

**Harper's Preserve Community Association Inc.**  
10/31/2020

| <u>Included Reports</u>      | <u>Copies</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<br>Month    | Prior<br>Month      | Variance           |
|----------------------------|--------------------------------------|---------------------|---------------------|--------------------|
| <b>ASSETS</b>              |                                      |                     |                     |                    |
| <b>OPERATING ACCOUNTS</b>  |                                      |                     |                     |                    |
| 1010                       | Operating Account-CIT Bank           | 111,699.95          | 154,318.59          | (42,618.64)        |
|                            | <b>TOTAL OPERATING ACCOUNTS</b>      | <b>111,699.95</b>   | <b>154,318.59</b>   | <b>(42,618.64)</b> |
| <b>RESERVE ACCOUNTS</b>    |                                      |                     |                     |                    |
| 1510                       | Reserve Account - CIT Bank           | 182,822.02          | 182,790.97          | 31.05              |
|                            | <b>TOTAL RESERVES</b>                | <b>182,822.02</b>   | <b>182,790.97</b>   | <b>31.05</b>       |
| <b>ACCOUNTS RECEIVABLE</b> |                                      |                     |                     |                    |
| 1210                       | A/R Assessments                      | 197,400.51          | 169,639.70          | 27,760.81          |
| 1230                       | A/R Late Fee/Finance Charges         | 70,098.52           | 64,461.28           | 5,637.24           |
| 1240                       | A/R Closing Contributions            | 2,930.21            | 2,366.46            | 563.75             |
| 1245                       | A/R Foundation Fees                  | 1,925.20            | 0.00                | 1,925.20           |
| 1250                       | A/R Legal Fees                       | 15,986.68           | 16,260.80           | (274.12)           |
| 1265                       | A/R Mow/Lands Maint Fees             | 826.07              | 826.07              | 0.00               |
| 1270                       | A/R Admin Fees                       | 5,201.57            | 6,122.69            | (921.12)           |
| 1290                       | A/R Miscellaneous                    | 775.02              | 810.02              | (35.00)            |
| 1295                       | Allowance - Doubtful Accounts        | (8,200.00)          | (8,200.00)          | 0.00               |
|                            | <b>TOTAL ACCOUNTS RECEIVABLE</b>     | <b>286,943.78</b>   | <b>252,287.02</b>   | <b>34,656.76</b>   |
| <b>A/R OTHER</b>           |                                      |                     |                     |                    |
| 1300 000                   | A/R Other -                          | 4,140.00            | 4,140.00            | 0.00               |
|                            | <b>TOTAL A/R OTHER</b>               | <b>4,140.00</b>     | <b>4,140.00</b>     | <b>0.00</b>        |
| <b>PREPAID EXPENSES</b>    |                                      |                     |                     |                    |
| 1600 010                   | Prepaid Expenses - Prepaid Insurance | 28,595.71           | 1,067.56            | 27,528.15          |
| 1600 050                   | Prepaid Expenses - Prepaid Electric  | 1,558.75            | 1,558.75            | 0.00               |
|                            | <b>TOTAL PREPAID EXPENSES</b>        | <b>30,154.46</b>    | <b>2,626.31</b>     | <b>27,528.15</b>   |
| <b>PREPAID DEPOSITS</b>    |                                      |                     |                     |                    |
| 1650 020                   | Prepaid Deposits - Electric          | 686.00              | 686.00              | 0.00               |
|                            | <b>TOTAL PREPAID DEPOSITS</b>        | <b>686.00</b>       | <b>686.00</b>       | <b>0.00</b>        |
| <b>FIXED ASSETS</b>        |                                      |                     |                     |                    |
| 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 - Accmtd Depreciation   | (227,648.50)        | (227,648.50)        | 0.00               |
|                            | <b>TOTAL FIXED ASSETS</b>            | <b>531,179.34</b>   | <b>531,179.34</b>   | <b>0.00</b>        |
|                            | <b>TOTAL ASSETS</b>                  | <b>1,147,625.55</b> | <b>1,128,028.23</b> | <b>19,597.32</b>   |

c/o LEAD Association Mgmt  
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|                                 |                                             | Current<br>Month    | Prior<br>Month      | Variance         |
|---------------------------------|---------------------------------------------|---------------------|---------------------|------------------|
| <b>LIABILITIES &amp; EQUITY</b> |                                             |                     |                     |                  |
| <b>LIABILITIES</b>              |                                             |                     |                     |                  |
| 2200                            | Accounts Payable-Current Year               | 35,297.00           | 2,907.92            | 32,389.08        |
| 2210                            | Accounts Payable Accrual                    | 0.00                | 7,004.20            | (7,004.20)       |
| 2215                            | Other Payables - Due to Mgmt Company        | 588.00              | 2,018.00            | (1,430.00)       |
| 2226 006                        | Other Payables - CE Fees due to POA         | 1,950.00            | 0.00                | 1,950.00         |
