

Harper's Preserve Community Association Inc.
02/28/2021

<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	1,148,692.62	860,622.11	288,070.51
	TOTAL OPERATING ACCOUNTS	1,148,692.62	860,622.11	288,070.51
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	182,922.53	182,894.47	28.06
	TOTAL RESERVES	182,922.53	182,894.47	28.06
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	263,077.01	341,342.14	(78,265.13)
1215	A/R Builder Asmts	8,388.48	190,126.13	(181,737.65)
1230	A/R Late Fee/Finance Charges	127,413.53	130,539.28	(3,125.75)
1240	A/R Closing Contributions	2,602.96	2,805.46	(202.50)
1245	A/R Foundation Fees	1,925.20	1,925.20	0.00
1250	A/R Legal Fees	26,731.21	22,301.14	4,430.07
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	5,362.55	3,382.55	1,980.00
1290	A/R Miscellaneous	894.15	825.02	69.13
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	429,021.16	685,872.99	(256,851.83)
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	19,470.72	22,066.72	(2,596.00)
1600 050	Prepaid Expenses - Prepaid Electric	707.77	729.34	(21.57)
	TOTAL PREPAID EXPENSES	20,178.49	22,796.06	(2,617.57)
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	2,316,820.14	2,288,190.97	28,629.17

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	166,363.00	28,722.83	137,640.17
2210	Accounts Payable Accrual	1,650.00	0.00	1,650.00
2215	Other Payables - Due to Mgmt Company	2,320.00	235.00	2,085.00
2226 006	Other Payables - CE Fees due to POA	0.00	1,950.00	(1,950.00)
2300 010	Refundable Deposits - Pool	22,000.00	20,000.00	2,000.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	81,853.30	66,680.71	15,172.59
2550	Unearned Assessment	1,191,826.00	1,357,413.00	(165,587.00)
	TOTAL ACCOUNTS PAYABLE	1,466,462.30	1,475,451.54	(8,989.24)
TO/FROM AFFILIATES				
2760 000	Due To/From Developer - Due To/From Develope	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	2,480,977.94	2,489,967.18	(8,989.24)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	51.45	23.39	28.06
	TOTAL RESERVES	146,530.53	146,502.47	28.06
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	182,922.53	182,894.47	28.06
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	136,038.98	98,448.63	37,590.35
	TOTAL OWNERS' EQUITY	(347,080.33)	(384,670.68)	37,590.35
	TOTAL LIABILITIES & EQUITY	2,316,820.14	2,288,190.97	28,629.17

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	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	83,622.00	105,233	(21,611.00)	167,244.00	210,466	(43,222.00)	1,262,800	1,095,556.00
4000 060 Assessment Income - Prorated Assessment	43,389.07	0	43,389.07	47,467.23	0	47,467.23	0	(47,467.23)
4000 015 Assessment Income - Builders	30,403.00	57,690	(27,287.00)	60,806.00	115,380	(54,574.00)	692,285	631,479.00
4100 065 Other Asmt - Mowing Fee	51,562.00	60,552	(8,990.00)	103,124.00	121,104	(17,980.00)	726,624	623,500.00
4000 125 Assessment Income - Working Capital Cont	9,583.75	6,765	2,818.75	22,550.00	13,530	9,020.00	81,180	58,630.00
4300 010 Finance Charges -	3,629.80	0	3,629.80	9,969.85	0	9,969.85	0	(9,969.85)
4305 000 Late Fees -	(3,182.43)	0	(3,182.43)	66,829.45	0	66,829.45	0	(66,829.45)
