

Harper's Preserve Community Association Inc.

11/30/2021

Included Reports

Comparative Balance Sheet
Income & Expense Statement
Income & Expense Spreadsheet

Copies

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c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

		Current Month	Prior Month	Variance
ASSETS				
OPERATING ACCOUNTS				
1009	Operating Account	723,177.47	791,828.96	(68,651.49)
	TOTAL OPERATING ACCOUNTS	723,177.47	791,828.96	(68,651.49)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,132.89	183,110.31	22.58
	TOTAL RESERVES	183,132.89	183,110.31	22.58
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	106,994.15	122,096.76	(15,102.61)
1230	A/R Late Fee/Finance Charges	53,771.68	54,730.94	(959.26)
1240	A/R Closing Contributions	5,098.46	3,017.46	2,081.00
1250	A/R Legal Fees	32,385.25	34,456.49	(2,071.24)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	1,896.48	2,480.00	(583.52)
1290	A/R Miscellaneous	795.02	795.02	0.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	193,567.11	210,202.74	(16,635.63)
A/R OTHER				
1300 000	A/R Other -	6,490.00	6,490.00	0.00
	TOTAL A/R OTHER	6,490.00	6,490.00	0.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Prepaid Insurance	34,567.40	37,859.53	(3,292.13)
1600 020	Prepaid Expenses - Prepaid Expense	2,650.00	2,650.00	0.00
1600 050	Prepaid Expenses - Prepaid Electric	509.54	530.99	(21.45)
	TOTAL PREPAID EXPENSES	37,726.94	41,040.52	(3,313.58)
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 - Accmltd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	1,675,959.75	1,764,537.87	(88,578.12)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	79,554.79	76,125.71	3,429.08
2210	Accounts Payable Accrual	13.01	2,463.09	(2,450.08)
2215	Other Payables - Due to Mgmt Company	29.00	0.00	29.00
2300 010	Refundable Deposits - Pool	32,000.00	29,000.00	3,000.00
2300 020	Refundable Deposits - Clubhouse	600.00	600.00	0.00
2400	Prepaid Assessments	133,244.79	73,117.94	60,126.85
2550	Unearned Assessment	176,340.26	352,666.54	(176,326.28)
	TOTAL ACCOUNTS PAYABLE	421,781.85	533,973.28	(112,191.43)
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	1,436,297.49	1,548,488.92	(112,191.43)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,479.08	146,479.08	0.00
3100 030	Reserve - Interest	261.81	239.23	22.58
	TOTAL RESERVES	146,740.89	146,718.31	22.58
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	183,132.89	183,110.31	22.58
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(483,119.31)	(483,119.31)	0.00
	Current Year Surplus (Deficit)	539,648.68	516,057.95	23,590.73
	TOTAL OWNERS' EQUITY	56,529.37	32,938.64	23,590.73
	TOTAL LIABILITIES & EQUITY	1,675,959.75	1,764,537.87	(88,578.12)

