

Harper's Preserve Community Association Inc.
11/30/2019

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				
1010	Operating Account-CAB	52,291.76	10,000.01	42,291.75
1050	Prior Mgmt Operating Account	53,507.71	44,771.52	8,736.19
1065	Prior Mgmt-Petty Cash	0.00	748.53	(748.53)
1090	Due To/From Operating	(90,000.00)	0.00	(90,000.00)
	TOTAL OPERATING ACCOUNTS	15,799.47	55,520.06	(39,720.59)
RESERVE ACCOUNTS				
1510	Reserve Account - CAB	25,996.71	100,017.26	(74,020.55)
1550	Prior Mgmt Reserve Account	0.00	15,965.66	(15,965.66)
1590	Due To/From Reserve	90,000.00	0.00	90,000.00
	TOTAL RESERVES	115,996.71	115,982.92	13.79
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	149,761.63	154,966.20	(5,204.57)
1230	A/R Late Fee/Finance Charges	28,837.15	27,381.20	1,455.95
1240	A/R Closing Contributions	512.50	512.50	0.00
1250	A/R Legal Fees	19,538.74	17,885.69	1,653.05
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,900.87	4,990.13	(89.26)
1290	A/R Miscellaneous	802.89	802.89	0.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	196,979.85	199,164.68	(2,184.83)
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 - Insurance	1,434.48	2,868.96	(1,434.48)
1600 020	Prepaid Expenses - Expense	0.00	58,647.00	(58,647.00)
1600 030	Prepaid Expenses - Water	75.98	0.00	75.98
1600 050	Prepaid Expenses - Prepaid Electric	127.58	0.00	127.58
	TOTAL PREPAID EXPENSES	1,638.04	61,515.96	(59,877.92)
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	865,733.41	967,502.96	(101,769.55)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	97,707.32	60,147.00	37,560.32
2210	Accounts Payable Accrual	152.54	0.00	152.54
2222	Other Payables - Due to Prior Mgmt	205.00	205.00	0.00
2300 010	Refundable Deposits - Pool	14,000.00	9,000.00	5,000.00
2300 020	Refundable Deposits - Clubhouse	450.00	600.00	(150.00)
2400	Prepaid Assessments	32,009.57	31,139.93	869.64
2550	Unearned Assessment	120,416.56	240,807.37	(120,390.81)
	TOTAL ACCOUNTS PAYABLE	264,940.99	341,899.30	(76,958.31)
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	1,279,456.63	1,356,414.94	(76,958.31)
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	931.83	918.04	13.79
	TOTAL RESERVES	115,996.71	115,982.92	13.79
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	115,996.71	115,982.92	13.79
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(346,901.48)	(346,901.48)	0.00
	Current Year Surplus (Deficit)	(182,818.45)	(157,993.42)	(24,825.03)
	TOTAL OWNERS' EQUITY	(529,719.93)	(504,894.90)	(24,825.03)
	TOTAL LIABILITIES & EQUITY	865,733.41	967,502.96	(101,769.55)

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	November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
INCOME								
4000 010 Assessment Income - Owners	50,898.06	66,369	(15,470.94)	587,847.91	730,059	(142,211.09)	796,425	208,577.09
4000 015 Assessment Income - Builders	29,242.01	15,683	13,559.01	240,255.36	172,513	67,742.36	188,190	(52,065.36)
4000 125 Assessment Income - Working Capital Cont	512.50	5,125	(4,612.50)	69,196.20	56,375	12,821.20	61,500	(7,696.20)
4100 065 Other Asmt - Mowing Fee	40,276.48	48,836	(8,559.52)	410,113.46	537,196	(127,082.54)	586,032	175,918.54
4300 010 Finance Charges -	1,849.86	0	1,849.86	23,384.50	0	23,384.50	0	(23,384.50)
4325 000 Access Card Income -	0.00	0	0.00	1,285.00	0	1,285.00	0	(1,285.00)
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	3.72	0	3.72	3.73	0	3.73	0	(3.73)
