASSESSMENTS		5,690.46
22030	DEFERRED MAINT FEE		316,182.00
SUBTOTAL CURRENT LIABILITIES		\$	323,494.37

**EQUITY:**

33005	HOMEOWNER'S EQUITY	\$	356,385.20
33020	CAP RESERVE FUNDING		524,346.88
33025	CAP EXPENDITURE		(489,666.41)
	CURRENT YEAR NET INCOME/(LOSS)		118,892.93
SUBTOTAL EQUITY		\$	509,958.60

TOTAL LIABILITIES & EQUITY		\$	833,452.97
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# WINDSTONE COLONY COMM. ASSOC. INC.

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Income/Expense Statement  
Period: 06/01/19 to 06/30/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
44005	MAINTENANCE FEES	52,853.78	52,696.00	157.78	319,328.05	316,184.00	3,144.05	632,360.00
44011	LATE CHARGES/INTEREST	787.69	500.00	287.69	7,208.83	10,640.00	(3,431.17)	12,240.00
44014	D/R CHARGEBACK	.00	150.00	(150.00)	27.07	300.00	(272.93)	300.00
44015	LEGAL FEES	278.22	1,500.00	(1,221.78)	1,253.21	4,700.00	(3,446.79)	5,200.00
44018	COLLECTION FEES	20.00	.00	20.00	5,913.64	6,855.00	(941.36)	6,855.00
44020	INTEREST & DIVIDENDS	281.89	175.00	106.89	1,785.26	1,050.00	735.26	2,100.00
44021	NSF FEES	.00	.00	.00	140.00	70.00	70.00	70.00
44060	SECURITY REIMBURSEMENT	11,440.00	12,532.00	(1,092.00)	72,720.00	75,193.00	(2,473.00)	150,385.00
	Subtotal Income	65,661.58	67,553.00	(1,891.42)	408,376.06	414,992.00	(6,615.94)	809,510.00
EXPENSES								
UTILITIES								
65006	ELECTRIC - REC CENTER	501.34	633.00	131.66	2,899.21	3,802.00	902.79	7,600.00
65007	ELECTRIC - ENTRY	116.23	190.00	73.77	736.44	1,140.00	403.56	2,280.00
65008	ELECTRIC-STREET LIGHT	(4,230.64)	4,545.00	8,775.64	16,964.42	27,270.00	10,305.58	54,540.00
65016	WATER - REC CENTER	462.50	590.00	127.50	1,110.38	3,540.00	2,429.62	7,080.00
65017	WATER - ENTRYWAY	2,328.86	2,000.00	(328.86)	6,670.92	12,000.00	5,329.08	24,000.00
	UTILITIES	(821.71)	7,958.00	8,779.71	28,381.37	47,752.00	19,370.63	95,500.00
CONTRACT SERVICES								
66105	ALARM/CAMERA SYSTEM	.00	.00	.00	.00	.00	.00	325.00
66110	PEST CONTROL - MOSQ.	823.29	1,000.00	176.71	1,834.55	2,625.00	790.45	6,250.00
66115	LANDSCAPE	9,873.30	9,720.00	(153.30)	59,239.80	58,320.00	(919.80)	116,640.00
66120	SWIMMING POOL	10,122.20	8,620.00	(1,502.20)	14,617.20	14,245.00	(372.20)	37,115.00
66130	COURTESY PATROL	11,440.00	12,532.00	1,092.00	72,720.00	75,193.00	2,473.00	150,385.00
66135	TRASH/PORTER SERVICE	1,191.67	1,192.00	.33	7,150.02	7,152.00	1.98	14,304.00
	CONTRACT SERVICES	33,450.46	33,064.00	(386.46)	155,561.57	157,535.00	1,973.43	325,019.00
REPAIR & MAINTENANCE								
67240	POOL REPAIRS/SUPPLIES	778.37	1,000.00	221.63	10,523.01	11,000.00	476.99	11,000.00
67245	ALARM/CAMERA SYSTEM	.00	.00	.00	.00	600.00	600.00	1,200.00
67247	HOLIDAY DECORATING	.00	.00	.00	2,487.04	2,550.00	62.96	5,100.00
67255	GROUNDS IMPROVEMENT	1,343.00	1,000.00	(343.00)	17,146.79	36,000.00	18,853.21	42,000.00
67256	DEED RESTRIC - CHGBK	.00	200.00	200.00	162.38	300.00	137.62	600.00
67275	SPRINKLER SYSTEM	.00	1,500.00	1,500.00	376.17	6,000.00	5,623.83	12,000.00
67285	GENERAL REPAIRS	.00	3,000.00	3,000.00	4,620.95	15,000.00	10,379.05	26,000.00
	REPAIR & MAINTENANCE	2,121.37	6,700.00	4,578.63	35,316.34	71,450.00	36,133.66	97,900.00

