

Harper's Preserve Community Association Inc.
12/31/2019

<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-CAB	45,304.09	52,291.76	(6,987.67)
1050	Prior Mgmt Operating Account	0.00	53,507.71	(53,507.71)
1090	Due To/From Operating	0.00	(90,000.00)	90,000.00
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	TOTAL OPERATING ACCOUNTS	45,304.09	15,799.47	29,504.62
RESERVE ACCOUNTS				
1510	Reserve Account - CAB	116,004.67	25,996.71	90,007.96
1590	Due To/From Reserve	0.00	90,000.00	(90,000.00)
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	TOTAL RESERVES	116,004.67	115,996.71	7.96
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	145,648.64	149,761.63	(4,112.99)
1230	A/R Late Fee/Finance Charges	29,138.17	28,837.15	301.02
1240	A/R Closing Contributions	512.50	512.50	0.00
1250	A/R Legal Fees	18,830.24	19,538.74	(708.50)
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,743.74	4,900.87	(157.13)
1290	A/R Miscellaneous	812.89	802.89	10.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
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	TOTAL ACCOUNTS RECEIVABLE	192,312.25	196,979.85	(4,667.60)
A/R OTHER				
1300 000	A/R Other -	4,140.00	4,140.00	0.00
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	TOTAL A/R OTHER	4,140.00	4,140.00	0.00
PREPAID EXPENSES				
1600 010	Prepaid Expenses - Insurance	0.00	1,434.48	(1,434.48)
1600 030	Prepaid Expenses - Water	116.20	75.98	40.22
1600 050	Prepaid Expenses - Prepaid Electric	90.00	127.58	(37.58)
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	TOTAL PREPAID EXPENSES	206.20	1,638.04	(1,431.84)
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 - Accmld Depreciation	(227,648.50)	(227,648.50)	0.00
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	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	889,146.55	865,733.41	23,413.14
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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	17,398.06	97,707.32	(80,309.26)
2210	Accounts Payable Accrual	5,453.22	152.54	5,300.68
2215	Other Payables - Due to Mgmt Company	30.00	0.00	30.00
2222	Other Payables - Due to Prior Mgmt	0.00	205.00	(205.00)
2300 010	Refundable Deposits - Pool	14,000.00	14,000.00	0.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	325,414.74	32,009.57	293,405.17
2550	Unearned Assessment	0.00	120,416.56	(120,416.56)
	TOTAL ACCOUNTS PAYABLE	362,746.02	264,940.99	97,805.03
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	1,377,261.66	1,279,456.63	97,805.03
RESERVES				
3100 000	Reserve - P/Y Contribution	85,064.88	85,064.88	0.00
3100 010	Reserve - C/Y Contribution	30,000.00	30,000.00	0.00
3100 030	Reserve - Interest	939.79	931.83	7.96
	TOTAL RESERVES	116,004.67	115,996.71	7.96
CAPITAL IMPROVEMENT FUND				
	TOTAL CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00
WORKING CAPITAL				
	TOTAL WORKING CAPITAL	0.00	0.00	0.00
	RESERVES GRAND TOTAL	116,004.67	115,996.71	7.96
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(346,901.48)	(346,901.48)	0.00