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	November Actual	November 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	922,848.72	920,887	1,961.72	1,004,603	81,754.28
4000 060 Assessment Income - Prorated Assessment	11,158.28	0	11,158.28	396,803.42	0	396,803.42	0	(396,803.42)
4000 015 Assessment Income - Builders	30,152.44	59,898	(29,745.56)	332,428.52	658,878	(326,449.48)	718,781	386,352.48
4100 065 Other Asmt - Mowing Fee	62,176.00	58,000	4,176.00	620,630.00	638,000	(17,370.00)	696,000	75,370.00
4000 125 Assessment Income - Working Capital Cont	14,093.75	11,275	2,818.75	187,086.75	124,025	63,061.75	135,300	(51,786.75)
4300 010 Finance Charges -	1,418.90	417	1,001.90	23,944.60	4,587	19,357.60	5,000	(18,944.60)
4305 000 Late Fees -	(139.20)	833	(972.20)	68,232.20	9,163	59,069.20	10,000	(58,232.20)
4325 000 Access Card Income -	140.00	0	140.00	3,155.00	0	3,155.00	0	(3,155.00)
4460 010 Facilities - Social Room Rental	200.00	0	200.00	700.00	0	700.00	0	(700.00)
4510 030 Non Owner Income - Shared Expense	0.00	8,571	(8,571.00)	0.00	94,281	(94,281.00)	102,852	102,852.00
4500 010 Other Income - Interest	33.48	17	16.48	518.42	187	331.42	200	(318.42)
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TOTAL OPERATING INCOME	203,231.49	222,728	(19,496.51)	2,556,347.63	2,450,008	106,339.63	2,672,736	116,388.37
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	790.00	833	(43.00)	14,403.14	9,163	5,240.14	10,000	(4,403.14)
5150 000 ARC Review - ARC Review Expense	0.00	3,333	(3,333.00)	2,565.00	36,663	(34,098.00)	40,000	37,435.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	913	(913.00)	1,000	1,000.00
5200 000 Bad Debt - Bad Debt	0.00	0	0.00	2,985.75	0	2,985.75	0	(2,985.75)
5350 000 Bank Charges -	0.00	8	(8.00)	30.00	88	(58.00)	100	70.00
6510 080 Clubhouse - CH Cleaning	1,300.00	1,417	(117.00)	14,092.62	15,587	(1,494.38)	17,000	2,907.38
5300 000 Community Events -	0.00	4,167	(4,167.00)	16,325.21	45,837	(29,511.79)	50,000	33,674.79
5750 000 Holiday Decorations -	0.00	1,000	(1,000.00)	11,705.58	11,000	705.58	12,000	294.42
5700 000 Insurance -	3,292.13	2,500	792.13	29,600.96	27,500	2,100.96	30,000	399.04
5650 020 Legal Fees - Legal Collections	0.00	417	(417.00)	0.00	4,587	(4,587.00)	5,000	5,000.00
5600 000 Management Fees -	4,550.00	3,750	800.00	44,686.20	41,250	3,436.20	45,000	313.80
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	737	(737.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	1,617.26	7,337	(5,719.74)	8,000	6,382.74
5400 010 Office Supplies - Postage	305.05	167	138.05	5,353.00	1,837	3,516.00	2,000	(3,353.00)
5275 010 Professional Fees - Prof Legal	6,716.89	1,667	5,049.89	28,032.40	18,337	9,695.40	20,000	(8,032.40)
5275 005 Professional Fees - Prof Consultants	1,545.00	2,083	(538.00)	8,763.54	22,913	(14,149.46)	25,000	16,236.46
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	1,375	(1,375.00)	1,500	1,500.00
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Total Administrative Expenses	18,499.07	22,284	(3,784.93)	180,160.66	275,124	(94,963.34)	297,400	117,239.34
Grounds Expenses								
5850 000 Landscape - Lnds Contract	23,994.00	29,209	(5,215.00)	269,944.00	321,299	(51,355.00)	350,512	80,568.00
5850 014 Landscape - Lnds Front Yards	64,206.00	58,000	6,206.00	627,096.00	638,000	(10,904.00)	696,000	68,904.00

