

Harper's Preserve CA

10/31/2019

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses
Income and Expenses Spreadsheet
CU-GRF Replacement Fund Report
RM Delinquent by Entity
RM Security Deposit
AP Check History
AP AP-Open Invoice
GL-CU Subaccount General Ledger

Copies

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1330 Enclave Pkwy, Suite 425
Houston TX 77077

		PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS				
OPERATING FUND				
10001 390	Operating Account Cap One 2273	12,017.06	44,771.52	32,754.46
10050 390	Operating Account CapOneDC 8772	748.53	748.53	0.00
10800 390	New Mgmt Co-Operatin Harpers CAI	0.00	10,000.00	10,000.00
	TOTAL OPERATING FUND	12,765.59	55,520.05	42,754.46
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	122,679.21	154,966.20	32,286.99
12300	A/R Late Fees/ F.C.	27,856.61	27,381.20	(475.41)
12310	A/R Admin Fee	5,363.98	4,990.13	(373.85)
12320	A/R Bank Charges	90.00	150.00	60.00
12330	A/R Billing/Violations	652.89	652.89	0.00
12340	A/R Closing Contribution	0.00	512.50	512.50
12360	A/R Legal Fees	17,983.60	17,885.69	(97.91)
12365	A/R Maintenance	877.70	826.07	(51.63)
12500 000	Allowance-Doubtful	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	167,303.99	199,164.68	31,860.69
OTHER ACCOUNTS RECEIVABLE				
12850 000	A/R Other	4,140.00	4,140.00	0.00
12850 140	A/R Other Mgmt Company	29.00	0.00	(29.00)
	TOTAL OTHER ACCOUNTS RECEIVABLE	4,169.00	4,140.00	(29.00)
REPLACEMENT FUND				
15001 390	Reserve Account Cap One 2265	115,905.54	15,965.66	(99,939.88)
15800 390	New Mgmt Co-Reserve Harpers CAI	0.00	100,000.00	100,000.00
	TOTAL REPLACEMENT FUND	115,905.54	115,965.66	60.12
PREPAID EXPENSES				
16000	Prepaid Insurance	4,303.44	2,868.96	(1,434.48)
16650 000	Prepaid Expense	0.00	58,647.00	58,647.00
	TOTAL PREPAID EXPENSES	4,303.44	61,515.96	57,212.52
FIXED ASSETS				
17000 000	Fixed Assets	441,220.54	441,220.54	0.00
17600	Roads and Paving	307,393.91	307,393.91	0.00
17745	Signs	10,213.39	10,213.39	0.00
17990 000	Accum. Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	835,626.90	967,485.69	131,858.79

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
	LIABILITIES			
	ACCOUNTS PAYABLE			
22000	Accounts Payable CY	16,008.47	60,147.00	44,138.53
22050 000	A/P Accrual	59,736.00	0.00	(59,736.00)
22100 025	Other Payables - Management Company	120.00	205.00	85.00
22360 000	Prepaid Assessment	56,781.10	31,139.93	(25,641.17)
22380 010	Refundable Deposits Pool Deposit	8,000.00	8,000.00	0.00
22380 020	Refundable Deposits Clubhouse Deposit	450.00	600.00	150.00
22380 100	Refundable Deposits Builder Deposit	1,000.00	1,000.00	0.00
22420	Unearned Assessment	234,994.73	240,807.37	5,812.64
	TOTAL ACCOUNTS PAYABLE	377,090.30	341,899.30	(35,191.00)
	TO/FROM AFFILIATES			
26000 080	Due To/From Developer	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	1,391,605.94	1,356,414.94	(35,191.00)
	REPLACEMENT RESERVE			
31100 000	P/Y Reserve	85,064.88	85,064.88	0.00
31200 000	C/Y Contribution	30,000.00	30,000.00	0.00
31250 000	Rsrv Interest Income	840.66	900.78	60.12
	TOTAL REPLACEMENT RESERVES INCOME	115,905.54	115,965.66	60.12
	TOTAL REPLACEMENT RESERVES	115,905.54	115,965.66	60.12
	REPLACEMENT RESERVE GRAND TOTAL	115,905.54	115,965.66	60.12
	FUND BALANCE			
38000	Accumulated Oper Surplus/Deficit	(346,901.48)	(346,901.48)	0.00
	Current Year Surplus (Deficit)	(324,983.10)	(157,993.43)	166,989.67
	TOTAL FUND BALANCE	(671,884.58)	(504,894.91)	166,989.67
	TOTAL EQUITY	(555,979.04)	(388,929.25)	167,049.79
	TOTAL LIABILITIES & EQUITY	835,626.90	967,485.69	131,858.79

