

Harper's Preserve Community Association Inc.
07/31/2022

Included Reports

Comparative Balance Sheet
Income & Expense Statement
Income & Expense Spreadsheet

Copies

1
1
1

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

		Current Month	Prior Month	Variance
ASSETS				
OPERATING ACCOUNTS				
1009	Operating Account	480,396.79	697,889.12	(217,492.33)
	TOTAL OPERATING ACCOUNTS	480,396.79	697,889.12	(217,492.33)
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	183,341.99	183,292.52	49.47
	TOTAL RESERVES	183,341.99	183,292.52	49.47
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	213,448.61	146,172.04	67,276.57
1215	A/R Builder Asmts	10,130.63	57,055.63	(46,925.00)
1230	A/R Late Fee/Finance Charges	92,952.72	87,967.11	4,985.61
1240	A/R Closing Contributions	5,790.31	4,099.06	1,691.25
1250	A/R Legal Fees	30,967.47	31,097.31	(129.84)
1265	A/R Mow/Lands Maint Fees	1,000.07	826.07	174.00
1270	A/R Admin Fees	5,706.92	5,581.97	124.95
1290	A/R Miscellaneous	801.99	771.99	30.00
1295	Allowance - Doubtful Accounts	(5,214.25)	(5,214.25)	0.00
	TOTAL ACCOUNTS RECEIVABLE	355,584.47	328,356.93	27,227.54
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	8,230.36	11,522.49	(3,292.13)
1600 020	Prepaid Expenses - Prepaid Expense	0.00	21,500.00	(21,500.00)
	TOTAL PREPAID EXPENSES	8,230.36	33,022.49	(24,792.13)
PREPAID DEPOSITS				
1650 020	Prepaid Deposits - Electric	0.00	686.00	(686.00)
	TOTAL PREPAID DEPOSITS	0.00	686.00	(686.00)
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 - Accmldt Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	1,562,872.95	1,778,566.40	(215,693.45)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	4,350.00	47,842.27	(43,492.27)
2210	Accounts Payable Accrual	13.01	13.01	0.00
2215	Other Payables - Due to Mgmt Company	5.00	5.00	0.00
2300 010	Refundable Deposits - Pool	37,000.00	40,000.00	(3,000.00)
2300 020	Refundable Deposits - Clubhouse	1,050.00	900.00	150.00
2400	Prepaid Assessments	117,308.85	180,240.55	(62,931.70)
2550	Unearned Assessment	1,056,651.19	1,084,655.02	(28,003.83)
	TOTAL ACCOUNTS PAYABLE	1,216,378.05	1,353,655.85	(137,277.80)
TO/FROM AFFILIATES				
2760 000	Due To/From Developer - Due To/From Develop	0.00	95,730.55	(95,730.55)
	TOTAL TO/FROM AFFILIATES	0.00	95,730.55	(95,730.55)
	TOTAL LIABILITIES	1,216,378.05	1,449,386.40	(233,008.35)
RESERVES				
3100 000	Reserve - P/Y Contributions	146,764.22	146,764.22	0.00
3100 030	Reserve - Interest	185.77	136.30	49.47
	TOTAL RESERVES	146,949.99	146,900.52	49.47
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	183,341.99	183,292.52	49.47
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(291,366.44)	(291,366.44)	0.00
	Current Year Surplus (Deficit)	454,519.35	437,253.92	17,265.43
	TOTAL OWNERS' EQUITY	163,152.91	145,887.48	17,265.43
	TOTAL LIABILITIES & EQUITY	1,562,872.95	1,778,566.40	(215,693.45)

