

Harper's Preserve Community Association Inc.
06/30/2021

<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	1,249,021.55	1,467,932.45	(218,910.90)
	TOTAL OPERATING ACCOUNTS	1,249,021.55	1,467,932.45	(218,910.90)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,017.77	182,995.21	22.56
	TOTAL RESERVES	183,017.77	182,995.21	22.56
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	117,589.04	153,346.76	(35,757.72)
1215	A/R Builder Asmts	495.98	2,750.98	(2,255.00)
1230	A/R Late Fee/Finance Charges	74,592.73	83,345.61	(8,752.88)
1240	A/R Closing Contributions	1,106.56	1,922.71	(816.15)
1245	A/R Foundation Fees	0.00	1,925.20	(1,925.20)
1250	A/R Legal Fees	28,076.32	23,703.44	4,372.88
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	3,910.98	5,515.59	(1,604.61)
1290	A/R Miscellaneous	805.02	925.02	(120.00)
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	219,202.70	266,061.38	(46,858.68)
A/R OTHER				
1300 000	A/R Other -	6,090.00	4,140.00	1,950.00
	TOTAL A/R OTHER	6,090.00	4,140.00	1,950.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Prepaid Insurance	9,086.72	11,682.48	(2,595.76)
1600 050	Prepaid Expenses - Prepaid Electric	623.04	646.87	(23.83)
	TOTAL PREPAID EXPENSES	9,709.76	12,329.35	(2,619.59)
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 - Accumltd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	2,198,907.12	2,465,323.73	(266,416.61)

c/o LEAD Association Mgmt
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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	60,102.49	279,505.05	(219,402.56)
2210	Accounts Payable Accrual	81,563.83	13.01	81,550.82
2215	Other Payables - Due to Mgmt Company	175.00	490.00	(315.00)
2226 006	Other Payables - CE Fees due to POA	0.00	7,892.41	(7,892.41)
2300 010	Refundable Deposits - Pool	29,000.00	27,000.00	2,000.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	124,435.60	83,822.44	40,613.16
2550	Unearned Assessment	684,915.66	854,658.94	(169,743.28)
	TOTAL ACCOUNTS PAYABLE	980,642.58	1,253,831.85	(273,189.27)
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	1,995,158.22	2,268,347.49	(273,189.27)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	146.69	124.13	22.56
	TOTAL RESERVES	146,625.77	146,603.21	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	183,017.77	182,995.21	22.56
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	503,850.44	497,100.34	6,750.10
	TOTAL OWNERS' EQUITY	20,731.13	13,981.03	6,750.10
	TOTAL LIABILITIES & EQUITY	2,198,907.12	2,465,323.73	(266,416.61)

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	June Actual	June 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	502,859.52	502,302	557.52	1,004,603	501,743.48
4000 060 Assessment Income - Prorated Assessment	10,890.65	0	10,890.65	355,781.17	0	355,781.17	0	(355,781.17)
4000 015 Assessment Income - Builders	30,152.44	59,898	(29,745.56)	181,666.32	359,388	(177,721.68)	718,781	537,114.68
4100 065 Other Asmt - Mowing Fee	55,593.00	58,000	(2,407.00)	320,508.00	348,000	(27,492.00)	696,000	375,492.00
4000 125 Assessment Income - Working Capital Cont	31,570.00	11,275	20,295.00	98,629.25	67,650	30,979.25	135,300	36,670.75
4300 010 Finance Charges -	1,154.09	417	737.09	16,563.32	2,502	14,061.32	5,000	(11,563.32)