	Current Year Surplus (Deficit)	(257,218.30)	(182,818.45)	(74,399.85)
	TOTAL OWNERS' EQUITY	(604,119.78)	(529,719.93)	(74,399.85)
	TOTAL LIABILITIES & EQUITY	889,146.55	865,733.41	23,413.14

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	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
INCOME								
4000 010 Assessment Income - Owners	50,898.06	66,366	(15,467.94)	638,745.97	796,425	(157,679.03)	796,425	157,679.03
4000 015 Assessment Income - Builders	29,242.01	15,677	13,565.01	269,497.37	188,190	81,307.37	188,190	(81,307.37)
4000 125 Assessment Income - Working Capital Cont	0.00	5,125	(5,125.00)	69,196.20	61,500	7,696.20	61,500	(7,696.20)
4100 065 Other Asmt - Mowing Fee	40,530.02	48,836	(8,305.98)	450,643.48	586,032	(135,388.52)	586,032	135,388.52
4300 010 Finance Charges -	1,392.88	0	1,392.88	24,777.38	0	24,777.38	0	(24,777.38)
4325 000 Access Card Income -	35.00	0	35.00	1,320.00	0	1,320.00	0	(1,320.00)
4400 000 Capitalization Fees -	4,100.00	0	4,100.00	4,100.00	0	4,100.00	0	(4,100.00)
4460 000 Facilities - Income	0.00	0	0.00	515.00	0	515.00	0	(515.00)
4460 010 Facilities - Social Room Rental	0.00	0	0.00	500.00	0	500.00	0	(500.00)
4500 010 Other Income - Interest	5.89	0	5.89	9.62	0	9.62	0	(9.62)
4510 030 Non Owner Income - Shared Expense	0.00	6,055	(6,055.00)	95,995.44	72,638	23,357.44	72,638	(23,357.44)
TOTAL INCOME	126,203.86	142,059	(15,855.14)	1,555,300.46	1,704,785	(149,484.54)	1,704,785	149,484.54
EXPENSES								
5100 010 Administrative Fees - Other	4,074.45	141	3,933.45	7,442.69	1,648	5,794.69	1,648	(5,794.69)
5140 005 Access Control - Devices	0.00	287	(287.00)	200.00	3,411	(3,211.00)	3,411	3,211.00
5140 010 Access Control - Maintenance	0.00	125	(125.00)	0.00	1,500	(1,500.00)	1,500	1,500.00
5150 000 ARC Review - Expense	5,875.00	126	5,749.00	45,468.62	1,545	43,923.62	1,545	(43,923.62)
5250 000 Audit/Tax Preparation -	0.00	77	(77.00)	2,715.00	935	1,780.00	935	(1,780.00)
5275 010 Professional Fees - Legal	0.00	0	0.00	6,618.52	0	6,618.52	0	(6,618.52)
5275 005 Professional Fees - Consultants	2,025.22	2,086	(60.78)	125,978.92	25,043	100,935.92	25,043	(100,935.92)
5300 000 Community Events -	590.00	837	(247.00)	31,681.04	10,000	21,681.04	10,000	(21,681.04)
5350 000 Bank Charges -	0.00	0	0.00	(25.00)	0	(25.00)	0	25.00
5400 010 Office Supplies - Postage	0.00	163	(163.00)	1,372.94	2,000	(627.06)	2,000	627.06
5400 020 Office Supplies - Copies	597.54	250	347.54	1,423.85	3,000	(1,576.15)	3,000	1,576.15
5400 030 Office Supplies - Mailouts	2,973.60	0	2,973.60	3,621.81	0	3,621.81	0	(3,621.81)
5400 060 Office Supplies - Misc Office Supplies	0.00	663	(663.00)	4,288.58	8,000	(3,711.42)	8,000	3,711.42
5500 000 Meeting Expense -	0.00	63	(63.00)	412.50	800	(387.50)	800	387.50
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,500	(1,500.00)	1,500	1,500.00
5600 000 Management Fees -	2,732.60	2,179	553.60	47,515.89	26,181	21,334.89	26,181	(21,334.89)
5650 000 Legal Fees - Legal Corporate	3,184.74	1,250	1,934.74	6,450.24	15,000	(8,549.76)	15,000	8,549.76