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	July Actual	July Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	111,981.25	180,588	(68,606.75)	781,818.75	1,264,116	(482,297.25)	2,167,055	1,385,236.25
4000 060 Assessment Income - Prorated Assessment	1,217.35	0	1,217.35	202,678.31	0	202,678.31	0	(202,678.31)
4000 015 Assessment Income - Builders	68,794.58	14,788	54,006.58	483,672.06	103,516	380,156.06	177,453	(306,219.06)
4100 065 Other Asmt - Mowing Fee	76,386.00	69,053	7,333.00	501,990.00	483,371	18,619.00	828,630	326,640.00
4000 125 Assessment Income - Working Capital Cont	11,838.75	9,396	2,442.75	136,992.25	65,772	71,220.25	112,750	(24,242.25)
4300 010 Finance Charges -	3,163.99	833	2,330.99	18,378.23	5,831	12,547.23	10,000	(8,378.23)
4305 000 Late Fees -	15,135.36	2,500	12,635.36	90,244.48	17,500	72,744.48	30,000	(60,244.48)
4325 000 Access Card Income -	410.00	0	410.00	2,835.00	0	2,835.00	0	(2,835.00)
4460 010 Facilities - Social Room Rental	0.00	0	0.00	800.00	0	800.00	0	(800.00)
4510 030 Non Owner Income - Shared Expense	0.00	5,000	(5,000.00)	0.00	35,000	(35,000.00)	60,000	60,000.00
4500 010 Other Income - Interest	31.11	17	14.11	356.65	119	237.65	200	(156.65)
TOTAL OPERATING INCOME	288,958.39	282,175	6,783.39	2,219,765.73	1,975,225	244,540.73	3,386,088	1,166,322.27
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Admin Other	3,966.22	1,250	2,716.22	11,764.49	8,750	3,014.49	15,000	3,235.51
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	3,500.00	5,103	(1,603.00)	8,750	5,250.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	900.00	581	319.00	1,000	100.00
5350 000 Bank Charges -	0.00	8	(8.00)	30.00	56	(26.00)	100	70.00
6510 080 Clubhouse - CH Cleaning	1,300.00	1,417	(117.00)	9,488.15	9,919	(430.85)	17,000	7,511.85
5300 000 Community Events -	12,535.25	5,000	7,535.25	82,415.13	35,000	47,415.13	60,000	(22,415.13)
5750 000 Holiday Decorations -	0.00	1,250	(1,250.00)	0.00	8,750	(8,750.00)	15,000	15,000.00
5700 000 Insurance -	3,292.13	2,500	792.13	23,044.91	17,500	5,544.91	30,000	6,955.09
5650 020 Legal Fees - Legal Collections	6,530.82	1,250	5,280.82	6,530.82	8,750	(2,219.18)	15,000	8,469.18
5600 000 Management Fees -	5,540.60	5,460	80.60	37,484.20	38,220	(735.80)	65,520	28,035.80
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	469	(469.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	0.00	4,669	(4,669.00)	8,000	8,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	303.63	1,169	(865.37)	2,000	1,696.37
5275 010 Professional Fees - Prof Legal	2,851.40	1,667	1,184.40	27,273.76	11,669	15,604.76	20,000	(7,273.76)
5275 005 Professional Fees - Prof Consultants	249.40	2,083	(1,833.60)	22,962.22	14,581	8,381.22	25,000	2,037.78
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	875	(875.00)	1,500	1,500.00
6700 020 Miscellaneous Expense - Interest Expense	808.61	0	808.61	12,560.46	0	12,560.46	0	(12,560.46)
Total Administrative Expenses	37,074.43	23,723	13,351.43	238,257.77	196,061	42,196.77	314,670	76,412.23
Grounds Expenses								
5850 000 Landscape - Lnds Contract	32,728.00	30,759	1,969.00	236,178.25	215,313	20,865.25	369,103	132,924.75
5850 014 Landscape - Lnds Front Yards	80,428.00	69,053	11,375.00	548,476.00	483,371	65,105.00	828,630	280,154.00

Capital Expenditures

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	July Actual	July Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
6800 000 Capital Improvements -	<u>8,282.00</u>	<u>12,500</u>	<u>(4,218.00)</u>	<u>223,677.76</u>	<u>87,500</u>	<u>136,177.76</u>	<u>150,000</u>	<u>(73,677.76)</u>
Total Capital Expenditures	<u>8,282.00</u>	<u>12,500</u>	<u>(4,218.00)</u>	<u>223,677.76</u>	<u>87,500</u>	<u>136,177.76</u>	<u>150,000</u>	<u>(73,677.76)</u>
TOTAL OPERATING EXPENSE	271,892.96	220,208	51,684.96	1,765,446.38	1,571,456	193,990.38	2,672,461	907,014.62
CURRENT YEAR NET INCOME / (LOSS)	<u>17,065.43</u>	<u>61,967</u>	<u>(44,901.57)</u>	<u>454,319.35</u>	<u>403,769</u>	<u>50,550.35</u>	<u>713,627</u>	<u>259,307.65</u>