4305 000 Late Fees -	(2,635.01)	833	(3,468.01)	63,153.28	4,998	58,155.28	10,000	(53,153.28)
4325 000 Access Card Income -	900.00	0	900.00	1,805.00	0	1,805.00	0	(1,805.00)
4460 010 Facilities - Social Room Rental	100.00	0	100.00	100.00	0	100.00	0	(100.00)
4510 030 Non Owner Income - Shared Expense	0.00	8,571	(8,571.00)	0.00	51,426	(51,426.00)	102,852	102,852.00
4500 010 Other Income - Interest	53.38	17	36.38	290.63	102	188.63	200	(90.63)
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TOTAL OPERATING INCOME	211,776.39	222,728	(10,951.61)	1,541,356.49	1,336,368	204,988.49	2,672,736	1,131,379.51
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	1,579.48	833	746.48	7,813.36	4,998	2,815.36	10,000	2,186.64
5150 000 ARC Review - ARC Review Expense	0.00	3,333	(3,333.00)	1,500.00	19,998	(18,498.00)	40,000	38,500.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	498	(498.00)	1,000	1,000.00
5350 000 Bank Charges -	0.00	8	(8.00)	10.00	48	(38.00)	100	90.00
6510 080 Clubhouse - CH Cleaning	2,000.79	1,417	583.79	7,511.83	8,502	(990.17)	17,000	9,488.17
5300 000 Community Events -	0.00	4,167	(4,167.00)	0.00	25,002	(25,002.00)	50,000	50,000.00
5750 000 Holiday Decorations -	0.00	1,000	(1,000.00)	4,985.75	6,000	(1,014.25)	12,000	7,014.25
5700 000 Insurance -	2,595.76	2,500	95.76	15,576.08	15,000	576.08	30,000	14,423.92
5650 020 Legal Fees - Legal Collections	0.00	417	(417.00)	0.00	2,502	(2,502.00)	5,000	5,000.00
5600 000 Management Fees -	4,334.20	3,750	584.20	22,583.60	22,500	83.60	45,000	22,416.40
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	402	(402.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	32.46	667	(634.54)	814.22	4,002	(3,187.78)	8,000	7,185.78
5400 010 Office Supplies - Postage	1,001.35	167	834.35	2,198.27	1,002	1,196.27	2,000	(198.27)
5275 010 Professional Fees - Prof Legal	919.87	1,667	(747.13)	10,147.48	10,002	145.48	20,000	9,852.52
5275 005 Professional Fees - Prof Consultants	299.28	2,083	(1,783.72)	4,023.70	12,498	(8,474.30)	25,000	20,976.30
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	750	(750.00)	1,500	1,500.00
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Total Administrative Expenses	12,763.19	22,284	(9,520.81)	77,164.29	163,704	(86,539.71)	297,400	220,235.71
Grounds Expenses								
5850 000 Landscape - Lnds Contract	23,994.00	29,209	(5,215.00)	144,684.00	175,254	(30,570.00)	350,512	205,828.00
5850 014 Landscape - Lnds Front Yards	53,302.00	58,000	(4,698.00)	323,176.00	348,000	(24,824.00)	696,000	372,824.00
5850 030 Landscape - Irrigation Repairs	0.00	4,167	(4,167.00)	21,770.26	25,002	(3,231.74)	50,000	28,229.74

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	June Actual	June Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	0.00	7,500	(7,500.00)	15,000	15,000.00
5850 010 Landscape - Lnds Extra	0.00	6,250	(6,250.00)	48,938.43	37,500	11,438.43	75,000	26,061.57
Total Grounds Expenses	77,296.00	98,876	(21,580.00)	538,568.69	593,256	(54,687.31)	1,186,512	647,943.31
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	3,925.00	125	3,800.00	5,733.18	750	4,983.18	1,500	(4,233.18)