| 2300 010                        | Refundable Deposits - Pool                  | 22,000.00           | 23,000.00           | (1,000.00)       |
| 2300 020                        | Refundable Deposits - Clubhouse             | 450.00              | 450.00              | 0.00             |
| 2400                            | Prepaid Assessments                         | 33,018.06           | 69,761.01           | (36,742.95)      |
| 2550                            | Unearned Assessment                         | 277,045.40          | 264,186.91          | 12,858.49        |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL ACCOUNTS PAYABLE</b>               | <b>370,348.46</b>   | <b>369,328.04</b>   | <b>1,020.42</b>  |
| <b>TO/FROM AFFILIATES</b>       |                                             |                     |                     |                  |
| 2760 000                        | Due To/From Developer - Due To/From Develop | 1,014,515.64        | 1,014,515.64        | 0.00             |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL TO/FROM AFFILIATES</b>             | <b>1,014,515.64</b> | <b>1,014,515.64</b> | <b>0.00</b>      |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL LIABILITIES</b>                    | <b>1,384,864.10</b> | <b>1,383,843.68</b> | <b>1,020.42</b>  |
| <b>RESERVES</b>                 |                                             |                     |                     |                  |
| 3100 000                        | Reserve - P/Y Contribution                  | 116,004.67          | 116,004.67          | 0.00             |
| 3100 010                        | Reserve - C/Y Contribution                  | 30,000.00           | 30,000.00           | 0.00             |
| 3100 030                        | Reserve - Interest                          | 425.35              | 394.30              | 31.05            |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL RESERVES</b>                       | <b>146,430.02</b>   | <b>146,398.97</b>   | <b>31.05</b>     |
| <b>CAPITAL IMPROVEMENT FUND</b> |                                             |                     |                     |                  |
| 3300 015                        | Capital Improvement - C/Y Contribution      | 36,392.00           | 36,392.00           | 0.00             |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL CAPITAL IMPROVEMENT FUND</b>       | <b>36,392.00</b>    | <b>36,392.00</b>    | <b>0.00</b>      |
| <b>WORKING CAPITAL</b>          |                                             |                     |                     |                  |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL WORKING CAPITAL</b>                | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>      |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>RESERVES GRAND TOTAL</b>                 | <b>182,822.02</b>   | <b>182,790.97</b>   | <b>31.05</b>     |
| <b>OWNERS' EQUITY</b>           |                                             |                     |                     |                  |
| 3800                            | Operating Surplus/Deficit Prior Years       | (604,119.78)        | (604,119.78)        | 0.00             |
|                                 | Current Year Surplus (Deficit)              | 184,059.21          | 165,513.36          | 18,545.85        |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL OWNERS' EQUITY</b>                 | <b>(420,060.57)</b> | <b>(438,606.42)</b> | <b>18,545.85</b> |
|                                 |                                             | -----               | -----               | -----            |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b>       | <b>1,147,625.55</b> | <b>1,128,028.23</b> | <b>19,597.32</b> |
|                                 |                                             | =====               | =====               | =====            |

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|                                                      | October<br>Actual | October<br>Budget | Variance          | YTD<br>Actual       | YTD<br>Budget    | YTD<br>Variance    | Total<br>Budget  | Budget<br>Remaining |
|------------------------------------------------------|-------------------|-------------------|-------------------|---------------------|------------------|--------------------|------------------|---------------------|
| <b>OPERATING INCOME</b>                              |                   |                   |                   |                     |                  |                    |                  |                     |
| 4000 010 Assessment Income - Owners                  | 64,648.40         | 89,708            | (25,059.60)       | 710,688.40          | 969,508          | (258,819.60)       | 1,148,923        | 438,234.60          |
| 4000 060 Assessment Income - Prorated Assessment     | 1,297.24          | 0                 | 1,297.24          | 75,316.81           | 0                | 75,316.81          | 0                | (75,316.81)         |
| 4000 015 Assessment Income - Builders                | 23,413.11         | 6,037             | 17,376.11         | 228,471.62          | 60,370           | 168,101.62         | 72,442           | (156,029.62)        |
| 4100 065 Other Asmt - Mowing Fee                     | 50,460.00         | 50,402            | 58.00             | 454,256.00          | 504,020          | (49,764.00)        | 604,824          | 150,568.00          |
| 4000 125 Assessment Income - Working Capital Cont    | 16,758.75         | 5,638             | 11,120.75         | 105,558.76          | 56,380           | 49,178.76          | 67,650           | (37,908.76)         |
| 4300 010 Finance Charges -                           | 1,828.13          | 0                 | 1,828.13          | 31,218.46           | 0                | 31,218.46          | 0                | (31,218.46)         |
