

Harper's Preserve Community Association Inc.
04/30/2021

<u><i>Included Reports</i></u>	<u><i>Copies</i></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 Month	Prior Month	Variance
ASSETS				
OPERATING ACCOUNTS				
1010	Operating Account-CIT Bank	1,426,065.69	1,245,345.91	180,719.78
	TOTAL OPERATING ACCOUNTS	1,426,065.69	1,245,345.91	180,719.78
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	182,971.90	182,949.34	22.56
	TOTAL RESERVES	182,971.90	182,949.34	22.56
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	193,986.08	180,447.01	13,539.07
1215	A/R Builder Asmts	2,750.98	5,005.98	(2,255.00)
1230	A/R Late Fee/Finance Charges	94,357.66	107,843.02	(13,485.36)
1240	A/R Closing Contributions	2,130.71	2,489.96	(359.25)
1245	A/R Foundation Fees	1,925.20	1,925.20	0.00
1250	A/R Legal Fees	28,403.01	24,400.09	4,002.92
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,420.26	3,795.50	624.76
1290	A/R Miscellaneous	805.02	815.02	(10.00)
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	321,404.99	319,347.85	2,057.14
A/R OTHER				
1300 000	A/R Other -	4,140.00	4,140.00	0.00
	TOTAL A/R OTHER	4,140.00	4,140.00	0.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Prepaid Insurance	14,278.56	16,874.64	(2,596.08)
1600 050	Prepaid Expenses - Prepaid Electric	669.23	686.87	(17.64)
	TOTAL PREPAID EXPENSES	14,947.79	17,561.51	(2,613.72)
PREPAID DEPOSITS				
1650 020	Prepaid Deposits - Electric	686.00	686.00	0.00
	TOTAL PREPAID DEPOSITS	686.00	686.00	0.00
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 - Accmtd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	2,481,395.71	2,301,209.95	180,185.76

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	7,455.56	2,385.00	5,070.56
2210	Accounts Payable Accrual	169,480.54	81,247.40	88,233.14
2215	Other Payables - Due to Mgmt Company	500.00	0.00	500.00
2300 010	Refundable Deposits - Pool	27,000.00	27,000.00	0.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	77,408.75	116,754.51	(39,345.76)
2550	Unearned Assessment	1,022,488.22	1,026,239.00	(3,750.78)
	TOTAL ACCOUNTS PAYABLE	1,304,783.07	1,254,075.91	50,707.16
TO/FROM AFFILIATES				
2760 000	Due To/From Developer - Due To/From Develop	1,014,515.64	1,014,515.64	0.00
	TOTAL TO/FROM AFFILIATES	1,014,515.64	1,014,515.64	0.00
	TOTAL LIABILITIES	2,319,298.71	2,268,591.55	50,707.16
RESERVES				
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	100.82	78.26	22.56
	TOTAL RESERVES	146,579.90	146,557.34	22.56
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	182,971.90	182,949.34	22.56
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	462,244.41	332,788.37	129,456.04
	TOTAL OWNERS' EQUITY	(20,874.90)	(150,330.94)	129,456.04
	TOTAL LIABILITIES & EQUITY	2,481,395.71	2,301,209.95	180,185.76

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	83,997.84	83,717	280.84	334,863.84	334,868	(4.16)	1,004,603	669,739.16
4000 060 Assessment Income - Prorated Assessment	131,555.99	0	131,555.99	343,897.25	0	343,897.25	0	(343,897.25)
4000 015 Assessment Income - Builders	30,152.44	59,898	(29,745.56)	121,361.44	239,592	(118,230.56)	718,781	597,419.56