4325 000 Access Card Income -	175.00	0	175.00	210.00	0	210.00	0	(210.00)
4510 030 Non Owner Income - Shared Expense	0.00	10,000	(10,000.00)	0.00	20,000	(20,000.00)	120,000	120,000.00
4500 010 Other Income - Interest	40.78	0	40.78	69.65	0	69.65	0	(69.65)
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TOTAL OPERATING INCOME	219,222.97	240,240	(21,017.03)	478,270.18	480,480	(2,209.82)	2,882,889	2,404,618.82
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	0.00	833	(833.00)	463.88	1,666	(1,202.12)	10,000	9,536.12
5150 000 ARC Review - ARC Review Expense	0.00	3,333	(3,333.00)	0.00	6,666	(6,666.00)	40,000	40,000.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	166	(166.00)	1,000	1,000.00
5350 000 Bank Charges -	10.00	8	2.00	0.00	16	(16.00)	100	100.00
6510 080 Clubhouse - CH Cleaning	639.00	1,250	(611.00)	639.00	2,500	(1,861.00)	15,000	14,361.00
5300 000 Community Events -	0.00	4,167	(4,167.00)	0.00	8,334	(8,334.00)	50,000	50,000.00
5750 000 Holiday Decorations -	0.00	1,000	(1,000.00)	4,985.75	2,000	2,985.75	12,000	7,014.25
5700 000 Insurance -	2,596.00	2,500	96.00	5,192.08	5,000	192.08	30,000	24,807.92
5650 020 Legal Fees - Legal Collections	0.00	417	(417.00)	0.00	834	(834.00)	5,000	5,000.00
5600 000 Management Fees -	3,478.80	3,750	(271.20)	6,957.60	7,500	(542.40)	45,000	38,042.40
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	134	(134.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	6.09	667	(660.91)	6.09	1,334	(1,327.91)	8,000	7,993.91
5400 010 Office Supplies - Postage	0.00	167	(167.00)	0.00	334	(334.00)	2,000	2,000.00
5275 010 Professional Fees - Prof Legal	1,784.56	1,667	117.56	1,900.56	3,334	(1,433.44)	20,000	18,099.44
5275 005 Professional Fees - Prof Consultants	1,225.62	3,750	(2,524.38)	1,225.62	7,500	(6,274.38)	45,000	43,774.38
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	250	(250.00)	1,500	1,500.00
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Total Administrative Expenses	9,740.07	23,784	(14,043.93)	21,370.58	77,568	(56,197.42)	315,400	294,029.42
Grounds Expenses								
5850 000 Landscape - Lnds Contract	23,994.00	29,209	(5,215.00)	48,708.00	58,418	(9,710.00)	350,512	301,804.00
5850 014 Landscape - Lnds Front Yards	53,302.00	58,333	(5,031.00)	106,024.00	116,666	(10,642.00)	700,000	593,976.00
5850 030 Landscape - Irrigation Repairs	4,789.45	4,167	622.45	12,501.77	8,334	4,167.77	50,000	37,498.23
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	0.00	2,500	(2,500.00)	15,000	15,000.00

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	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 010 Landscape - Lnds Extra	27,190.73	10,417	16,773.73	28,261.73	20,834	7,427.73	125,000	96,738.27
Total Grounds Expenses	109,276.18	103,376	5,900.18	195,495.50	206,752	(11,256.50)	1,240,512	1,045,016.50
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	540.00	125	415.00	540.00	250	290.00	1,500	960.00
5140 010 Access Control - Access Cntrl Maint.	150.00	667	(517.00)	1,000.00	1,334	(334.00)	8,000	7,000.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	3,300.00	3,300	0.00	19,800	16,500.00