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	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	83,998	83,998	83,998	83,998	83,998	109,931	111,981	111,981	111,981	111,981	111,981	111,981	1,201,808
4000 060 Assessment Income - Prorated Assessment	25,217	1,126	1,055	11,158	12,484	16,371	116,356	3,078	62,257	1,905	1,494	1,217	253,718
4000 015 Assessment Income - Builders	30,152	30,152	30,152	30,152	30,152	70,845	68,795	68,795	68,795	68,795	68,855	68,795	634,434
4100 065 Other Asmt - Mowing Fee	58,493	58,871	62,176	62,176	62,176	67,860	70,122	70,122	72,500	72,500	72,500	76,386	805,882
4000 125 Assessment Income - Working Capital Cont	18,040	17,425	19,731	14,094	19,732	25,369	28,188	19,168	18,041	16,349	18,040	11,839	226,015
4300 010 Finance Charges -	1,504	790	1,821	1,419	1,042	5,462	4,488	4,777	2,111	(3,722)	2,098	3,164	24,955
4305 000 Late Fees -	(1,063)	(1,847)	(624)	(139)	(521)	69,117	(1,613)	(260)	13,375	(2,189)	(3,320)	15,135	86,052
4325 000 Access Card Income -	340	0	110	140	75	175	105	405	105	870	765	410	3,500
4460 010 Facilities - Social Room Rental	250	(300)	150	200	0	0	400	700	(300)	0	0	0	1,100
4500 010 Other Income - Interest	54	45	40	33	30	43	75	65	60	45	37	31	560
TOTAL OPERATING INCOME	216,986	190,261	198,610	203,231	209,169	365,172	398,896	278,830	348,926	266,534	272,450	288,958	3,238,023
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Admin Other	1,758	1,442	1,712	790	1,396	0	1,256	1,146	565	2,765	2,067	3,966	18,862
5150 000 ARC Review - ARC Review Expense	2,025	(1,500)	0	0	7,250	0	1,050	0	1,450	0	1,000	0	11,275
5250 000 Audit/Tax Preparation -	0	0	0	0	900	0	0	0	0	900	0	0	1,800
5200 000 Bad Debt - Bad Debt	0	0	0	0	(2,986)	0	0	0	0	0	0	0	(2,986)
5350 000 Bank Charges -	0	0	20	0	0	30	0	0	0	0	0	0	50
6510 080 Clubhouse - CH Cleaning	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,451	1,370	1,467	1,300	15,988
5300 000 Community Events -	0	4,784	10,866	0	0	0	8,044	0	5,246	37,937	18,653	12,535	98,065
5750 000 Holiday Decorations -	6,720	0	0	0	6,720	0	0	0	0	0	0	0	13,440
5700 000 Insurance -	2,596	2,596	2,945	3,292	3,047	3,292	3,292	3,292	3,292	3,292	3,292	3,292	37,521
5650 020 Legal Fees - Legal Collections	0	0	0	0	1,131	0	1,777	(1,777)	0	0	0	6,531	7,662
5600 000 Management Fees -	4,334	4,334	4,550	4,550	4,550	5,070	5,070	5,361	5,361	5,541	5,541	5,541	59,803
5400 060 Office Supplies - Misc Office Supplies	580	0	223	0	4,185	0	0	0	0	0	0	0	4,988
5400 010 Office Supplies - Postage	857	551	426	305	2,589	0	6	213	0	66	19	0	5,032
5275 010 Professional Fees - Prof Legal	600	1,565	7,963	6,717	13,355	(519)	1,070	1,701	1,954	9,763	10,453	2,851	57,474
5275 005 Professional Fees - Prof Consultants	500	896	799	1,545	1,399	500	596	1,134	5,362	3,924	11,197	249	28,101
6700 020 Miscellaneous Expense - Interest Expense	0	0	0	0	42,506	2,760	4,467	0	3,781	744	0	809	55,066
Total Administrative Expenses	21,270	15,968	30,804	18,499	87,341	12,433	27,927	12,370	28,462	66,302	53,688	37,074	412,141
Grounds Expenses													
5850 000 Landscape - Lnds Contract	28,244	24,044	24,984	23,994	23,994	29,863	32,233	32,233	33,995	42,398	32,728	32,728	361,438
5850 014 Landscape - Lnds Front Yards	64,960	60,146	61,306	64,206	65,424	68,324	70,818	72,588	75,400	79,064	101,854	80,428	864,518
5850 030 Landscape - Irrigation Repairs	18,902	0	7,744	12,376	5,339	441	4,648	3,654	181	14,607	6,623	6,051	80,566
5850 080 Landscape - Tree Maintenance	20,562	0	0	0	2,016	0	0	0	0	0	30,291	0	52,869
5850 010 Landscape - Lnds Extra	33,814	668	0	25,097	7,767	1,219	601	0	0	5,657	4,399	11,443	90,665
Total Grounds Expenses	166,482	84,858	94,034	125,673	104,540	99,847	108,300	108,475	109,576	141,726	175,895	130,650	1,450,056