| 4305 000 Late Fees -                                 | 7,779.15          | 0                 | 7,779.15          | 54,513.51           | 0                | 54,513.51          | 0                | (54,513.51)         |
| 4325 000 Access Card Income -                        | 35.00             | 0                 | 35.00             | 430.00              | 0                | 430.00             | 0                | (430.00)            |
| 4460 010 Facilities - Social Room Rental             | 0.00              | 0                 | 0.00              | 100.00              | 0                | 100.00             | 0                | (100.00)            |
| 4510 030 Non Owner Income - Shared Expense           | 0.00              | 10,000            | (10,000.00)       | 0.00                | 100,000          | (100,000.00)       | 120,000          | 120,000.00          |
| 4500 010 Other Income - Interest                     | 6.71              | 0                 | 6.71              | 221.49              | 0                | 221.49             | 0                | (221.49)            |
| <b>TOTAL OPERATING INCOME</b>                        | <b>166,226.49</b> | <b>161,785</b>    | <b>4,441.49</b>   | <b>1,660,775.05</b> | <b>1,690,278</b> | <b>(29,502.95)</b> | <b>2,013,839</b> | <b>353,063.95</b>   |
| <b>OPERATING EXPENSE</b>                             |                   |                   |                   |                     |                  |                    |                  |                     |
| <b>Administrative Expenses</b>                       |                   |                   |                   |                     |                  |                    |                  |                     |
| 5100 010 Administrative Fees - Admin Other           | 470.00            | 833               | (363.00)          | 5,155.14            | 8,330            | (3,174.86)         | 10,000           | 4,844.86            |
| 5150 000 ARC Review - ARC Review Expense             | 1,150.00          | 1,667             | (517.00)          | 29,052.85           | 16,670           | 12,382.85          | 20,000           | (9,052.85)          |
| 5250 000 Audit/Tax Preparation -                     | 0.00              | 417               | (417.00)          | (900.00)            | 4,170            | (5,070.00)         | 5,000            | 5,900.00            |
| 5350 000 Bank Charges -                              | 0.00              | 0                 | 0.00              | 50.00               | 0                | 50.00              | 0                | (50.00)             |
| 6510 080 Clubhouse - CH Cleaning                     | 0.00              | 1,250             | (1,250.00)        | 5,876.00            | 12,500           | (6,624.00)         | 15,000           | 9,124.00            |
| 5300 000 Community Events -                          | 0.00              | 2,917             | (2,917.00)        | 2,663.97            | 29,170           | (26,506.03)        | 35,000           | 32,336.03           |
| 5750 000 Holiday Decorations -                       | 0.00              | 728               | (728.00)          | 4,339.35            | 7,280            | (2,940.65)         | 8,732            | 4,392.65            |
| 5700 000 Insurance -                                 | 2,310.85          | 2,038             | 272.85            | 21,527.29           | 20,380           | 1,147.29           | 24,457           | 2,929.71            |
| 5650 020 Legal Fees - Legal Collections              | 0.00              | 1,000             | (1,000.00)        | 86.36               | 10,000           | (9,913.64)         | 12,000           | 11,913.64           |
| 5600 000 Management Fees -                           | 2,834.00          | 3,037             | (203.00)          | 27,716.00           | 30,370           | (2,654.00)         | 36,442           | 8,726.00            |
| 5500 000 Meeting Expense -                           | 0.00              | 67                | (67.00)           | 0.00                | 670              | (670.00)           | 800              | 800.00              |
| 5400 020 Office Supplies - Copies                    | 0.00              | 250               | (250.00)          | 0.00                | 2,500            | (2,500.00)         | 3,000            | 3,000.00            |
| 5400 060 Office Supplies - Misc Office Supplies      | 0.00              | 667               | (667.00)          | 911.56              | 6,670            | (5,758.44)         | 8,000            | 7,088.44            |
| 5400 010 Office Supplies - Postage                   | 0.00              | 167               | (167.00)          | 516.30              | 1,670            | (1,153.70)         | 2,000            | 1,483.70            |
| 5275 010 Professional Fees - Prof Legal              | 2,048.02          | 1,250             | 798.02            | 9,664.17            | 12,500           | (2,835.83)         | 15,000           | 5,335.83            |
| 5275 005 Professional Fees - Prof Consultants        | 291.16            | 1,667             | (1,375.84)        | 40,452.36           | 16,670           | 23,782.36          | 20,000           | (20,452.36)         |
| 6400 055 Reserve Contribution - Road Fund            | 0.00              | 0                 | 0.00              | 30,000.00           | 30,000           | 0.00               | 30,000           | 0.00                |
| 6800 015 Capital Improvements - Capital Imp Transfer | 0.00              | 0                 | 0.00              | 36,392.00           | 36,392           | 0.00               | 36,392           | 0.00                |
| 5550 000 Taxes - Property Taxes                      | 0.00              | 125               | (125.00)          | 0.00                | 1,250            | (1,250.00)         | 1,500            | 1,500.00            |