6450 010 Lake Management - Lke Mgmt Supplies	641.18	1,157	(515.82)	811.18	2,314	(1,502.82)	13,880	13,068.82
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	166	(166.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	4,650.00	2,083	2,567.00	8,475.00	4,166	4,309.00	25,000	16,525.00
5900 060 Maint. & Rprs - Electrical Maint.	0.00	4,167	(4,167.00)	0.00	8,334	(8,334.00)	50,000	50,000.00
5900 020 Maint. & Rprs - Gate Maint.	225.00	500	(275.00)	225.00	1,000	(775.00)	6,000	5,775.00
5900 030 Maint. & Rprs - Park/Playground Mtnc	0.00	1,667	(1,667.00)	0.00	3,334	(3,334.00)	20,000	20,000.00
5900 097 Maint. & Rprs - Recreation Maint.	58.96	2,083	(2,024.04)	58.96	4,166	(4,107.04)	25,000	24,941.04
5900 099 Maint. & Rprs - Streets/Drive	0.00	8,333	(8,333.00)	0.00	16,666	(16,666.00)	100,000	100,000.00
6610 000 Patrol Services -	0.00	1,667	(1,667.00)	0.00	3,334	(3,334.00)	20,000	20,000.00
6610 010 Patrol Services - Patrol-Guard Shack	3,662.40	6,667	(3,004.60)	7,492.80	13,334	(5,841.20)	80,000	72,507.20
6150 020 Pest Control - Mosquito Spray	0.00	333	(333.00)	0.00	666	(666.00)	4,000	4,000.00
6650 000 Signs and Monuments -	895.00	1,667	(772.00)	0.00	3,334	(3,334.00)	20,000	20,000.00
6650 005 Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	0.00	2,500	(2,500.00)	15,000	15,000.00
6500 000 Pool - Contract	0.00	8,150	(8,150.00)	2,650.00	16,300	(13,650.00)	97,800	95,150.00
6500 065 Pool - Furniture	0.00	8,333	(8,333.00)	0.00	16,666	(16,666.00)	100,000	100,000.00
6500 010 Pool - Repairs	364.72	2,500	(2,135.28)	364.72	5,000	(4,635.28)	30,000	29,635.28
6500 020 Pool - Supplies	0.00	167	(167.00)	0.00	334	(334.00)	2,000	2,000.00
Total Maintenance & Repairs Expense	12,837.26	53,249	(40,411.74)	24,917.66	106,498	(81,580.34)	638,980	614,062.34
Utilities Expense								
5950 000 Electricity - Common Area Electric	3,011.15	1,667	1,344.15	5,988.30	3,334	2,654.30	20,000	14,011.70
5950 010 Electricity - Streetlights	1,085.40	1,250	(164.60)	1,085.40	2,500	(1,414.60)	15,000	13,914.60
6075 000 Gas -	47.05	42	5.05	91.04	84	7.04	500	408.96
6500 030 Pool - Phone	0.00	83	(83.00)	364.82	166	198.82	1,000	635.18
6000 010 Water - Irrigation Water	7,620.15	10,833	(3,212.85)	18,686.57	21,666	(2,979.43)	130,000	111,313.43
Total Utilities Expense	11,763.75	13,875	(2,111.25)	26,216.13	27,750	(1,533.87)	166,500	140,283.87
Capital Expenditures								
Capital Improvements -	38,015.36	13,750	24,265.36	74,231.33	27,500	46,731.33	165,000	90,768.67
Total Capital Expenditures	38,015.36	13,750	24,265.36	74,231.33	27,500	46,731.33	165,000	90,768.67

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	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
TOTAL OPERATING EXPENSE	181,632.62	208,034	(26,401.38)	342,231.20	446,068	(103,836.80)	2,526,392	2,184,160.80
CURRENT YEAR NET INCOME / (LOSS)	37,590.35	32,206	5,384.35	136,038.98	34,412	101,626.98	356,497	220,458.02

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	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	64,383	64,508	64,649	64,649	64,648	64,648	64,648	64,648	64,648	64,648	83,622	83,622	813,322