4100 065 Other Asmt - Mowing Fee	54,636.00	58,000	(3,364.00)	209,322.00	232,000	(22,678.00)	696,000	486,678.00
4000 125 Assessment Income - Working Capital Cont	15,785.00	11,275	4,510.00	52,965.50	45,100	7,865.50	135,300	82,334.50
4300 010 Finance Charges -	2,424.92	417	2,007.92	14,175.00	1,668	12,507.00	5,000	(9,175.00)
4305 000 Late Fees -	7,200.12	833	6,367.12	68,278.07	3,332	64,946.07	10,000	(58,278.07)
4325 000 Access Card Income -	145.00	0	145.00	425.00	0	425.00	0	(425.00)
4510 030 Non Owner Income - Shared Expense	0.00	8,571	(8,571.00)	0.00	34,284	(34,284.00)	102,852	102,852.00
4500 010 Other Income - Interest	57.69	17	40.69	175.46	68	107.46	200	24.54
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TOTAL OPERATING INCOME	325,955.00	222,728	103,227.00	1,145,463.56	890,912	254,551.56	2,672,736	1,527,272.44
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	707.00	833	(126.00)	2,735.88	3,332	(596.12)	10,000	7,264.12
5150 000 ARC Review - ARC Review Expense	0.00	3,333	(3,333.00)	0.00	13,332	(13,332.00)	40,000	40,000.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	332	(332.00)	1,000	1,000.00
5350 000 Bank Charges -	0.00	8	(8.00)	10.00	32	(22.00)	100	90.00
6510 080 Clubhouse - CH Cleaning	2,778.00	1,417	1,361.00	4,056.00	5,668	(1,612.00)	17,000	12,944.00
5300 000 Community Events -	0.00	4,167	(4,167.00)	0.00	16,668	(16,668.00)	50,000	50,000.00
5750 000 Holiday Decorations -	0.00	1,000	(1,000.00)	4,985.75	4,000	985.75	12,000	7,014.25
5700 000 Insurance -	2,596.08	2,500	96.08	10,384.24	10,000	384.24	30,000	19,615.76
5650 020 Legal Fees - Legal Collections	0.00	417	(417.00)	3,818.40	1,668	2,150.40	5,000	1,181.60
5600 000 Management Fees -	3,478.80	3,750	(271.20)	13,915.20	15,000	(1,084.80)	45,000	31,084.80
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	268	(268.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	232.94	667	(434.06)	599.31	2,668	(2,068.69)	8,000	7,400.69
5400 010 Office Supplies - Postage	266.98	167	99.98	663.85	668	(4.15)	2,000	1,336.15
5275 010 Professional Fees - Prof Legal	2,451.96	1,667	784.96	4,762.41	6,668	(1,905.59)	20,000	15,237.59
5275 005 Professional Fees - Prof Consultants	998.80	2,083	(1,084.20)	3,224.42	8,332	(5,107.58)	25,000	21,775.58
6400 055 Reserve Contribution - Road Fund	0.00	0	0.00	0.00	30,000	(30,000.00)	30,000	30,000.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	500	(500.00)	1,500	1,500.00
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Total Administrative Expenses	13,510.56	22,284	(8,773.44)	49,155.46	119,136	(69,980.54)	297,400	248,244.54
Grounds Expenses								
5850 000 Landscape - Lnds Contract	27,953.02	29,209	(1,255.98)	100,655.02	116,836	(16,180.98)	350,512	249,856.98
5850 014 Landscape - Lnds Front Yards	63,245.52	58,000	5,245.52	223,557.52	232,000	(8,442.48)	696,000	472,442.48
5850 030 Landscape - Irrigation Repairs	0.00	4,167	(4,167.00)	13,124.87	16,668	(3,543.13)	50,000	36,875.13
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	0.00	5,000	(5,000.00)	15,000	15,000.00

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 010 Landscape - Lnds Extra	0.00	6,250	(6,250.00)	41,138.43	25,000	16,138.43	75,000	33,861.57