5650 020 Legal Fees - Legal Collections	0.00	790	(790.00)	1,737.57	9,480	(7,742.43)	9,480	7,742.43
5700 000 Insurance -	1,434.48	1,317	117.48	17,493.75	15,859	1,634.75	15,859	(1,634.75)
5750 000 Holiday Decorations -	3,826.00	724	3,102.00	8,192.00	8,732	(540.00)	8,732	540.00
5800 000 Website - Website Contract	0.00	99	(99.00)	0.00	1,221	(1,221.00)	1,221	1,221.00
5850 000 Landscape - Lnds Contract	36,917.00	20,194	16,723.00	209,597.00	242,361	(32,764.00)	242,361	32,764.00
5850 010 Landscape - Lnds Extra	12,416.30	4,163	8,253.30	162,848.83	50,000	112,848.83	50,000	(112,848.83)
5850 014 Landscape - Lnds Front Yards	84,448.00	48,836	35,612.00	469,626.00	586,032	(116,406.00)	586,032	116,406.00
5850 030 Landscape - Irrigation Repairs	9,250.92	3,337	5,913.92	35,097.78	40,000	(4,902.22)	40,000	4,902.22
5850 070 Landscape - Mulch	0.00	0	0.00	24,430.00	0	24,430.00	0	(24,430.00)
5850 080 Landscape - Tree Maintenance	2,865.00	837	2,028.00	26,837.50	10,000	16,837.50	10,000	(16,837.50)

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	December Actual	December Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 106 Landscape - Mowing		0	0.00	40,516.60	0	40,516.60	0	(40,516.60)
5900 000 Maint. & Rprs - Common Area	10,391.98	1,663	8,728.98	24,926.26	20,000	4,926.26	20,000	(4,926.26)
5900 020 Maint. & Rprs - Gate Maint.	0.00	0	0.00	13,235.09	0	13,235.09	0	(13,235.09)
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	0	0.00	2,236.76	0	2,236.76	0	(2,236.76)
5900 097 Maint. & Rprs - Recreation Maint.	0.00	0	0.00	28,976.47	0	28,976.47	0	(28,976.47)
5900 099 Maint. & Rprs - Streets/Drive	0.00	2,500	(2,500.00)	19,800.00	30,000	(10,200.00)	30,000	10,200.00
5950 000 Electricity - Common Area Electric	1,046.25	1,729	(682.75)	10,587.32	20,748	(10,160.68)	20,748	10,160.68
5950 010 Electricity - Streetlights	1,076.73	602	474.73	13,968.13	7,235	6,733.13	7,235	(6,733.13)
6000 010 Water - Irrigation Water	9,116.32	6,503	2,613.32	61,745.97	78,080	(16,334.03)	78,080	16,334.03
6075 000 Gas -	21.14	275	(253.86)	255.60	3,267	(3,011.40)	3,267	3,011.40
6150 020 Pest Control - Mosquito Spray	0.00	288	(288.00)	2,384.06	3,500	(1,115.94)	3,500	1,115.94
6400 055 Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	30,000.00	30,000	0.00	30,000	0.00
6450 000 Lake Management - Lke Mgmt Contract	1,262.00	1,262	0.00	17,812.07	15,144	2,668.07	15,144	(2,668.07)
6450 015 Lake Management - Lke Repairs	0.00	87	(87.00)	1,139.00	1,000	139.00	1,000	(139.00)
6450 020 Lake Management - Lke Mgmt Chem/Svc	1,596.30	750	846.30	10,009.05	9,000	1,009.05	9,000	(1,009.05)
6500 000 Pool - Contract	625.00	4,128	(3,503.00)	30,746.50	49,514	(18,767.50)	49,514	18,767.50
6500 005 Pool - Maintenance	0.00	0	0.00	11,276.65	0	11,276.65	0	(11,276.65)
6500 010 Pool - Repairs	0.00	226	(226.00)	17,126.93	2,668	14,458.93	2,668	(14,458.93)
6500 020 Pool - Supplies	0.00	114	(114.00)	1,301.42	1,368	(66.58)	1,368	66.58
6500 030 Pool - Phone	340.14	437	(96.86)	4,942.18	5,244	(301.82)	5,244	301.82