4000 060 Assessment Income - Prorated Assessment	1,842	32,963	1,395	5,155	9,419	5,669	15,881	1,297	5,899	4,296	4,078	43,389	131,284
4000 015 Assessment Income - Builders	22,474	22,474	22,474	30,089	15,798	22,474	23,413	23,413	23,413	23,413	30,403	30,403	290,239
4000 061 Assessment Income - Prorated Asmt-BLDRS	13,419	(19,382)	0	0	0	0	0	0	0	0	0	0	(5,963)
4100 065 Other Asmt - Mowing Fee	43,181	44,254	44,428	44,428	47,154	47,502	47,502	50,460	50,460	50,460	51,562	51,562	572,953
4100 070 Other Asmt - Prorated Mowing Fee	663	(2,967)	0	0	0	0	0	0	0	0	0	0	(2,305)
4000 125 Assessment Income - Working Capital Cont	6,236	5,236	5,586	7,064	16,913	5,638	16,759	5,074	11,275	12,966	9,584	9,584	119,243
4300 010 Finance Charges -	2,665	6,968	1,612	672	3,064	2,593	(46)	1,828	1,953	1,645	6,340	3,630	32,923
4305 000 Late Fees -	(1,583)	(894)	(3,620)	(1,924)	8,401	(152)	(2,636)	7,779	(446)	(971)	70,012	(3,182)	70,784
4325 000 Access Card Income -	0	0	0	180	70	145	0	35	35	70	35	175	745
4510 030 Non Owner Income - Shared Expense	60,000	0	0	0	(60,000)	0	0	0	0	0	0	0	0
4500 010 Other Income - Interest	22	63	42	18	16	11	9	7	6	10	29	41	273
TOTAL OPERATING INCOME	213,301	153,223	136,565	150,330	105,482	159,803	154,409	166,226	151,042	154,846	259,047	219,223	2,023,498
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	1,015	97	469	95	0	0	2,414	470	227	556	464	0	5,808
5150 000 ARC Review - ARC Review Expense	0	10,480	8,500	500	3,633	0	4,790	1,150	5,021	500	0	0	34,574
5250 000 Audit/Tax Preparation -	0	0	0	0	0	0	0	0	0	900	0	0	900
5350 000 Bank Charges -	0	(10)	20	0	20	10	0	0	0	0	(10)	10	40
6510 080 Clubhouse - CH Cleaning	0	1,278	639	0	639	639	1,278	0	1,278	639	0	639	7,029
5300 000 Community Events -	(5,303)	0	0	0	0	0	0	0	0	0	0	0	(5,303)
5750 000 Holiday Decorations -	0	0	0	0	0	0	4,339	0	0	0	4,986	0	9,325
5700 000 Insurance -	2,135	2,135	2,135	2,135	2,135	2,135	2,135	2,311	2,487	2,760	2,596	2,596	27,696
5650 020 Legal Fees - Legal Collections	0	0	812	0	0	(812)	86	0	(86)	0	0	0	0
5600 000 Management Fees -	2,733	2,733	2,733	2,733	2,829	2,829	2,829	2,834	3,479	3,479	3,479	3,479	36,166
5400 060 Office Supplies - Misc Office Supplies	0	0	245	0	0	288	379	0	3,573	0	0	6	4,490
5400 010 Office Supplies - Postage	0	0	0	0	0	0	512	0	181	4	0	0	697
5275 010 Professional Fees - Prof Legal	4,262	618	720	1,046	0	870	100	2,048	8,422	4,850	116	1,785	24,837
5650 000 Legal Fees - Legal Corporate	(2,897)	0	0	0	0	0	0	0	0	0	0	0	(2,897)
5275 005 Professional Fees - Prof Consultants	744	1,191	2,900	0	1,291	838	550	291	1,000	1,232	0	1,226	11,263
Total Administrative Expenses	2,689	18,522	19,173	6,509	10,547	6,797	19,413	9,104	25,580	14,921	11,631	9,740	154,625
Grounds Expenses													
5850 000 Landscape - Lnds Contract	21,354	21,354	21,354	21,354	22,074	21,354	21,354	21,354	23,994	23,994	24,714	23,994	268,248
5850 014 Landscape - Lnds Front Yards	45,936	46,690	47,212	47,966	49,300	49,648	50,518	51,040	51,330	52,490	52,722	53,302	598,154
5850 030 Landscape - Irrigation Repairs	788	1,674	8,390	5,120	11,205	7,226	3,328	1,243	5,424	15,440	7,712	4,789	72,340
5850 080 Landscape - Tree Maintenance	2,000	0	0	0	4,785	2,475	1,240	5,620	0	0	0	0	16,120