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Maintenance & Repairs Expense													
5140 005 Access Control - Devices	1,350	0	0	0	0	0	0	0	1,100	1,605	728	1,300	6,083
5140 010 Access Control - Access Cntrl Maint.	245	150	850	150	260	850	0	0	1,182	150	1,780	150	5,767
6450 000 Lake Management - Lke Mgmt Contract	1,650	1,650	1,650	1,650	1,650	1,650	2,069	2,077	1,650	2,122	2,552	1,650	22,021
6450 010 Lake Management - Lke Mgmt Supplies	2,876	970	1,253	59	453	62	1,732	489	783	239	0	956	9,872
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	0	0	0	0	0	437	(437)	0
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	0	295	0	0	295
5900 000 Maint. & Rprs - Common Area Mtn/Rpr	206	3,775	0	2,695	2,827	1,611	275	18,823	8,104	2,254	2,480	6,845	49,894
5900 060 Maint. & Rprs - Electrical Maint.	0	17,900	500	0	1,400	0	11,170	375	1,250	12,804	0	0	45,398
5900 020 Maint. & Rprs - Gate Maint.	1,658	110	0	0	1,320	4,365	9,016	150	700	0	285	1,420	19,024
5900 097 Maint. & Rprs - Recreation Maint.	0	0	5,695	300	330	405	0	1,740	12,975	1,020	250	6,525	29,240
5900 099 Maint. & Rprs - Streets/Drive	0	5,000	0	0	0	0	0	0	1,928	0	0	1,372	8,300
6510 065 Clubhouse - A/C Maint	0	665	0	0	0	0	665	0	0	0	0	0	1,330
6510 067 Clubhouse - A/C Repair	0	0	0	0	463	0	0	0	0	0	0	0	463
6610 010 Patrol Services - Patrol-Guard Shack	3,713	4,855	7,594	5,208	6,364	5,454	3,926	7,669	3,811	3,379	3,752	2,449	58,174
6150 000 Pest Control - Pest Cntrl -Contract	165	(255)	255	0	0	355	0	0	268	0	0	0	788
6150 020 Pest Control - Mosquito Spray	665	165	250	415	0	0	0	250	300	441	802	441	3,730
6650 000 Signs and Monuments -	225	390	3,533	780	523	0	4,300	0	10,821	0	0	0	20,572
6650 005 Signs and Monuments - Traffic Signs	0	0	0	0	10,775	0	19,707	0	0	0	0	0	30,482
6500 000 Pool - Contract	19,600	6,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	12,934	21,500	41,100	120,334
6500 010 Pool - Repairs	0	0	550	375	0	1,475	29,696	0	179	0	0	675	32,950
6500 020 Pool - Supplies	135	0	0	0	100	834	834	0	(834)	0	0	0	1,069
Total Maintenance & Repairs Expense	32,489	42,025	24,780	14,282	29,114	19,710	86,040	34,223	46,868	37,243	34,566	64,446	465,785
Utilities Expense													
5950 000 Electricity - Common Area Electric	2,368	3,150	3,300	3,201	3,015	2,998	3,348	3,226	3,351	2,724	3,399	2,814	36,894
5950 010 Electricity - Streetlights	1,044	1,057	1,078	1,078	1,074	941	1,077	1,090	1,113	1,115	1,161	1,161	12,990
6050 005 Telecomm - General Telecomm.	0	6,089	826	827	938	832	833	832	849	857	863	868	14,614
6075 000 Gas -	48	52	53	54	59	67	82	127	78	68	64	87	838
6500 030 Pool - Phone	827	(4,272)	0	0	0	0	0	0	0	0	155	0	(3,289)
6000 010 Water - Irrigation Water	12,389	20,165	17,401	20,960	13,046	4,654	6,708	3,812	6,000	7,685	14,394	26,510	153,724
Total Utilities Expense	16,676	26,241	22,658	26,119	18,132	9,492	12,048	9,089	11,392	12,449	20,035	31,440	215,771
Capital Expenditures													
6800 000 Capital Improvements -	16,789	0	40,058	(4,932)	90,980	28,459	0	57,511	25,532	13,204	90,690	8,282	366,574
Total Capital Expenditures	16,789	0	40,058	(4,932)	90,980	28,459	0	57,511	25,532	13,204	90,690	8,282	366,574
TOTAL OPERATING EXPENSE	253,706	169,091	212,334	179,641	330,108	169,942	234,314	221,667	221,831	270,926	374,874	271,893	2,910,326
CURRENT YEAR NET INCOME / (LOSS)	(36,720)	21,170	(13,724)	23,591	(120,938)	195,230	164,582	57,163	127,095	(4,392)	(102,424)	17,065	327,697

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