| <b>Total Administrative Expenses</b>                 | <b>9,104.03</b>   | <b>18,080</b>     | <b>(8,975.97)</b> | <b>213,503.35</b>   | <b>247,192</b>   | <b>(33,688.65)</b> | <b>283,323</b>   | <b>69,819.65</b>    |
| <b>Grounds Expenses</b>                              |                   |                   |                   |                     |                  |                    |                  |                     |
| 5850 000 Landscape - Lnds Contract                   | 21,354.00         | 29,209            | (7,855.00)        | 213,052.00          | 292,090          | (79,038.00)        | 350,512          | 137,460.00          |
| 5850 014 Landscape - Lnds Front Yards                | 51,040.00         | 50,402            | 638.00            | 477,978.00          | 504,020          | (26,042.00)        | 604,824          | 126,846.00          |
| 5850 030 Landscape - Irrigation Repairs              | 1,243.00          | 4,000             | (2,757.00)        | 46,198.21           | 40,000           | 6,198.21           | 48,000           | 1,801.79            |
| 5850 080 Landscape - Tree Maintenance                | 5,620.00          | 1,250             | 4,370.00          | 16,842.40           | 12,500           | 4,342.40           | 15,000           | (1,842.40)          |

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|                                                | October<br>Actual | October<br>Budget | Variance           | YTD<br>Actual       | YTD<br>Budget    | YTD<br>Variance     | Total<br>Budget  | Budget<br>Remaining |
|------------------------------------------------|-------------------|-------------------|--------------------|---------------------|------------------|---------------------|------------------|---------------------|
| 5850 010 Landscape - Lnds Extra                | 0.00              | 4,167             | (4,167.00)         | 80,022.98           | 41,670           | 38,352.98           | 50,000           | (30,022.98)         |
| <b>Total Grounds Expenses</b>                  | <b>79,257.00</b>  | <b>89,028</b>     | <b>(9,771.00)</b>  | <b>834,093.59</b>   | <b>890,280</b>   | <b>(56,186.41)</b>  | <b>1,068,336</b> | <b>234,242.41</b>   |
| <b>Maintenance &amp; Repairs Expense</b>       |                   |                   |                    |                     |                  |                     |                  |                     |
| 5140 005 Access Control - Devices              | 0.00              | 83                | (83.00)            | 2,975.54            | 830              | 2,145.54            | 1,000            | (1,975.54)          |
| 5140 010 Access Control - Access Cntrl Maint.  | 0.00              | 417               | (417.00)           | 2,995.00            | 4,170            | (1,175.00)          | 5,000            | 2,005.00            |
| 6450 000 Lake Management - Lke Mgmt Contract   | 1,650.00          | 1,417             | 233.00             | 16,500.00           | 14,170           | 2,330.00            | 17,000           | 500.00              |
| 6450 020 Lake Management - Lke Mgmt Chem/Svc   | 1,049.60          | 750               | 299.60             | 9,187.04            | 7,500            | 1,687.04            | 9,000            | (187.04)            |
| 6450 015 Lake Management - Lke Repairs         | 0.00              | 83                | (83.00)            | 0.00                | 830              | (830.00)            | 1,000            | 1,000.00            |
| 5900 000 Maint. & Rprs - Common Area Mtn/Rpr   | 250.00            | 2,083             | (1,833.00)         | 53,582.22           | 20,830           | 32,752.22           | 25,000           | (28,582.22)         |
| 5900 060 Maint. & Rprs - Electrical Maint.     | 18,388.76         | 3,167             | 15,221.76          | 33,993.79           | 31,670           | 2,323.79            | 38,000           | 4,006.21            |
| 5900 020 Maint. & Rprs - Gate Maint.           | 1,433.52          | 417               | 1,016.52           | 5,067.44            | 4,170            | 897.44              | 5,000            | (67.44)             |
| 5900 030 Maint. & Rprs - Park/Playground Mtnc  | 0.00              | 0                 | 0.00               | 400.00              | 0                | 400.00              | 0                | (400.00)            |
| 5900 097 Maint. & Rprs - Recreation Maint.     | 550.00            | 2,083             | (1,533.00)         | 27,732.14           | 20,830           | 6,902.14            | 25,000           | (2,732.14)          |
| 5900 099 Maint. & Rprs - Streets/Drive         | 3,490.00          | 4,167             | (677.00)           | 8,193.60            | 41,670           | (33,476.40)         | 50,000           | 41,806.40           |
| 6610 000 Patrol Services -                     | 0.00              | 1,250             | (1,250.00)         | 0.00                | 12,500           | (12,500.00)         | 15,000           | 15,000.00           |
| 6610 005 Patrol Services - Patrol Contract     | 3,830.40          | 5,833             | (2,002.60)         | 66,851.06           | 58,330           | 8,521.06            | 70,000           | 3,148.94            |
| 6150 020 Pest Control - Mosquito Spray         | 515.00            | 292               | 223.00             | 2,790.00            | 2,920            | (130.00)            | 3,500            | 710.00              |
| 6650 000 Signs and Monuments -                 | 2,590.00          | 1,250             | 1,340.00           | 18,879.90           | 12,500           | 6,379.90            | 15,000           | (3,879.90)          |
| 6650 005 Signs and Monuments - Traffic Signs   | 2,221.40          | 2,083             | 138.40             | 7,257.44            | 20,830           | (13,572.56)         | 25,000           | 17,742.56           |