5850 010 Landscape - Lnds Extra	0	12,157	20,948	27,330	3,330	10,359	4,339	0	30,881	11,841	1,071	27,191	149,445
Total Grounds Expenses	70,078	81,874	97,904	101,770	90,693	91,062	80,778	79,257	111,629	103,765	86,219	109,276	1,104,307

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Maintenance & Repairs Expense													
5140 005 Access Control - Devices	0	0	738	0	0	0	738	0	0	0	0	540	2,017
5140 010 Access Control - Access Cntrl Maint.	125	320	320	0	745	320	640	0	920	665	850	150	5,055
6450 000 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
6450 010 Lake Management - Lke Mgmt Supplies	0	0	0	0	0	0	0	0	0	0	170	641	811
6450 020 Lake Management - Lke Mgmt Chem/Svc	730	736	514	589	1,581	456	1,859	1,050	1,018	0	0	0	8,533
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	0	225	0	0	225
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	8,873	531	3,786	600	4,849	4,731	0	250	362	553	3,825	4,650	33,010
5900 060 Maint. & Rprs - Electrical Maint.	0	5,536	855	0	9,214	0	0	18,389	8,091	2,066	0	0	44,151
5900 020 Maint. & Rprs - Gate Maint.	0	0	467	590	1,309	1,162	0	1,434	390	7,425	0	225	13,003
5900 097 Maint. & Rprs - Recreation Maint.	669	4,774	19,600	0	0	0	1,137	550	12,308	0	0	59	39,096
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	0	3,140	0	0	3,490	2,915	0	0	0	9,545
6610 005 Patrol Services - Patrol Contract	19,526	6,468	12,886	0	12,835	3,830	7,476	3,830	7,762	5,166	0	0	79,779
6610 010 Pest Control - Mosquito Spray	0	0	0	0	0	0	0	0	0	0	3,830	3,662	7,493
6650 000 Signs and Monuments -	0	0	515	415	930	0	415	515	415	0	0	0	3,205
6650 000 Signs and Monuments -	0	0	0	0	15,830	0	460	2,590	14,350	13,165	(895)	895	46,395
6650 005 Signs and Monuments - Traffic Signs	0	0	0	950	250	0	0	2,221	0	0	0	0	3,421
6500 000 Pool - Contract	625	0	1,200	14,013	8,100	6,050	600	1,500	1,200	2,650	2,650	0	38,588
6500 010 Pool - Repairs	0	0	125	0	2,658	0	0	0	275	0	0	365	3,423
6500 020 Pool - Supplies	0	0	0	313	0	0	0	0	0	0	0	0	313
Total Maintenance & Repairs Expense	32,197	20,016	42,656	19,120	63,091	18,199	14,975	37,469	51,657	33,565	12,080	12,837	357,862
Utilities Expense													
5950 000 Electricity - Common Area Electric	1,197	1,251	1,083	1,064	2,977	1,702	1,182	1,230	2,773	3,842	2,977	3,011	24,290
5950 010 Electricity - Streetlights	1,013	1,014	1,014	1,020	1,020	1,028	1,975	1,033	1,080	1,086	0	1,085	12,368
6075 000 Gas -	20	20	22	20	22	22	109	45	44	45	44	47	460
6500 030 Pool - Phone	358	357	358	357	355	852	359	1,268	359	359	365	0	5,346
6000 010 Water - Irrigation Water	7,668	4,268	7,926	(446)	23,361	14,291	21,396	18,275	10,700	7,543	11,066	7,620	133,667
Total Utilities Expense	10,257	6,910	10,402	2,016	27,734	17,895	25,021	21,851	14,955	12,875	14,452	11,764	176,133
Capital Expenditures													
6800 000 Capital Improvements -	0	1,068	0	0	0	0	0	0	0	0	36,216	38,015	75,299
Total Capital Expenditures	0	1,068	0	0	0	0	0	0	0	0	36,216	38,015	75,299
TOTAL OPERATING EXPENSE	115,220	128,390	170,135	129,415	192,066	133,953	140,186	147,681	203,821	165,126	160,599	181,633	1,868,226
CURRENT YEAR NET INCOME / (LOSS)	98,081	24,833	(33,570)	20,914	(86,584)	25,849	14,223	18,546	(52,779)	(10,280)	98,449	37,590	155,272