Total Grounds Expenses	91,198.54	98,876	(7,677.46)	378,475.84	395,504	(17,028.16)	1,186,512	808,036.16
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	173.18	125	48.18	713.18	500	213.18	1,500	786.82
5140 010 Access Control - Access Cntrl Maint.	2,180.00	667	1,513.00	3,330.00	2,668	662.00	8,000	4,670.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	6,600.00	6,600	0.00	19,800	13,200.00
6450 010 Lake Management - Lke Mgmt Supplies	794.97	1,157	(362.03)	1,985.84	4,628	(2,642.16)	13,880	11,894.16
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	332	(332.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	1,720.00	2,083	(363.00)	11,640.00	8,332	3,308.00	25,000	13,360.00
5900 060 Maint. & Rprs - Electrical Maint.	0.00	4,167	(4,167.00)	500.00	16,668	(16,168.00)	50,000	49,500.00
5900 020 Maint. & Rprs - Gate Maint.	0.00	833	(833.00)	225.00	3,332	(3,107.00)	10,000	9,775.00
5900 030 Maint. & Rprs - Park/Playground Mtnc	0.00	1,667	(1,667.00)	0.00	6,668	(6,668.00)	20,000	20,000.00
5900 097 Maint. & Rprs - Recreation Maint.	0.00	2,083	(2,083.00)	5,548.96	8,332	(2,783.04)	25,000	19,451.04
5900 099 Maint. & Rprs - Streets/Drive	664.10	8,333	(7,668.90)	664.10	33,332	(32,667.90)	100,000	99,335.90
6610 010 Patrol Services - Patrol-Guard Shack	5,073.60	6,667	(1,593.40)	21,063.00	26,668	(5,605.00)	80,000	58,937.00
6150 020 Pest Control - Mosquito Spray	415.00	333	82.00	415.00	1,332	(917.00)	4,000	3,585.00
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	0.00	6,668	(6,668.00)	20,000	20,000.00
6650 005 Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	1,204.40	5,000	(3,795.60)	15,000	13,795.60
6500 000 Pool - Contract	0.00	8,150	(8,150.00)	7,950.00	32,600	(24,650.00)	97,800	89,850.00
6500 065 Pool - Furniture	0.00	8,333	(8,333.00)	0.00	33,332	(33,332.00)	100,000	100,000.00
6500 010 Pool - Repairs	275.00	2,500	(2,225.00)	939.72	10,000	(9,060.28)	30,000	29,060.28
6500 020 Pool - Supplies	5,300.00	167	5,133.00	5,300.00	668	4,632.00	2,000	(3,300.00)
Total Maintenance & Repairs Expense	18,245.85	51,915	(33,669.15)	68,079.20	207,660	(139,580.80)	622,980	554,900.80
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,293.78	1,667	626.78	10,997.66	6,668	4,329.66	20,000	9,002.34
5950 010 Electricity - Streetlights	1,092.78	1,250	(157.22)	3,273.19	5,000	(1,726.81)	15,000	11,726.81
6075 000 Gas -	45.94	42	3.94	183.39	168	15.39	500	316.61
6500 030 Pool - Phone	378.58	83	295.58	1,783.06	332	1,451.06	1,000	(783.06)
6000 010 Water - Irrigation Water	2,873.69	10,833	(7,959.31)	24,670.78	43,332	(18,661.22)	130,000	105,329.22
Total Utilities Expense	6,684.77	13,875	(7,190.23)	40,908.08	55,500	(14,591.92)	166,500	125,591.92
Capital Expenditures								
6800 000 Capital Improvements -	66,859.24	33,279	33,580.24	146,600.57	133,116	13,484.57	399,344	252,743.43
Total Capital Expenditures	66,859.24	33,279	33,580.24	146,600.57	133,116	13,484.57	399,344	252,743.43

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
TOTAL OPERATING EXPENSE	196,498.96	220,229	(23,730.04)	683,219.15	910,916	(227,696.85)	2,672,736	1,989,516.85