5140 010 Access Control - Access Cntrl Maint.	150.00	667	(517.00)	3,630.00	4,002	(372.00)	8,000	4,370.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	9,900.00	9,900	0.00	19,800	9,900.00
6450 010 Lake Management - Lke Mgmt Supplies	352.84	1,157	(804.16)	2,976.45	6,942	(3,965.55)	13,880	10,903.55
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	498	(498.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	14,940.71	2,083	12,857.71	27,417.50	12,498	14,919.50	25,000	(2,417.50)
5900 060 Maint. & Rprs - Electrical Maint.	1,000.00	4,167	(3,167.00)	1,500.00	25,002	(23,502.00)	50,000	48,500.00
5900 020 Maint. & Rprs - Gate Maint.	5,142.00	833	4,309.00	817.00	4,998	(4,181.00)	10,000	9,183.00
5900 030 Maint. & Rprs - Park/Playground Mtnc	0.00	1,667	(1,667.00)	8,569.00	10,002	(1,433.00)	20,000	11,431.00
5900 097 Maint. & Rprs - Recreation Maint.	4,553.00	2,083	2,470.00	24,633.86	12,498	12,135.86	25,000	366.14
5900 099 Maint. & Rprs - Streets/Drive	0.00	8,333	(8,333.00)	664.10	49,998	(49,333.90)	100,000	99,335.90
6510 067 Clubhouse - A/C Repair	883.19	0	883.19	883.19	0	883.19	0	(883.19)
6610 010 Patrol Services - Patrol-Guard Shack	5,082.00	6,667	(1,585.00)	30,681.00	40,002	(9,321.00)	80,000	49,319.00
6150 000 Pest Control - Pest Cntrl -Contract	255.00	0	255.00	1,020.00	0	1,020.00	0	(1,020.00)
6150 020 Pest Control - Mosquito Spray	250.00	333	(83.00)	1,080.00	1,998	(918.00)	4,000	2,920.00
6650 000 Signs and Monuments -	0.00	1,667	(1,667.00)	795.00	10,002	(9,207.00)	20,000	19,205.00
6650 005 Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	1,954.40	7,500	(5,545.60)	15,000	13,045.60
6500 000 Pool - Contract	21,500.00	8,150	13,350.00	39,450.00	48,900	(9,450.00)	97,800	58,350.00
6500 065 Pool - Furniture	0.00	8,333	(8,333.00)	0.00	49,998	(49,998.00)	100,000	100,000.00
6500 010 Pool - Repairs	0.00	2,500	(2,500.00)	939.72	15,000	(14,060.28)	30,000	29,060.28
6500 020 Pool - Supplies	0.00	167	(167.00)	5,300.00	1,002	4,298.00	2,000	(3,300.00)
Total Maintenance & Repairs Expense	59,683.74	51,915	7,768.74	167,944.40	311,490	(143,545.60)	622,980	455,035.60
Utilities Expense								
5950 000 Electricity - Common Area Electric	2,251.32	1,667	584.32	15,253.90	10,002	5,251.90	20,000	4,746.10
5950 010 Electricity - Streetlights	1,056.76	1,250	(193.24)	5,449.16	7,500	(2,050.84)	15,000	9,550.84
6075 000 Gas -	45.14	42	3.14	276.18	252	24.18	500	223.82
6500 030 Pool - Phone	1,142.14	83	1,059.14	3,607.48	498	3,109.48	1,000	(2,607.48)
6000 010 Water - Irrigation Water	5,594.58	10,833	(5,238.42)	36,606.28	64,998	(28,391.72)	130,000	93,393.72
Total Utilities Expense	10,089.94	13,875	(3,785.06)	61,193.00	83,250	(22,057.00)	166,500	105,307.00
Capital Expenditures								
6800 000 Capital Improvements -	45,193.42	33,279	11,914.42	192,635.67	199,674	(7,038.33)	399,344	206,708.33
Total Capital Expenditures	45,193.42	33,279	11,914.42	192,635.67	199,674	(7,038.33)	399,344	206,708.33

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	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	64,648	64,648	64,648	64,648	64,648	64,648	83,622	83,622	83,622	83,998	83,998	83,998	890,750
4000 060 Assessment Income - Prorated Assessment	9,419	5,669	15,881	1,297	5,899	4,296	4,078	43,389	164,874	131,556	993	10,891	398,243