6500 065 Pool - Furniture	0.00	0	0.00	7,892.99	0	7,892.99	0	(7,892.99)
6510 080 Clubhouse - CH Cleaning	1,917.00	881	1,036.00	9,344.42	10,550	(1,205.58)	10,550	1,205.58
6610 000 Patrol Services -	0.00	5,837	(5,837.00)	32,558.69	70,000	(37,441.31)	70,000	37,441.31
6610 005 Patrol Services - Patrol Contract	0.00	1,837	(1,837.00)	33,766.48	22,000	11,766.48	22,000	(11,766.48)
6650 000 Signs and Monuments -	0.00	1,250	(1,250.00)	29,836.96	15,000	14,836.96	15,000	(14,836.96)
6650 005 Signs and Monuments - Traffic Signs	0.00	2,087	(2,087.00)	38,090.00	25,000	13,090.00	25,000	(13,090.00)
6700 035 Miscellaneous Expense - Dev Loan Payback	0.00	4,163	(4,163.00)	0.00	50,000	(50,000.00)	50,000	50,000.00
6800 000 Capital Improvements -	0.00	14,163	(14,163.00)	77,017.13	170,000	(92,982.87)	170,000	92,982.87
TOTAL EXPENSES	200,603.71	141,951	58,652.71	1,812,518.76	1,703,566	108,952.76	1,703,566	(108,952.76)
CURRENT YEAR NET INCOME / (LOSS)	(74,399.85)	108	(74,507.85)	(257,218.30)	1,219	(258,437.30)	1,219	258,437.30

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	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total Activity
INCOME													
4000 010 Assessment Income - Owners	0	0	0	0	0	0	0	0	0	536,950	50,898	50,898	638,746
4000 015 Assessment Income - Builders	0	0	0	0	0	0	0	0	0	211,013	29,242	29,242	269,497
4000 125 Assessment Income - Working Capital Cont	0	0	0	0	0	0	0	0	0	68,684	513	0	69,196
4100 065 Other Asmt - Mowing Fee	0	0	0	0	0	0	0	0	0	369,837	40,276	40,530	450,643
4300 010 Finance Charges -	0	0	0	0	0	0	0	0	0	21,535	1,850	1,393	24,777
4325 000 Access Card Income -	0	0	0	0	0	0	0	0	0	1,285	0	35	1,320
4400 000 Capitalization Fees -	0	0	0	0	0	0	0	0	0	0	0	4,100	4,100
4460 000 Facilities - Income	0	0	0	0	0	0	0	0	0	515	0	0	515
4460 010 Facilities - Social Room Rental	0	0	0	0	0	0	0	0	0	500	0	0	500
4500 010 Other Income - Interest	0	0	0	0	0	0	0	0	0	0	4	6	10
4510 030 Non Owner Income - Shared Expense	0	0	0	0	0	0	0	0	0	95,995	0	0	95,995
TOTAL INCOME	0	0	0	0	0	0	0	0	0	1,306,314	122,783	126,204	1,555,300
EXPENSES													
5100 010 Administrative Fees - Other	0	0	0	0	0	0	0	0	0	3,027	341	4,074	7,443
5140 005 Access Control - Devices	0	0	0	0	0	0	0	0	0	200	0	0	200
5150 000 ARC Review - Expense	0	0	0	0	0	0	0	0	0	39,594	0	5,875	45,469
5250 000 Audit/Tax Preparation -	0	0	0	0	0	0	0	0	0	1,815	900	0	2,715
5275 010 Professional Fees - Legal	0	0	0	0	0	0	0	0	0	6,619	0	0	6,619
5275 005 Professional Fees - Consultants	0	0	0	0	0	0	0	0	0	123,954	0	2,025	125,979
5300 000 Community Events -	0	0	0	0	0	0	0	0	0	31,091	0	590	31,681
5350 000 Bank Charges -	0	0	0	0	0	0	0	0	0	(25)	0	0	(25)
5400 010 Office Supplies - Postage	0	0	0	0	0	0	0	0	0	1,373	0	0	1,373
5400 020 Office Supplies - Copies	0	0	0	0	0	0	0	0	0	826	0	598	1,424
5400 030 Office Supplies - Mailouts	0	0	0	0	0	0	0	0	0	0	648	2,974	3,622
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	0	0	0	0	0	4,289	0	0	4,289
5500 000 Meeting Expense -	0	0	0	0	0	0	0	0	0	413	0	0	413