| 6500 000 Pool - Contract                       | 1,500.00          | 5,250             | (3,750.00)         | 33,338.00           | 52,500           | (19,162.00)         | 63,000           | 29,662.00           |
| 6500 065 Pool - Furniture                      | 0.00              | 698               | (698.00)           | 0.00                | 6,980            | (6,980.00)          | 8,374            | 8,374.00            |
| 6500 010 Pool - Repairs                        | 0.00              | 2,456             | (2,456.00)         | 4,397.04            | 24,560           | (20,162.96)         | 29,470           | 25,072.96           |
| 6500 020 Pool - Supplies                       | 0.00              | 133               | (133.00)           | 312.96              | 1,330            | (1,017.04)          | 1,591            | 1,278.04            |
| <b>Total Maintenance &amp; Repairs Expense</b> | <b>37,468.68</b>  | <b>33,912</b>     | <b>3,556.68</b>    | <b>294,453.17</b>   | <b>339,120</b>   | <b>(44,666.83)</b>  | <b>406,935</b>   | <b>112,481.83</b>   |
| <b>Utilities Expense</b>                       |                   |                   |                    |                     |                  |                     |                  |                     |
| 5950 000 Electricity - Common Area Electric    | 1,229.57          | 1,086             | 143.57             | 12,605.03           | 10,860           | 1,745.03            | 13,026           | 420.97              |
| 5950 010 Electricity - Streetlights            | 1,033.14          | 1,423             | (389.86)           | 11,196.28           | 14,230           | (3,033.72)          | 17,078           | 5,881.72            |
| 6075 000 Gas -                                 | 44.96             | 23                | 21.96              | 320.92              | 230              | 90.92               | 280              | (40.92)             |
| 6500 030 Pool - Phone                          | 1,267.93          | 444               | 823.93             | 4,981.21            | 4,440            | 541.21              | 5,329            | 347.79              |
| 6000 010 Water - Irrigation Water              | 18,275.33         | 4,330             | 13,945.33          | 104,494.70          | 43,300           | 61,194.70           | 51,961           | (52,533.70)         |
| <b>Total Utilities Expense</b>                 | <b>21,850.93</b>  | <b>7,306</b>      | <b>14,544.93</b>   | <b>133,598.14</b>   | <b>73,060</b>    | <b>60,538.14</b>    | <b>87,674</b>    | <b>(45,924.14)</b>  |
| <b>Capital Expenditures</b>                    |                   |                   |                    |                     |                  |                     |                  |                     |
| Capital Improvements -                         | 0.00              | 13,750            | (13,750.00)        | 1,067.59            | 137,500          | (136,432.41)        | 165,000          | 163,932.41          |
| <b>Total Capital Expenditures</b>              | <b>0.00</b>       | <b>13,750</b>     | <b>(13,750.00)</b> | <b>1,067.59</b>     | <b>137,500</b>   | <b>(136,432.41)</b> | <b>165,000</b>   | <b>163,932.41</b>   |
| <b>TOTAL OPERATING EXPENSE</b>                 | <b>147,680.64</b> | <b>162,076</b>    | <b>(14,395.36)</b> | <b>1,476,715.84</b> | <b>1,687,152</b> | <b>(210,436.16)</b> | <b>2,011,268</b> | <b>534,552.16</b>   |

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|                                  | October<br>Actual | October<br>Budget | Variance  | YTD<br>Actual | YTD<br>Budget | YTD<br>Variance | Total<br>Budget | Budget<br>Remaining |
|----------------------------------|-------------------|-------------------|-----------|---------------|---------------|-----------------|-----------------|---------------------|
| CURRENT YEAR NET INCOME / (LOSS) | 18,545.85         | (291)             | 18,836.85 | 184,059.21    | 3,126         | 180,933.21      | 2,571           | (181,488.21)        |

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|                                                      | Nov<br>2019    | Dec<br>2019    | Jan<br>2020    | Feb<br>2020    | Mar<br>2020    | Apr<br>2020    | May<br>2020    | Jun<br>2020    | Jul<br>2020    | Aug<br>2020    | Sep<br>2020    | Oct<br>2020    | Total<br>Activity |
|------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|
| <b>OPERATING INCOME</b>                              |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| 4000 010 Assessment Income - Owners                  | 50,898         | 50,898         | 129,637        | 64,270         | 64,383         | 64,508         | 64,649         | 64,649         | 64,648         | 64,648         | 64,648         | 64,648         | 812,485           |
| 4000 060 Assessment Income - Prorated Assessment     | 0              | 0              | 652            | 1,044          | 1,842          | 32,963         | 1,395          | 5,155          | 9,419          | 5,669          | 15,881         | 1,297          | 75,317            |
| 4000 015 Assessment Income - Builders                | 29,242         | 29,242         | 23,396         | 22,469         | 22,474         | 22,474         | 22,474         | 30,089         | 15,798         | 22,474         | 23,413         | 23,413         | 286,956           |
| 4000 061 Assessment Income - Prorated Asmt-BLDRS     | 0              | 0              | 5,963          | 0              | 13,419         | (19,382)       | 0              | 0              | 0              | 0              | 0              | 0              | 0                 |
| 4100 065 Other Asmt - Mowing Fee                     | 40,276         | 40,530         | 42,224         | 43,123         | 43,181         | 44,254         | 44,428         | 44,428         | 47,154         | 47,502         | 47,502         | 50,460         | 535,063           |