		November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 030	Landscape - Irrigation Repairs	12,376.35	4,167	8,209.35	60,792.34	45,837	14,955.34	50,000	(10,792.34)
5850 080	Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	20,561.83	13,750	6,811.83	15,000	(5,561.83)
5850 010	Landscape - Lnds Extra	25,097.00	6,250	18,847.00	108,517.61	68,750	39,767.61	75,000	(33,517.61)
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	Total Grounds Expenses	125,673.35	98,876	26,797.35	1,086,911.78	1,087,636	(724.22)	1,186,512	99,600.22
	Maintenance & Repairs Expense								
5140 005	Access Control - Devices	0.00	125	(125.00)	7,083.18	1,375	5,708.18	1,500	(5,583.18)
5140 010	Access Control - Access Cntrl Maint.	150.00	667	(517.00)	6,095.00	7,337	(1,242.00)	8,000	1,905.00
6450 000	Lake Management - Lke Mgmt Contract	1,650.00	1,650	0.00	18,150.00	18,150	0.00	19,800	1,650.00
6450 010	Lake Management - Lke Mgmt Supplies	58.50	1,157	(1,098.50)	9,346.04	12,727	(3,380.96)	13,880	4,533.96
6450 015	Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	913	(913.00)	1,000	1,000.00
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	2,695.00	2,083	612.00	33,693.82	22,913	10,780.82	25,000	(8,693.82)
5900 060	Maint. & Rprs - Electrical Maint.	0.00	4,167	(4,167.00)	19,899.75	45,837	(25,937.25)	50,000	30,100.25
5900 020	Maint. & Rprs - Gate Maint.	0.00	833	(833.00)	5,527.00	9,163	(3,636.00)	10,000	4,473.00
5900 030	Maint. & Rprs - Park/Playground Mtnc	0.00	1,667	(1,667.00)	8,569.00	18,337	(9,768.00)	20,000	11,431.00
5900 097	Maint. & Rprs - Recreation Maint.	300.00	2,083	(1,783.00)	31,263.86	22,913	8,350.86	25,000	(6,263.86)
5900 099	Maint. & Rprs - Streets/Drive	0.00	8,333	(8,333.00)	16,954.10	91,663	(74,708.90)	100,000	83,045.90
6510 065	Clubhouse - A/C Maint	0.00	0	0.00	665.00	0	665.00	0	(665.00)
6510 067	Clubhouse - A/C Repair	0.00	0	0.00	1,530.69	0	1,530.69	0	(1,530.69)
6610 010	Patrol Services - Patrol-Guard Shack	5,208.00	6,667	(1,459.00)	58,501.80	73,337	(14,835.20)	80,000	21,498.20
6150 000	Pest Control - Pest Cntrl -Contract	0.00	0	0.00	1,440.00	0	1,440.00	0	(1,440.00)
6150 020	Pest Control - Mosquito Spray	415.00	333	82.00	3,405.00	3,663	(258.00)	4,000	595.00
6650 000	Signs and Monuments -	780.00	1,667	(887.00)	5,723.00	18,337	(12,614.00)	20,000	14,277.00
6650 005	Signs and Monuments - Traffic Signs	0.00	1,250	(1,250.00)	1,954.40	13,750	(11,795.60)	15,000	13,045.60
6500 000	Pool - Contract	2,650.00	8,150	(5,500.00)	88,950.00	89,650	(700.00)	97,800	8,850.00
6500 065	Pool - Furniture	0.00	8,333	(8,333.00)	0.00	91,663	(91,663.00)	100,000	100,000.00
6500 010	Pool - Repairs	375.00	2,500	(2,125.00)	2,989.72	27,500	(24,510.28)	30,000	27,010.28
6500 020	Pool - Supplies	0.00	167	(167.00)	10,021.25	1,837	8,184.25	2,000	(8,021.25)
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	Total Maintenance & Repairs Expense	14,281.50	51,915	(37,633.50)	331,762.61	571,065	(239,302.39)	622,980	291,217.39
	Utilities Expense								
5950 000	Electricity - Common Area Electric	3,200.75	1,667	1,533.75	29,721.94	18,337	11,384.94	20,000	(9,721.94)
5950 010	Electricity - Streetlights	1,077.89	1,250	(172.11)	10,762.87	13,750	(2,987.13)	15,000	4,237.13
6050 005	Telecomm - General Telecomm.	826.64	0	826.64	7,741.25	0	7,741.25	0	(7,741.25)
6075 000	Gas -	53.76	42	11.76	534.15	462	72.15	500	(34.15)