4510 030 Non Owner Income - Shared Expense	0.00	6,053	(6,053.00)	95,995.44	66,583	29,412.44	72,638	(23,357.44)
TOTAL INCOME	122,782.63	142,066	(19,283.37)	1,429,096.60	1,562,726	(133,629.40)	1,704,785	275,688.40
EXPENSES								
5100 010 Administrative Fees - Other	341.14	137	204.14	3,368.24	1,507	1,861.24	1,648	(1,720.24)
5140 005 Access Control - Devices	0.00	284	(284.00)	200.00	3,124	(2,924.00)	3,411	3,211.00
5140 010 Access Control - Maintenance	0.00	125	(125.00)	0.00	1,375	(1,375.00)	1,500	1,500.00
5150 000 ARC Review - Expense	0.00	129	(129.00)	39,593.62	1,419	38,174.62	1,545	(38,048.62)
5250 000 Audit/Tax Preparation -	900.00	78	822.00	2,715.00	858	1,857.00	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	0.00	2,087	(2,087.00)	123,953.70	22,957	100,996.70	25,043	(98,910.70)
5300 000 Community Events -	0.00	833	(833.00)	31,091.04	9,163	21,928.04	10,000	(21,091.04)
5350 000 Bank Charges -	0.00	0	0.00	(25.00)	0	(25.00)	0	25.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	1,372.94	1,837	(464.06)	2,000	627.06
5400 020 Office Supplies - Copies	0.00	250	(250.00)	826.31	2,750	(1,923.69)	3,000	2,173.69
5400 030 Office Supplies - Mailouts	648.21	0	648.21	648.21	0	648.21	0	(648.21)
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	4,288.58	7,337	(3,048.42)	8,000	3,711.42
5500 000 Meeting Expense -	0.00	67	(67.00)	412.50	737	(324.50)	800	387.50
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	1,375	(1,375.00)	1,500	1,500.00
5600 000 Management Fees -	3,732.60	2,182	1,550.60	44,783.29	24,002	20,781.29	26,181	(18,602.29)
5650 000 Legal Fees - Legal Corporate	3,265.50	1,250	2,015.50	3,265.50	13,750	(10,484.50)	15,000	11,734.50
5650 020 Legal Fees - Legal Collections	0.00	790	(790.00)	1,737.57	8,690	(6,952.43)	9,480	7,742.43
5700 000 Insurance -	1,434.48	1,322	112.48	16,059.27	14,542	1,517.27	15,859	(200.27)
5750 000 Holiday Decorations -	4,366.00	728	3,638.00	4,366.00	8,008	(3,642.00)	8,732	4,366.00
5800 000 Website - Website Contract	0.00	102	(102.00)	0.00	1,122	(1,122.00)	1,221	1,221.00
5850 000 Landscape - Lnds Contract	20,146.00	20,197	(51.00)	172,680.00	222,167	(49,487.00)	242,361	69,681.00
5850 010 Landscape - Lnds Extra	26,306.80	4,167	22,139.80	150,432.53	45,837	104,595.53	50,000	(100,432.53)
5850 014 Landscape - Lnds Front Yards	42,572.00	48,836	(6,264.00)	385,178.00	537,196	(152,018.00)	586,032	200,854.00
5850 030 Landscape - Irrigation Repairs	602.18	3,333	(2,730.82)	25,846.86	36,663	(10,816.14)	40,000	14,153.14
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	1,500.00	833	667.00	23,972.50	9,163	14,809.50	10,000	(13,972.50)
5850 106 Landscape - Mowing	6,985.00	0	6,985.00	40,516.60	0	40,516.60	0	(40,516.60)

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	November Actual	November Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Maint. & Rprs - Common Area		1,667	(1,667.00)	14,534.28	18,337	(3,802.72)	20,000	5,465.72
Maint. & Rprs - Gate Maint.	0.00	0	6,788.47	13,235.09	0	13,235.09	0	(13,235.09)
Maint. & Rprs - Park/Playground Minc	6,788.47	0	0.00	2,236.76	0	2,236.76	0	(2,236.76)
Maint. & Rprs - Recreation Maint.	0.00	0	0.00	28,976.47	0	28,976.47	0	(28,976.47)
Maint. & Rprs - Streets/Drive	0.00	2,500	(2,500.00)	19,800.00	27,500	(7,700.00)	30,000	10,200.00
Electricity - Common Area Electric	164.05	1,729	(1,564.95)	9,541.07	19,019	(9,477.93)	20,748	11,206.93