| 4100 070 Other Asmt - Prorated Mowing Fee            | 0              | 0              | 1,056          | 1,249          | 663            | (2,967)        | 0              | 0              | 0              | 0              | 0              | 0              | 0                 |
| 4000 125 Assessment Income - Working Capital Cont    | 513            | 0              | 16,144         | 9,071          | 6,236          | 5,236          | 5,586          | 7,064          | 16,913         | 16,913         | 5,638          | 16,759         | 106,071           |
| 4300 010 Finance Charges -                           | 1,850          | 1,393          | 9,007          | 2,856          | 2,665          | 6,968          | 1,612          | 672            | 3,064          | 2,593          | (46)           | 1,828          | 34,461            |
| 4305 000 Late Fees -                                 | 0              | 0              | 49,592         | (449)          | (1,583)        | (894)          | (3,620)        | (1,924)        | 8,401          | (152)          | (2,636)        | 7,779          | 54,514            |
| 4325 000 Access Card Income -                        | 0              | 35             | 0              | 0              | 0              | 0              | 0              | 180            | 70             | 145            | 0              | 35             | 465               |
| 4400 000 Capitalization Fees -                       | 0              | 4,100          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 4,100             |
| 4460 010 Facilities - Social Room Rental             | 0              | 0              | 200            | (100)          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 100               |
| 4510 030 Non Owner Income - Shared Expense           | 0              | 0              | 0              | 0              | 60,000         | 0              | 0              | 0              | (60,000)       | 0              | 0              | 0              | 0                 |
| 4500 010 Other Income - Interest                     | 4              | 6              | 11             | 23             | 22             | 63             | 42             | 18             | 16             | 11             | 9              | 7              | 231               |
| <b>TOTAL OPERATING INCOME</b>                        | <b>122,783</b> | <b>126,204</b> | <b>277,880</b> | <b>143,556</b> | <b>213,301</b> | <b>153,223</b> | <b>136,565</b> | <b>150,330</b> | <b>105,482</b> | <b>159,803</b> | <b>154,409</b> | <b>166,226</b> | <b>1,909,762</b>  |
| <b>OPERATING EXPENSE</b>                             |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| <b>Administrative Expenses</b>                       |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| 5100 010 Administrative Fees - Admin Other           | 341            | 4,074          | 594            | 0              | 1,015          | 97             | 469            | 95             | 0              | 0              | 2,414          | 470            | 9,571             |
| 5150 000 ARC Review - ARC Review Expense             | 0              | 5,875          | 0              | 0              | 0              | 10,480         | 8,500          | 500            | 3,633          | 0              | 4,790          | 1,150          | 34,928            |
| 5250 000 Audit/Tax Preparation -                     | 900            | 0              | (900)          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0                 |
| 5350 000 Bank Charges -                              | 0              | 0              | 10             | 0              | 0              | (10)           | 20             | 0              | 20             | 10             | 0              | 0              | 50                |
| 6510 080 Clubhouse - CH Cleaning                     | 0              | 1,917          | 764            | 639            | 0              | 1,278          | 639            | 0              | 639            | 639            | 1,278          | 0              | 7,793             |
| 5300 000 Community Events -                          | 0              | 590            | 0              | 7,967          | (5,303)        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 3,254             |
| 5750 000 Holiday Decorations -                       | 4,366          | 3,826          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 4,339          | 0              | 12,531            |
| 5700 000 Insurance -                                 | 1,434          | 1,434          | 2,135          | 2,135          | 2,135          | 2,135          | 2,135          | 2,135          | 2,135          | 2,135          | 2,135          | 2,311          | 24,396            |
| 5650 020 Legal Fees - Legal Collections              | 0              | 0              | 0              | 0              | 0              | 0              | 812            | 0              | 0              | (812)          | 86             | 0              | 86                |
| 5600 000 Management Fees -                           | 3,733          | 2,733          | 2,733          | 2,733          | 2,733          | 2,733          | 2,733          | 2,733          | 2,829          | 2,829          | 2,829          | 2,834          | 34,181            |
| 5400 020 Office Supplies - Copies                    | 0              | 598            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 598               |
| 5400 060 Office Supplies - Misc Office Supplies      | 0              | 0              | 0              | 0              | 0              | 0              | 245            | 0              | 0              | 288            | 379            | 0              | 912               |