c/o LEAD Association Mgmt
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	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Total Activity
OPERATING INCOME													
4000 010	Assessment Income - Owners	64,648	83,622	83,622	83,622	83,998	83,998	83,998	83,998	83,998	83,998	83,998	987,497
4000 060	Assessment Income - Prorated Assessment	4,296	4,078	43,389	164,874	131,556	993	10,891	2,466	25,217	1,126	1,055	401,099
4000 015	Assessment Income - Builders	23,413	30,403	30,403	30,403	30,152	30,152	30,152	30,152	30,152	30,152	30,152	355,842
4100 065	Other Asmt - Mowing Fee	50,460	51,562	51,562	51,562	54,636	55,593	55,593	58,406	58,493	58,871	62,176	671,090
4000 125	Assessment Income - Working Capital Cont	11,275	12,966	9,584	14,631	15,785	14,094	31,570	19,168	18,040	17,425	19,731	198,362
4300 010	Finance Charges -	1,645	6,340	3,630	1,780	2,425	1,234	1,154	1,847	1,504	790	1,821	25,589
4305 000	Late Fees -	(971)	70,012	(3,182)	(5,752)	7,200	(2,490)	(2,635)	8,751	(1,063)	(1,847)	(624)	67,262
4325 000	Access Card Income -	70	35	175	70	145	480	900	760	340	0	110	3,225
4460 010	Facilities - Social Room Rental	0	0	0	0	0	0	100	300	250	(300)	150	700
4500 010	Other Income - Interest	10	29	41	48	58	62	53	55	54	45	40	529
TOTAL OPERATING INCOME		154,846	259,047	219,223	341,238	325,955	184,117	211,776	205,903	216,986	190,261	198,610	2,711,194
OPERATING EXPENSE													
Administrative Expenses													
5100 010	Administrative Fees - Admin Other	556	464	0	1,565	707	3,498	1,579	888	1,758	1,442	1,712	14,959
5150 000	ARC Review - ARC Review Expense	500	0	0	0	0	1,500	0	540	2,025	(1,500)	0	3,065
5250 000	Audit/Tax Preparation -	900	0	0	0	0	0	0	0	0	0	0	900
5200 000	Bad Debt - Bad Debt	0	0	0	0	0	0	0	2,986	0	0	0	2,986
5350 000	Bank Charges -	0	(10)	10	10	0	0	0	0	0	0	20	30
6510 080	Clubhouse - CH Cleaning	639	0	639	639	2,778	1,455	2,001	1,381	1,300	1,300	1,300	14,732
5300 000	Community Events -	0	0	0	0	0	0	0	675	0	4,784	10,866	16,325
5750 000	Holiday Decorations -	0	4,986	0	0	0	0	0	6,720	0	0	0	11,706
5700 000	Insurance -	2,760	2,596	2,596	2,596	2,596	2,596	2,596	2,596	2,596	2,945	3,292	32,361
5650 020	Legal Fees - Legal Collections	0	0	0	3,818	0	(3,818)	0	0	0	0	0	0
5600 000	Management Fees -	3,479	3,479	3,479	3,479	3,479	4,334	4,334	4,334	4,334	4,550	4,550	48,165
5400 060	Office Supplies - Misc Office Supplies	0	0	6	360	233	182	32	0	580	0	223	1,617
5400 010	Office Supplies - Postage	4	0	0	397	267	533	1,001	1,016	857	551	426	5,357
5275 010	Professional Fees - Prof Legal	4,850	116	1,785	410	2,452	4,465	920	1,039	600	1,565	7,963	32,883
5275 005	Professional Fees - Prof Consultants	1,232	0	1,226	1,000	999	500	299	1,000	500	896	799	9,996
Total Administrative Expenses		14,921	11,631	9,740	14,274	13,511	15,246	12,763	16,455	21,270	15,968	30,804	195,082
Grounds Expenses													
5850 000	Landscape - Lnds Contract	23,994	24,714	23,994	23,994	27,953	20,035	23,994	23,994	28,244	24,044	24,984	293,938
5850 014	Landscape - Lnds Front Yards	52,490	52,722	53,302	54,288	63,246	46,316	53,302	53,302	64,960	60,146	61,306	679,586
5850 030	Landscape - Irrigation Repairs	15,440	7,712	4,789	623	0	8,645	0	0	18,902	0	7,744	76,233
5850 080	Landscape - Tree Maintenance	0	0	0	0	0	0	0	0	20,562	0	0	20,562
5850 010	Landscape - Lnds Extra	11,841	1,071	27,191	12,877	0	7,800	0	0	33,814	668	0	120,359
Total Grounds Expenses		103,765	86,219	109,276	91,782	91,199	82,797	77,296	77,296	166,482	84,858	94,034	1,190,677
Maintenance & Repairs Expense													