4000 015 Assessment Income - Builders	15,798	22,474	23,413	23,413	23,413	23,413	30,403	30,403	30,403	30,152	30,152	30,152	313,590
4100 065 Other Asmt - Mowing Fee	47,154	47,502	47,502	50,460	50,460	50,460	51,562	51,562	51,562	54,636	55,593	55,593	614,046
4000 125 Assessment Income - Working Capital Cont	16,913	16,913	5,638	16,759	5,074	11,275	12,966	9,584	14,631	15,785	14,094	31,570	171,199
4300 010 Finance Charges -	3,064	2,593	(46)	1,828	1,953	1,645	6,340	3,630	1,780	2,425	1,234	1,154	27,600
4305 000 Late Fees -	8,401	(152)	(2,636)	7,779	(446)	(971)	70,012	(3,182)	(5,752)	7,200	(2,490)	(2,635)	75,129
4325 000 Access Card Income -	70	145	0	35	35	70	35	175	70	145	480	900	2,160
4460 010 Facilities - Social Room Rental	0	0	0	0	0	0	0	0	0	0	0	100	100
4510 030 Non Owner Income - Shared Expense	(60,000)	0	0	0	0	0	0	0	0	0	0	0	(60,000)
4500 010 Other Income - Interest	16	11	9	7	6	10	29	41	48	58	62	53	349
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TOTAL OPERATING INCOME	105,482	159,803	154,409	166,226	151,042	154,846	259,047	219,223	341,238	325,955	184,117	211,776	2,433,166
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	0	0	2,414	470	227	556	464	0	1,565	707	3,498	1,579	11,481
5150 000 ARC Review - ARC Review Expense	3,633	0	4,790	1,150	5,021	500	0	0	0	0	1,500	0	16,594
5250 000 Audit/Tax Preparation -	0	0	0	0	0	900	0	0	0	0	0	0	900
5350 000 Bank Charges -	20	10	0	0	0	0	(10)	10	10	0	0	0	40
6510 080 Clubhouse - CH Cleaning	639	639	1,278	0	1,278	639	0	639	639	2,778	1,455	2,001	11,985
5750 000 Holiday Decorations -	0	0	4,339	0	0	0	4,986	0	0	0	0	0	9,325
5700 000 Insurance -	2,135	2,135	2,135	2,311	2,487	2,760	2,596	2,596	2,596	2,596	2,596	2,596	29,539
5650 020 Legal Fees - Legal Collections	0	(812)	86	0	(86)	0	0	0	3,818	0	(3,818)	0	(812)
5600 000 Management Fees -	2,829	2,829	2,829	2,834	3,479	3,479	3,479	3,479	3,479	3,479	4,334	4,334	40,862
5400 060 Office Supplies - Misc Office Supplies	0	288	379	0	3,573	0	0	6	360	233	182	32	5,054
5400 010 Office Supplies - Postage	0	0	512	0	181	4	0	0	397	267	533	1,001	2,896
5275 010 Professional Fees - Prof Legal	0	870	100	2,048	8,422	4,850	116	1,785	410	2,452	4,465	920	26,438
5275 005 Professional Fees - Prof Consultants	1,291	838	550	291	1,000	1,232	0	1,226	1,000	999	500	299	9,226
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Total Administrative Expenses	10,547	6,797	19,413	9,104	25,580	14,921	11,631	9,740	14,274	13,511	15,246	12,763	163,526
Grounds Expenses													
5850 000 Landscape - Lnds Contract	22,074	21,354	21,354	21,354	23,994	23,994	24,714	23,994	23,994	27,953	20,035	23,994	278,808
5850 014 Landscape - Lnds Front Yards	49,300	49,648	50,518	51,040	51,330	52,490	52,722	53,302	54,288	63,246	46,316	53,302	627,502
5850 030 Landscape - Irrigation Repairs	11,205	7,226	3,328	1,243	5,424	15,440	7,712	4,789	623	0	8,645	0	65,636
5850 080 Landscape - Tree Maintenance	4,785	2,475	1,240	5,620	0	0	0	0	0	0	0	0	14,120
5850 010 Landscape - Lnds Extra	3,330	10,359	4,339	0	30,881	11,841	1,071	27,191	12,877	0	7,800	0	109,687
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Total Grounds Expenses	90,693	91,062	80,778	79,257	111,629	103,765	86,219	109,276	91,782	91,199	82,797	77,296	1,095,753
Maintenance & Repairs Expense													