| 5400 010 Office Supplies - Postage                   | 0              | 0              | 4              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 512            | 0              | 516               |
| 5275 010 Professional Fees - Prof Legal              | 0              | 0              | 0              | 0              | 4,262          | 618            | 720            | 1,046          | 0              | 870            | 100            | 2,048          | 9,664             |
| 5650 000 Legal Fees - Legal Corporate                | 3,266          | 3,185          | 278            | 2,619          | (2,897)        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 6,450             |
| 5275 005 Professional Fees - Prof Consultants        | 0              | 2,025          | 2,710          | 29,937         | 744            | 1,191          | 2,900          | 0              | 1,291          | 838            | 550            | 291            | 42,478            |
| 6400 055 Reserve Contribution - Road Fund            | 0              | 0              | 30,000         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 30,000            |
| 6800 015 Capital Improvements - Capital Imp Transfer | 0              | 0              | 36,392         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 36,392            |
| <b>Total Administrative Expenses</b>                 | <b>14,040</b>  | <b>26,257</b>  | <b>74,720</b>  | <b>46,030</b>  | <b>2,689</b>   | <b>18,522</b>  | <b>19,173</b>  | <b>6,509</b>   | <b>10,547</b>  | <b>6,797</b>   | <b>19,413</b>  | <b>9,104</b>   | <b>253,800</b>    |
| <b>Grounds Expenses</b>                              |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| 5850 000 Landscape - Lnds Contract                   | 20,146         | 36,917         | 20,146         | 21,354         | 21,354         | 21,354         | 21,354         | 21,354         | 22,074         | 21,354         | 21,354         | 21,354         | 270,115           |
| 5850 014 Landscape - Lnds Front Yards                | 42,572         | 84,448         | 44,660         | 45,008         | 45,936         | 46,690         | 47,212         | 47,966         | 49,300         | 49,648         | 50,518         | 51,040         | 604,998           |

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|                                                | Nov<br>2019    | Dec<br>2019    | Jan<br>2020    | Feb<br>2020    | Mar<br>2020    | Apr<br>2020    | May<br>2020    | Jun<br>2020    | Jul<br>2020    | Aug<br>2020    | Sep<br>2020    | Oct<br>2020    | Total<br>Activity |
|------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|
| 5850 030 Landscape - Irrigation Repairs        | 602            | 9,251          | 6,375          | 849            | 788            | 1,674          | 8,390          | 5,120          | 11,205         | 7,226          | 3,328          | 1,243          | 56,051            |
| 5850 080 Landscape - Tree Maintenance          | 1,500          | 2,865          | 722            | 0              | 2,000          | 0              | 0              | 0              | 4,785          | 2,475          | 1,240          | 5,620          | 21,207            |
| 5850 010 Landscape - Lnds Extra                | 26,307         | 12,416         | 0              | 1,561          | 0              | 12,157         | 20,948         | 27,330         | 3,330          | 10,359         | 4,339          | 0              | 118,746           |
| <b>Total Grounds Expenses</b>                  | <b>91,127</b>  | <b>145,897</b> | <b>71,904</b>  | <b>68,773</b>  | <b>70,078</b>  | <b>81,874</b>  | <b>97,904</b>  | <b>101,770</b> | <b>90,693</b>  | <b>91,062</b>  | <b>80,778</b>  | <b>79,257</b>  | <b>1,071,118</b>  |
| <b>Maintenance &amp; Repairs Expense</b>       |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| 5140 005 Access Control - Devices              | 0              | 0              | 0              | 1,499          | 0              | 0              | 738            | 0              | 0              | 0              | 738            | 0              | 2,976             |
| 5140 010 Access Control - Access Cntrl Maint.  | 0              | 0              | 0              | 525            | 125            | 320            | 320            | 0              | 745            | 320            | 640            | 0              | 2,995             |
| 6450 000 Lake Management - Lke Mgmt Contract   | 1,262          | 1,262          | 1,650          | 1,650          | 1,650          | 1,650          | 1,650          | 1,650          | 1,650          | 1,650          | 1,650          | 1,650          | 19,024            |
| 6450 020 Lake Management - Lke Mgmt Chem/Svc   | 2,062          | 1,596          | 831            | 842            | 730            | 736            | 514            | 589            | 1,581          | 456            | 1,859          | 1,050          | 12,845            |
| 5900 000 Maint. & Rprs - Common Area Mtn/Rpr   | 0              | 10,392         | 0              | 29,962         | 8,873          | 531            | 3,786          | 600            | 4,849          | 4,731          | 0              | 250            | 63,974            |
| 5900 060 Maint. & Rprs - Electrical Maint.     | 0              | 0              | 0              | 0              | 0              | 5,536          | 855            | 0              | 9,214          | 0              | 0              | 18,389         | 33,994            |
| 5900 020 Maint. & Rprs - Gate Maint.           | 6,788          | 0              | 0              | 105            | 0              | 0              | 467            | 590            | 1,309          | 1,162          | 0              | 1,434          | 11,856            |
| 5900 030 Maint. & Rprs - Park/Playground Mtn   | 0              | 0              | 0              | 400            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 400               |