Electricity - Streetlights	1,010.11	603	407.11	12,891.40	6,633	6,258.40	7,235	(5,656.40)
Water - Irrigation Water	2,606.09	6,507	(3,900.91)	52,629.65	71,577	(18,947.35)	78,080	25,450.35
Gas -	21.76	272	(250.24)	234.46	2,992	(2,757.54)	3,267	3,032.54
Pest Control - Mosquito Spray	0.00	292	(292.00)	2,384.06	3,212	(827.94)	3,500	1,115.94
Reserve Contribution - Road Fund	0.00	2,500	(2,500.00)	30,000.00	27,500	2,500.00	30,000	0.00
Lake Management - Lke Mgmt Contract	1,262.00	1,262	0.00	16,550.07	13,882	2,668.07	15,144	(1,406.07)
Lake Management - Lke Repairs	0.00	83	(83.00)	1,139.00	913	226.00	1,000	(139.00)
Lake Management - Lke Mgmt Chem/Svc	2,061.60	750	1,311.60	8,412.75	8,250	162.75	9,000	587.25
Pool - Contract	625.00	4,126	(3,501.00)	30,121.50	45,386	(15,264.50)	49,514	19,392.50
Pool - Maintenance	0.00	0	0.00	11,276.65	0	11,276.65	0	(11,276.65)
Pool - Repairs	0.00	222	(222.00)	17,126.93	2,442	14,684.93	2,668	(14,458.93)
Pool - Supplies	0.00	114	(114.00)	1,301.42	1,254	47.42	1,368	66.58
Pool - Phone	372.22	437	(64.78)	4,602.04	4,807	(204.96)	5,244	641.96
Pool - Furniture	0.00	0	0.00	7,892.99	0	7,892.99	0	(7,892.99)
Clubhouse - CH Cleaning	0.00	879	(879.00)	7,427.42	9,669	(2,241.58)	10,550	3,122.58
Patrol Services -	1,276.80	5,833	(4,556.20)	32,558.69	64,163	(31,604.31)	70,000	37,441.31
Patrol Services - Patrol Contract	0.00	1,833	(1,833.00)	33,766.48	20,163	13,603.48	22,000	(11,766.48)
Signs and Monuments -	0.00	1,250	(1,250.00)	29,836.96	13,750	16,086.96	15,000	(14,836.96)
Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	38,090.00	22,913	15,177.00	25,000	(13,090.00)
Miscellaneous Expense - Dev Loan Payback	0.00	4,167	(4,167.00)	0.00	45,837	(45,837.00)	50,000	50,000.00
Capital Improvements -	18,619.65	14,167	4,452.65	77,017.13	155,837	(78,819.87)	170,000	92,982.87
TOTAL EXPENSES	147,607.66	141,965	5,642.66	1,611,915.05	1,561,615	50,300.05	1,703,566	91,650.95
CURRENT YEAR NET INCOME / (LOSS)	(24,825.03)	101	(24,926.03)	(182,818.45)	1,111	(183,929.45)	1,219	184,037.45

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	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Total Activity
INCOME													
4000 010 Assessment Income - Owners	0	0	0	0	0	0	0	0	0	0	536,950	50,898	587,848
4000 015 Assessment Income - Builders	0	0	0	0	0	0	0	0	0	0	211,013	29,242	240,255
4000 125 Assessment Income - Working Capital Cont	0	0	0	0	0	0	0	0	0	0	68,684	513	69,196
4100 065 Other Asmt - Mowing Fee	0	0	0	0	0	0	0	0	0	0	369,837	40,276	410,113
4300 010 Finance Charges -	0	0	0	0	0	0	0	0	0	0	21,535	1,850	23,385
4325 000 Access Card Income -	0	0	0	0	0	0	0	0	0	0	1,285	0	1,285
4460 000 Facilities - Income	0	0	0	0	0	0	0	0	0	0	515	0	515
4460 010 Facilities - Social Room Rental	0	0	0	0	0	0	0	0	0	0	500	0	500
4500 010 Other Income - Interest	0	0	0	0	0	0	0	0	0	0	0	4	4
4510 030 Non Owner Income - Shared Expense	-	-	-	-	-	-	-	-	-	-	95,995	0	95,995
TOTAL INCOME	0	0	0	0	0	0	0	0	0	0	1,306,314	122,783	1,429,097
EXPENSES													
5100 010 Administrative Fees - Other	0	0	0	0	0	0	0	0	0	0	3,027	341	3,368
5140 005 Access Control - Devices	0	0	0	0	0	0	0	0	0	0	200	0	200
5150 000 ARC Review - Expense	0	0	0	0	0	0	0	0	0	0	39,594	0	39,594
5250 000 Audit/Tax Preparation -	0	0	0	0	0	0	0	0	0	0	1,815	900	2,715
5275 010 Professional Fees - Legal	0	0	0	0	0	0	0	0	0	0	6,619	0	6,619
5275 005 Professional Fees - Consultants	0	0	0	0	0	0	0	0	0	0	123,954	0	123,954
5300 000 Community Events -	0	0	0	0	0	0	0	0	0	0	31,091	0	31,091