5140 005 Access Control - Devices	0	0	738	0	0	0	0	540	0	173	1,095	3,925	6,472

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	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Total Activity
5140 010 Access Control - Access Cntrl Maint.	745	320	640	0	920	665	850	150	150	2,180	150	150	6,920
6450 000 Lake Management - Like 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 - Like Mgmt Supplies	0	0	0	0	0	0	170	641	380	795	638	353	2,976
6450 020 Lake Management - Like Mgmt Chem/Svc	1,581	456	1,859	1,050	1,018	0	0	0	0	0	0	0	5,964
6450 015 Lake Management - Like Repairs	0	0	0	0	0	225	0	0	0	0	0	0	225
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	4,849	4,731	0	250	362	553	3,825	4,650	1,445	1,720	837	14,941	38,163
5900 060 Maint. & Rprs - Electrical Maint.	9,214	0	0	18,389	8,091	2,066	0	0	500	0	0	1,000	39,260
5900 020 Maint. & Rprs - Gate Maint.	1,309	1,162	0	1,434	390	7,425	0	225	0	0	(4,550)	5,142	12,537
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	0	0	0	0	0	8,569	0	8,569
5900 097 Maint. & Rprs - Recreation Maint.	0	0	1,137	550	12,308	0	0	59	5,490	0	14,532	4,553	38,628
5900 099 Maint. & Rprs - Streets/Drive	3,140	0	0	3,490	2,915	0	0	0	0	664	0	0	10,209
6510 067 Clubhouse - A/C Repair	0	0	0	0	0	0	0	0	0	0	0	883	883
6610 005 Patrol Services - Patrol Contract	12,835	3,830	7,476	3,830	7,762	5,166	0	0	0	0	0	0	40,899
6610 010 Patrol Services - Patrol-Guard Shack	0	0	0	0	0	0	3,830	3,662	8,497	5,074	4,536	5,082	30,681
6150 000 Pest Control - Pest Cntrl -Contract	0	0	0	0	0	0	0	0	0	0	765	255	1,020
6150 020 Pest Control - Mosquito Spray	930	0	415	515	415	0	0	0	0	415	415	250	3,355
6650 000 Signs and Monuments -	15,830	0	460	2,590	14,350	13,165	(895)	895	0	0	795	0	47,190
6650 005 Signs and Monuments - Traffic Signs	250	0	0	2,221	0	0	0	0	1,204	0	750	0	4,426
6500 000 Pool - Contract	8,100	6,050	600	1,500	1,200	2,650	2,650	0	5,300	0	10,000	21,500	59,550
6500 010 Pool - Repairs	2,658	0	0	0	275	0	0	365	300	275	0	0	3,873
6500 020 Pool - Supplies	0	0	0	0	0	0	0	0	0	5,300	0	0	5,300
Total Maintenance & Repairs Expense	63,091	18,199	14,975	37,469	51,657	33,565	12,080	12,837	24,916	18,246	40,181	59,684	386,900
Utilities Expense													
5950 000 Electricity - Common Area Electric	2,977	1,702	1,182	1,230	2,773	3,842	2,977	3,011	2,716	2,294	2,005	2,251	28,960
5950 010 Electricity - Streetlights	1,020	1,028	1,975	1,033	1,080	1,086	0	1,085	1,095	1,093	1,119	1,057	12,671
6075 000 Gas -	22	22	109	45	44	45	44	47	46	46	48	45	563
6500 030 Pool - Phone	355	852	359	1,268	359	359	365	0	1,040	379	682	1,142	7,159
6000 010 Water - Irrigation Water	23,361	14,291	21,396	18,275	10,700	7,543	11,066	7,620	3,111	2,874	6,341	5,595	132,171
Total Utilities Expense	27,734	17,895	25,021	21,851	14,955	12,875	14,452	11,764	8,007	6,685	10,195	10,090	181,525
Capital Expenditures													
6800 000 Capital Improvements -	0	0	0	0	0	0	36,216	38,015	5,510	66,859	842	45,193	192,636
Total Capital Expenditures	0	0	0	0	0	0	36,216	38,015	5,510	66,859	842	45,193	192,636
TOTAL OPERATING EXPENSE	192,066	133,953	140,186	147,681	203,821	165,126	160,599	181,633	144,489	196,499	149,261	205,026	2,020,340
CURRENT YEAR NET INCOME / (LOSS)	(86,584)	25,849	14,223	18,546	(52,779)	(10,280)	98,449	37,590	196,749	129,456	34,856	6,750	412,826