| 5900 097 Maint. & Rprs - Recreation Maint.     | 0              | 0              | 0              | 1,003          | 669            | 4,774          | 19,600         | 0              | 0              | 0              | 1,137          | 550            | 27,732            |
| 5900 099 Maint. & Rprs - Streets/Drive         | 0              | 0              | 0              | 1,564          | 0              | 0              | 0              | 0              | 3,140          | 0              | 0              | 3,490          | 8,194             |
| 6610 000 Patrol Services -                     | 1,277          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 1,277             |
| 6610 005 Patrol Services - Patrol Contract     | 0              | 0              | 0              | 0              | 19,526         | 6,468          | 12,886         | 0              | 12,835         | 3,830          | 7,476          | 3,830          | 66,851            |
| 6150 020 Pest Control - Mosquito Spray         | 0              | 0              | 0              | 0              | 0              | 0              | 515            | 415            | 930            | 0              | 415            | 515            | 2,790             |
| 6650 000 Signs and Monuments -                 | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 15,830         | 0              | 460            | 2,590          | 18,880            |
| 6650 005 Signs and Monuments - Traffic Signs   | 0              | 0              | 0              | 3,836          | 0              | 0              | 0              | 950            | 250            | 0              | 0              | 2,221          | 7,257             |
| 6500 000 Pool - Contract                       | 625            | 625            | 625            | 625            | 625            | 0              | 1,200          | 14,013         | 8,100          | 6,050          | 600            | 1,500          | 34,588            |
| 6500 010 Pool - Repairs                        | 0              | 0              | 1,614          | 0              | 0              | 0              | 125            | 0              | 2,658          | 0              | 0              | 0              | 4,397             |
| 6500 020 Pool - Supplies                       | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 313            | 0              | 0              | 0              | 0              | 313               |
| <b>Total Maintenance &amp; Repairs Expense</b> | <b>12,014</b>  | <b>13,875</b>  | <b>4,720</b>   | <b>42,010</b>  | <b>32,197</b>  | <b>20,016</b>  | <b>42,656</b>  | <b>19,120</b>  | <b>63,091</b>  | <b>18,199</b>  | <b>14,975</b>  | <b>37,469</b>  | <b>320,342</b>    |
| <b>Utilities Expense</b>                       |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| 5950 000 Electricity - Common Area Electric    | 164            | 1,046          | 172            | 747            | 1,197          | 1,251          | 1,083          | 1,064          | 2,977          | 1,702          | 1,182          | 1,230          | 13,815            |
| 5950 010 Electricity - Streetlights            | 1,010          | 1,077          | 2,151          | (71)           | 1,013          | 1,014          | 1,014          | 1,020          | 1,020          | 1,028          | 1,975          | 1,033          | 13,283            |
| 6075 000 Gas -                                 | 22             | 21             | 19             | 21             | 20             | 20             | 22             | 20             | 22             | 22             | 109            | 45             | 364               |
| 6500 030 Pool - Phone                          | 372            | 340            | 358            | 358            | 358            | 357            | 358            | 357            | 355            | 852            | 359            | 1,268          | 5,694             |
| 6000 010 Water - Irrigation Water              | 2,606          | 9,116          | 7,436          | 320            | 7,668          | 4,268          | 7,926          | (446)          | 23,361         | 14,291         | 21,396         | 18,275         | 116,217           |
| <b>Total Utilities Expense</b>                 | <b>4,174</b>   | <b>11,601</b>  | <b>10,136</b>  | <b>1,376</b>   | <b>10,257</b>  | <b>6,910</b>   | <b>10,402</b>  | <b>2,016</b>   | <b>27,734</b>  | <b>17,895</b>  | <b>25,021</b>  | <b>21,851</b>  | <b>149,373</b>    |
| <b>Capital Expenditures</b>                    |                |                |                |                |                |                |                |                |                |                |                |                |                   |
| Capital Improvements -                         | 18,620         | 0              | 0              | 0              | 0              | 1,068          | 0              | 0              | 0              | 0              | 0              | 0              | 19,687            |
| <b>Total Capital Expenditures</b>              | <b>18,620</b>  | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>1,068</b>   | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>19,687</b>     |
| <b>TOTAL OPERATING EXPENSE</b>                 | <b>139,974</b> | <b>197,630</b> | <b>161,480</b> | <b>158,188</b> | <b>115,220</b> | <b>128,390</b> | <b>170,135</b> | <b>129,415</b> | <b>192,066</b> | <b>133,953</b> | <b>140,186</b> | <b>147,681</b> | <b>1,814,320</b>  |

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|----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| CURRENT YEAR NET INCOME / (LOSS) | (17,192)    | (71,426)    | 116,400     | (14,633)    | 98,081      | 24,833      | (33,570)    | 20,914      | (86,584)    | 25,849      | 14,223      | 18,546      | 95,441            |