CURRENT YEAR NET INCOME / (LOSS)	129,456.04	2,499	126,957.04	462,244.41	(20,004)	482,248.41	0	(462,244.41)

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	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	64,649	64,649	64,648	64,648	64,648	64,648	64,648	64,648	83,622	83,622	83,622	83,998	852,052
4000 060 Assessment Income - Prorated Assessment	1,395	5,155	9,419	5,669	15,881	1,297	5,899	4,296	4,078	43,389	164,874	131,556	392,908
4000 015 Assessment Income - Builders	22,474	30,089	15,798	22,474	23,413	23,413	23,413	23,413	30,403	30,403	30,403	30,152	305,848
4100 065 Other Asmt - Mowing Fee	44,428	44,428	47,154	47,502	47,502	50,460	50,460	50,460	51,562	51,562	51,562	54,636	591,716
4000 125 Assessment Income - Working Capital Cont	5,586	7,064	16,913	16,913	5,638	16,759	5,074	11,275	12,966	9,584	14,631	15,785	138,186
4300 010 Finance Charges -	1,612	672	3,064	2,593	(46)	1,828	1,953	1,645	6,340	3,630	1,780	2,425	27,495
4305 000 Late Fees -	(3,620)	(1,924)	8,401	(152)	(2,636)	7,779	(446)	(971)	70,012	(3,182)	(5,752)	7,200	74,709
4305 000 Access Card Income -	0	180	70	145	0	35	35	70	35	175	70	145	960
4510 030 Non Owner Income - Shared Expense	0	0	(60,000)	0	0	0	0	0	0	0	0	0	(60,000)
4500 010 Other Income - Interest	42	18	16	11	9	7	6	10	29	41	48	58	294
TOTAL OPERATING INCOME	136,565	150,330	105,482	159,803	154,409	166,226	151,042	154,846	259,047	219,223	341,238	325,955	2,324,167
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	469	95	0	0	2,414	470	227	556	464	0	1,565	707	6,968
5150 000 ARC Review - ARC Review Expense	8,500	500	3,633	0	4,790	1,150	5,021	500	0	0	0	0	24,094
5250 000 Audit/Tax Preparation -	0	0	0	0	0	0	0	900	0	0	0	0	900
5350 000 Bank Charges -	20	0	20	10	0	0	0	0	(10)	10	10	0	60
6510 080 Clubhouse - CH Cleaning	639	0	639	639	1,278	0	1,278	639	0	639	639	2,778	9,168
5750 000 Holiday Decorations -	0	0	0	0	4,339	0	0	0	4,986	0	0	0	9,325
5700 000 Insurance -	2,135	2,135	2,135	2,135	2,135	2,311	2,487	2,760	2,596	2,596	2,596	2,596	28,618
5650 020 Legal Fees - Legal Collections	812	0	0	(812)	86	0	(86)	0	0	0	3,818	0	3,818
5600 000 Management Fees -	2,733	2,733	2,829	2,829	2,829	2,834	3,479	3,479	3,479	3,479	3,479	3,479	37,658
5400 060 Office Supplies - Misc Office Supplies	245	0	0	288	379	0	3,573	0	0	6	360	233	5,083
5400 010 Office Supplies - Postage	0	0	0	0	512	0	181	4	0	0	397	267	1,361
5275 010 Professional Fees - Prof Legal	720	1,046	0	870	100	2,048	8,422	4,850	116	1,785	410	2,452	22,818
5275 005 Professional Fees - Prof Consultants	2,900	0	1,291	838	550	291	1,000	1,232	0	1,226	1,000	999	11,327
Total Administrative Expenses	19,173	6,509	10,547	6,797	19,413	9,104	25,580	14,921	11,631	9,740	14,274	13,511	161,199
Grounds Expenses													
5850 000 Landscape - Lnds Contract	21,354	21,354	22,074	21,354	21,354	21,354	23,994	23,994	24,714	23,994	23,994	27,953	277,487
5850 014 Landscape - Lnds Front Yards	47,212	47,966	49,300	49,648	50,518	51,040	51,330	52,490	52,722	53,302	54,288	63,246	623,062
5850 030 Landscape - Irrigation Repairs	8,390	5,120	11,205	7,226	3,328	1,243	5,424	15,440	7,712	4,789	623	0	70,501