5350 000 Bank Charges -	0	0	0	0	0	0	0	0	0	0	(25)	0	(25)
5400 010 Office Supplies - Postage	0	0	0	0	0	0	0	0	0	0	1,373	0	1,373
5400 020 Office Supplies - Copies	0	0	0	0	0	0	0	0	0	0	826	0	826
5400 030 Office Supplies - Mailouts	0	0	0	0	0	0	0	0	0	0	0	648	648
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	0	0	0	0	0	0	4,289	0	4,289
5500 000 Meeting Expense -	0	0	0	0	0	0	0	0	0	0	413	0	413
5600 000 Management Fees -	0	0	0	0	0	0	0	0	0	0	41,051	3,733	44,783
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	0	0	0	3,266	3,266
5650 020 Legal Fees - Legal Collections	0	0	0	0	0	0	0	0	0	0	1,738	0	1,738
5700 000 Insurance -	0	0	0	0	0	0	0	0	0	0	14,625	1,434	16,059
5750 000 Holiday Decorations -	0	0	0	0	0	0	0	0	0	0	0	4,366	4,366
5850 000 Landscape - Lnds Contract	0	0	0	0	0	0	0	0	0	0	152,534	20,146	172,680
5850 010 Landscape - Lnds Extra	0	0	0	0	0	0	0	0	0	0	124,126	26,307	150,433
5850 014 Landscape - Lnds Front Yards	0	0	0	0	0	0	0	0	0	0	342,606	42,572	385,178
5850 030 Landscape - Irrigation Repairs	0	0	0	0	0	0	0	0	0	0	25,245	602	25,847
5850 070 Landscape - Mulch	0	0	0	0	0	0	0	0	0	0	24,430	0	24,430
5850 080 Landscape - Tree Maintenance	0	0	0	0	0	0	0	0	0	0	22,473	1,500	23,973
5850 106 Landscape - Mowing	0	0	0	0	0	0	0	0	0	0	33,532	6,985	40,517
5900 000 Maint. & Rprs - Common Area	0	0	0	0	0	0	0	0	0	0	14,534	0	14,534
5900 020 Maint. & Rprs - Gate Maint.	0	0	0	0	0	0	0	0	0	0	6,447	0	6,447
5900 030 Maint. & Rprs - Park/Playground Mtrnc	0	0	0	0	0	0	0	0	0	0	2,237	0	2,237
5900 097 Maint. & Rprs - Recreation Maint.	0	0	0	0	0	0	0	0	0	0	28,976	0	28,976
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	0	0	0	0	0	0	0	19,800	0	19,800
5950 000 Electricity - Common Area Electric	0	0	0	0	0	0	0	0	0	0	9,377	164	9,541
5950 010 Electricity - Streetlights	0	0	0	0	0	0	0	0	0	0	11,881	1,010	12,891
6000 010 Water - Irrigation Water	0	0	0	0	0	0	0	0	0	0	50,024	2,606	52,630

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	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Total Activity
6075 000 Gas -	0	0	0	0	0	0	0	0	0	0	213	22	234
6150 020 Pest Control - Mosquito Spray	0	0	0	0	0	0	0	0	0	0	2,384	0	2,384
6400 055 Reserve Contribution - Road Fund	0	0	0	0	0	0	0	0	0	0	30,000	0	30,000
6450 000 Lake Management - Lke Mgmt Contract	0	0	0	0	0	0	0	0	0	0	15,288	1,262	16,550
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	0	0	0	0	0	1,139	0	1,139
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	0	0	0	0	0	6,351	2,062	8,413
6500 000 Pool - Contract	0	0	0	0	0	0	0	0	0	0	29,497	625	30,122
6500 005 Pool - Maintenance	0	0	0	0	0	0	0	0	0	0	11,277	0	11,277
6500 010 Pool - Repairs	0	0	0	0	0	0	0	0	0	0	17,127	0	17,127
6500 020 Pool - Supplies	0	0	0	0	0	0	0	0	0	0	1,301	0	1,301
6500 030 Pool - Phone	0	0	0	0	0	0	0	0	0	0	4,230	372	4,602
6500 065 Pool - Furniture	0	0	0	0	0	0	0	0	0	0	7,893	0	7,893
6510 080 Clubhouse - CH Cleaning	0	0	0	0	0	0	0	0	0	0	7,427	0	7,427
6610 000 Patrol Services -	0	0	0	0	0	0	0	0	0	0	31,282	1,277	32,559
6610 005 Patrol Services - Patrol Contract	0	0	0	0	0	0	0	0	0	0	33,766	0	33,766
6650 000 Signs and Monuments -	0	0	0	0	0	0	0	0	0	0	29,837	0	29,837
6650 005 Signs and Monuments - Traffic Signs	0	0	0	0	0	0	0	0	0	0	38,090	0	38,090
6800 000 Capital Improvements -	0	0	0	0	0	0	0	0	0	0	58,397	18,620	77,017
TOTAL EXPENSES	0	0	0	0	0	0	0	0	0	0	1,464,307	147,608	1,611,915
CURRENT YEAR NET INCOME / (LOSS)	0	0	0	0	0	0	0	0	0	0	(157,993)	(24,825)	(182,818)