## WINDSTONE COLONY COMM. ASSOC. INC.

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## Income/Expense Statement

Period: 06/01/19 to 06/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
ADMINISTRATIVE								
68305	AUDIT	.00	.00	.00	2,100.00	2,300.00	200.00	2,300.00
68320	LEGAL FEES	1,050.36	.00	(1,050.36)	1,561.44	1,200.00	(361.44)	1,200.00
68321	LEGAL - COLLECTION	50.00	1,000.00	950.00	595.66	5,500.00	4,904.34	9,200.00
68322	LEGAL - DEED RESTRIC	646.39	1,000.00	353.61	2,618.73	3,000.00	381.27	3,500.00
68324	BILLING/COLLECTIONS	.00	.00	.00	6,213.19	6,600.00	386.81	10,260.00
68325	MANAGEMENT FEE	3,800.00	3,800.00	.00	22,800.00	22,800.00	.00	45,600.00
68326	PROFESSIONAL ADMIN	284.25	500.00	215.75	4,464.25	4,930.00	465.75	7,855.00
68330	POSTAGE	270.56	200.00	(70.56)	7,539.93	5,600.00	(1,939.93)	7,200.00
68335	PHONE/INTERNET	609.89	92.00	(517.89)	986.44	552.00	(434.44)	1,640.00
68340	COPIES/PRINTING	161.85	100.00	(61.85)	6,647.13	3,860.00	(2,787.13)	4,460.00
68345	PROFESSIONAL FEES	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
68354	WEBSITE/NEWSLETTER	60.00	.00	(60.00)	120.00	280.00	160.00	280.00
68360	BAD DEBT	.00	.00	.00	336.59	4,000.00	3,663.41	8,000.00
68370	POOL TAGS	.00	.00	.00	1,769.47	2,300.00	530.53	2,300.00
68390	MISC. ADMINISTRATIVE	136.73	200.00	63.27	2,328.34	2,600.00	271.66	3,600.00
	ADMINISTRATIVE	7,070.03	6,892.00	(178.03)	60,081.17	70,522.00	10,440.83	112,395.00
INSURANCE & TAXES								
69405	TCPP	1,277.50	1,420.00	142.50	7,665.00	8,520.00	855.00	17,040.00
69420	DIRECTORS & OFFICERS	355.00	390.00	35.00	2,129.00	2,340.00	211.00	4,680.00
69421	FIDELITY BOND	39.00	39.00	.00	241.00	241.00	.00	475.00
69440	PROPERTY TAXES	.00	.00	.00	.00	.00	.00	200.00
69445	FRANCHISE TAX	.00	.00	.00	.00	25.00	25.00	25.00
69450	FEDERAL INCOME TAXES	.00	.00	.00	.00	25.00	25.00	25.00
69458	SALES TAX	13.35	30.00	16.65	107.68	180.00	72.32	360.00
	INSURANCE & TAXES	1,684.85	1,879.00	194.15	10,142.68	11,331.00	1,188.32	22,805.00
PAYROLL								
	PAYROLL		.00		.00	.00	.00	.00
SALE OF ASSETS								
80002	CAP RESERVE - GENERAL	.00	.00	.00	.00	.00	.00	100,000.00
	SALE OF ASSETS	.00	.00	.00	.00	.00	.00	100,000.00
	PURCHASE OF ASSETS	.00						
	TOTAL EXPENSES	43,505.00	56,493.00	12,988.00	289,483.13	358,590.00	69,106.87	753,619.00