5850 080 Landscape - Tree Maintenance	0	0	4,785	2,475	1,240	5,620	0	0	0	0	0	0	14,120
5850 010 Landscape - Lnds Extra	20,948	27,330	3,330	10,359	4,339	0	30,881	11,841	1,071	27,191	12,877	0	150,165
Total Grounds Expenses	97,904	101,770	90,693	91,062	80,778	79,257	111,629	103,765	86,219	109,276	91,782	91,199	1,135,335
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	738	0	0	0	738	0	0	0	0	540	0	173	2,190
5140 010 Access Control - Access Cntrl Maint.	320	0	745	320	640	0	920	665	850	150	150	2,180	6,940

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	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total Activity
Lake Management - Lke Mgmt Contract	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800
Lake Management - Lke Mgmt Supplies	0	0	0	0	0	0	0	0	170	641	380	795	1,986
Lake Management - Lke Mgmt Chem/Svc	514	589	1,581	456	1,859	1,050	1,018	0	0	0	0	0	7,067
Lake Management - Lke Repairs	0	0	0	0	0	0	0	225	0	0	0	0	225
Maint. & Rprs - Common Area Mtn/Rpr	3,786	600	4,849	4,731	0	250	362	553	3,825	4,650	1,445	1,720	26,771
Maint. & Rprs - Electrical Maint.	855	0	9,214	0	0	18,389	8,091	2,066	0	0	500	0	39,115
Maint. & Rprs - Gate Maint.	467	590	1,309	1,162	0	1,434	390	7,425	0	225	0	0	13,003
Maint. & Rprs - Recreation Maint.	19,600	0	0	0	1,137	550	12,308	0	0	59	5,490	0	39,143
Maint. & Rprs - Streets/Drive	0	0	3,140	0	0	3,490	2,915	0	0	0	0	664	10,209
Patrol Services - Patrol Contract	12,886	0	12,835	3,830	7,476	3,830	7,762	5,166	0	0	0	0	53,785
Patrol Services - Patrol-Guard Shack	0	0	0	0	0	0	0	0	3,830	3,662	8,497	5,074	21,063
Pest Control - Mosquito Spray	515	415	930	0	415	515	415	0	0	0	0	415	3,620
Signs and Monuments -	0	0	15,830	0	460	2,590	14,350	13,165	(895)	895	0	0	46,395
Signs and Monuments - Traffic Signs	0	950	250	0	0	2,221	0	0	0	0	1,204	0	4,626
Pool - Contract	1,200	14,013	8,100	6,050	600	1,500	1,200	2,650	2,650	0	5,300	0	43,263
Pool - Repairs	125	0	2,658	0	0	0	275	0	0	365	300	275	3,998
Pool - Supplies	0	313	0	0	0	0	0	0	0	0	0	5,300	5,613
Total Maintenance & Repairs Expense	42,656	19,120	63,091	18,199	14,975	37,469	51,657	33,565	12,080	12,837	24,916	18,246	348,811
Utilities Expense													
Electricity - Common Area Electric	1,083	1,064	2,977	1,702	1,182	1,230	2,773	3,842	2,977	3,011	2,716	2,294	26,852
Electricity - Streetlights	1,014	1,020	1,020	1,028	1,975	1,033	1,080	1,086	0	1,085	1,095	1,093	12,529
Gas -	22	20	22	22	109	45	44	45	44	47	46	46	512
Pool - Phone	358	357	355	852	359	1,268	359	359	365	0	1,040	379	6,050
Water - Irrigation Water	7,926	(446)	23,361	14,291	21,396	18,275	10,700	7,543	11,066	7,620	3,111	2,874	127,716
Total Utilities Expense	10,402	2,016	27,734	17,895	25,021	21,851	14,955	12,875	14,452	11,764	8,007	6,685	173,658
Capital Expenditures													
Capital Improvements -	0	0	0	0	0	0	0	0	36,216	38,015	5,510	66,859	146,601
Total Capital Expenditures	0	0	0	0	0	0	0	0	36,216	38,015	5,510	66,859	146,601
TOTAL OPERATING EXPENSE	170,135	129,415	192,066	133,953	140,186	147,681	203,821	165,126	160,599	181,633	144,489	196,499	1,965,604
CURRENT YEAR NET INCOME / (LOSS)	(33,570)	20,914	(86,584)	25,849	14,223	18,546	(52,779)	(10,280)	98,449	37,590	196,749	129,456	358,564