5600 000 Management Fees -	0	0	0	0	0	0	0	0	0	41,051	3,733	2,733	47,516
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	0	3,266	0	3,185	6,450
5650 020 Legal Fees - Legal Collections	0	0	0	0	0	0	0	0	0	1,738	0	0	1,738
5700 000 Insurance -	0	0	0	0	0	0	0	0	0	14,625	1,434	1,434	17,494
5750 000 Holiday Decorations -	0	0	0	0	0	0	0	0	0	0	4,366	3,826	8,192
5850 000 Landscape - Lnds Contract	0	0	0	0	0	0	0	0	0	152,534	20,146	36,917	209,597
5850 010 Landscape - Lnds Extra	0	0	0	0	0	0	0	0	0	124,126	26,307	12,416	162,849
5850 014 Landscape - Lnds Front Yards	0	0	0	0	0	0	0	0	0	342,606	42,572	84,448	469,626
5850 030 Landscape - Irrigation Repairs	0	0	0	0	0	0	0	0	0	25,245	602	9,251	35,098
5850 070 Landscape - Mulch	0	0	0	0	0	0	0	0	0	24,430	0	0	24,430
5850 080 Landscape - Tree Maintenance	0	0	0	0	0	0	0	0	0	22,473	1,500	2,865	26,838
5850 106 Landscape - Mowing	0	0	0	0	0	0	0	0	0	33,532	6,985	0	40,517
5900 000 Maint. & Rprs - Common Area	0	0	0	0	0	0	0	0	0	14,534	0	10,392	24,926
5900 020 Maint. & Rprs - Gate Maint.	0	0	0	0	0	0	0	0	0	6,447	6,788	0	13,235
5900 030 Maint. & Rprs - Park/Playground Mtno	0	0	0	0	0	0	0	0	0	2,237	0	0	2,237
5900 097 Maint. & Rprs - Recreation Maint.	0	0	0	0	0	0	0	0	0	28,976	0	0	28,976
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	0	0	0	0	0	0	19,800	0	0	19,800
5950 000 Electricity - Common Area Electric	0	0	0	0	0	0	0	0	0	9,377	164	1,046	10,587
5950 010 Electricity - Streetlights	0	0	0	0	0	0	0	0	0	11,881	1,010	1,077	13,968

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6000 010 Water - Irrigation Water	0	0	0	0	0	0	0	0	0	50,024	2,606	9,116	61,746
6075 000 Gas -	0	0	0	0	0	0	0	0	0	213	22	21	256
6150 020 Pest Control - Mosquito Spray	0	0	0	0	0	0	0	0	0	2,384	0	0	2,384
6400 055 Reserve Contribution - Road Fund	0	0	0	0	0	0	0	0	0	30,000	0	0	30,000
6450 000 Lake Management - Lke Mgmt Contract	0	0	0	0	0	0	0	0	0	15,288	1,262	1,262	17,812
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	0	1,139	0	0	1,139
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	0	0	0	0	6,351	2,062	1,596	10,009
6500 000 Pool - Contract	0	0	0	0	0	0	0	0	0	29,497	625	625	30,747
6500 005 Pool - Maintenance	0	0	0	0	0	0	0	0	0	11,277	0	0	11,277
6500 010 Pool - Repairs	0	0	0	0	0	0	0	0	0	17,127	0	0	17,127
6500 020 Pool - Supplies	0	0	0	0	0	0	0	0	0	1,301	0	0	1,301
6500 030 Pool - Phone	0	0	0	0	0	0	0	0	0	4,230	372	340	4,942
6500 065 Pool - Furniture	0	0	0	0	0	0	0	0	0	7,893	0	0	7,893
6510 080 Clubhouse - CH Cleaning	0	0	0	0	0	0	0	0	0	7,427	0	1,917	9,344
6610 000 Patrol Services - Patrol Contract	0	0	0	0	0	0	0	0	0	31,282	1,277	0	32,559
6610 005 Patrol Services - Patrol Contract	0	0	0	0	0	0	0	0	0	33,766	0	0	33,766
6650 000 Signs and Monuments -	0	0	0	0	0	0	0	0	0	29,837	0	0	29,837
6650 005 Signs and Monuments - Traffic Signs	0	0	0	0	0	0	0	0	0	38,090	0	0	38,090
6800 000 Capital Improvements -	0	0	0	0	0	0	0	0	0	58,397	18,620	0	77,017
TOTAL EXPENSES	0	0	0	0	0	0	0	0	0	1,464,307	147,608	200,604	1,812,519
CURRENT YEAR NET INCOME / (LOSS)	0	0	0	0	0	0	0	0	0	(157,993)	(24,825)	(74,400)	(257,218)