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	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Total Activity
5140 005 Access Control - Devices	0	0	540	0	173	1,095	3,925	0	1,350	0	0	0	7,083
5140 010 Access Control - Access Cntrl Maint.	665	850	150	150	2,180	150	150	1,070	245	150	850	150	6,760
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	170	641	380	795	638	353	1,212	2,876	970	1,253	59	9,346
6450 015 Lake Management - Lke Repairs	225	0	0	0	0	0	0	0	0	0	0	0	225
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	553	3,825	4,650	1,445	1,720	837	14,941	(400)	206	3,775	0	2,695	34,246
5900 060 Maint. & Rprs - Electrical Maint.	2,066	0	0	500	0	0	1,000	0	0	17,900	500	0	21,966
5900 020 Maint. & Rprs - Gate Maint.	7,425	0	225	0	0	(4,550)	5,142	2,942	1,658	110	0	0	12,952
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	8,569	0	0	0	0	0	0	8,569
5900 097 Maint. & Rprs - Recreation Maint.	0	0	59	5,490	0	14,532	4,553	635	0	0	5,695	300	31,264
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	0	664	0	0	11,290	0	5,000	0	0	16,954
6510 065 Clubhouse - A/C Maint	0	0	0	0	0	0	0	0	0	665	0	0	665
6510 067 Clubhouse - A/C Repair	0	0	0	0	0	0	883	648	0	0	0	0	1,531
6610 005 Patrol Services - Patrol Contract	5,166	0	0	0	0	0	0	0	0	0	0	0	5,166
6610 010 Patrol Services - Patrol-Guard Shack	0	3,830	3,662	8,497	5,074	4,536	5,082	6,451	3,713	4,855	7,594	5,208	58,502
6150 000 Pest Control - Pest Cntrl -Contract	0	0	0	0	0	765	255	255	165	(255)	255	0	1,440
6150 020 Pest Control - Mosquito Spray	0	0	0	0	415	415	250	830	665	165	250	415	3,405
6650 000 Signs and Monuments -	13,165	(895)	895	0	0	795	0	0	225	390	3,533	780	18,888
6650 005 Signs and Monuments - Traffic Signs	0	0	0	1,204	0	750	0	0	0	0	0	0	1,954
6500 000 Pool - Contract	2,650	2,650	0	5,300	0	10,000	21,500	17,950	19,600	6,650	2,650	2,650	91,600
6500 010 Pool - Repairs	0	0	365	300	275	0	0	1,125	0	0	550	375	2,990
6500 020 Pool - Supplies	0	0	0	0	5,300	0	0	4,586	135	0	0	0	10,021
Total Maintenance & Repairs Expense	33,565	12,080	12,837	24,916	18,246	40,181	59,684	50,244	32,489	42,025	24,780	14,282	365,327
Utilities Expense													
5950 000 Electricity - Common Area Electric	3,842	2,977	3,011	2,716	2,294	2,005	2,251	2,450	2,368	3,150	3,300	3,201	33,564
5950 010 Electricity - Streetlights	1,086	0	1,085	1,095	1,093	1,119	1,057	1,057	1,044	1,057	1,078	1,078	11,849
6050 005 Telecomm - General Telecomm.	0	0	0	0	0	0	0	0	0	6,089	826	827	7,741
6075 000 Gas -	45	44	47	46	46	48	45	51	48	52	53	54	579
6500 030 Pool - Phone	359	365	0	1,040	379	682	1,142	827	827	(4,272)	0	0	1,349
6000 010 Water - Irrigation Water	7,543	11,066	7,620	3,111	2,874	6,341	5,595	5,237	12,389	20,165	17,401	20,960	120,301
Total Utilities Expense	12,875	14,452	11,764	8,007	6,685	10,195	10,090	9,622	16,676	26,241	22,658	26,119	175,383
Capital Expenditures													
6800 000 Capital Improvements -	0	36,216	38,015	5,510	66,859	842	45,193	10,804	16,789	0	40,058	(4,932)	255,356
Total Capital Expenditures	0	36,216	38,015	5,510	66,859	842	45,193	10,804	16,789	0	40,058	(4,932)	255,356
TOTAL OPERATING EXPENSE	165,126	160,599	181,633	144,489	196,499	149,261	205,026	164,421	253,706	169,091	212,334	179,641	2,181,825
CURRENT YEAR NET INCOME / (LOSS)	(10,280)	98,449	37,590	196,749	129,456	34,856	6,750	41,482	(36,720)	21,170	(13,724)	23,591	529,369

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Total Activity
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