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Statement of Income and Expenses
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	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
OPERATING INCOME								
40000 010 Owner Asmt- Residential Asmt	50,898.06	63,869	(12,970.94)	536,949.85	668,687	(131,737.15)	796,425	(259,475.15)
40000 043 Owner Asmt- Builder	29,242.01	15,683	13,559.01	211,013.35	156,830	54,183.35	188,190	22,823.35
40000 120 Owner Asmt- Working Capital Co	10,762.50	5,125	5,637.50	68,683.70	51,250	17,433.70	61,500	7,183.70
43000 200 Other Asmt- Mowing Fee	40,263.61	48,836	(8,572.39)	369,836.98	488,360	(118,523.02)	586,032	(216,195.02)
43040 000 Facilities Income	(45.00)	0	(45.00)	515.00	0	515.00	0	515.00
43040 020 Facilities Club House Rental	(50.00)	0	(50.00)	500.00	0	500.00	0	500.00
43080 000 Finance Charge	0.00	0	0.00	21,534.64	0	21,534.64	0	21,534.64
43320 015 Other Owner Incm Access Cards	0.00	0	0.00	1,285.00	0	1,285.00	0	1,285.00
45000 105 Non-Owner Incm Shared Expense	95,995.44	6,053	89,942.44	95,995.44	60,530	35,465.44	72,638	23,357.44
	227,066.62	139,566	87,500.62	1,306,313.96	1,425,657	(119,343.04)	1,704,785	(398,471.04)
EXPENSES								
51000 020 Access Control- Devices	0.00	284	284.00	200.00	2,840	2,640.00	3,411	3,211.00
51000 030 Access Control- Maintenance	0.00	125	125.00	0.00	1,250	1,250.00	1,500	1,500.00
51400 050 Administrative Exp. Other	309.78	137	(172.78)	3,027.10	1,370	(1,657.10)	1,648	(1,379.10)
52000 000 Architectual Review Expense	0.00	129	129.00	39,593.62	1,290	(38,303.62)	1,545	(38,048.62)
52400 000 Audit/Tax Preparatio	900.00	78	(822.00)	1,815.00	780	(1,035.00)	935	(880.00)
53000 000 Bank Charges	(25.00)	0	25.00	(25.00)	0	25.00	0	25.00
53960 000 Capital Improvement	0.00	14,167	14,167.00	58,397.48	141,670	83,272.52	170,000	111,602.52
54400 010 Clubhouse Cleaning	639.00	879	240.00	7,427.42	8,790	1,362.58	10,550	3,122.58
55000 000 Community Events	3,033.94	833	(2,200.94)	31,091.04	8,330	(22,761.04)	10,000	(21,091.04)
57000 000 Electricity- Common Area	164.02	1,729	1,564.98	9,377.02	17,290	7,912.98	20,748	11,370.98
57000 060 Electricity- Street Lights	1,004.21	603	(401.21)	11,881.29	6,030	(5,851.29)	7,235	(4,646.29)
58800 000 Gas Common Area	21.76	272	250.24	212.70	2,720	2,507.30	3,267	3,054.30
59800 000 Holiday Expense Decorations	0.00	728	728.00	0.00	7,280	7,280.00	8,732	8,732.00
60000 000 Insurance-	1,434.48	1,322	(112.48)	14,624.79	13,220	(1,404.79)	15,859	1,234.21
60600 000 Lake Management	1,262.00	1,262	0.00	15,288.07	12,620	(2,668.07)	15,144	(144.07)
60600 010 Lake Chemicals/Treatment	1,089.65	750	(339.65)	6,351.15	7,500	1,148.85	9,000	2,648.85
60600 025 Lake Repairs	0.00	83	83.00	1,139.00	830	(309.00)	1,000	(139.00)
60800 010 Landscape Contract	0.00	20,197	20,197.00	152,534.00	201,970	49,436.00	242,361	89,827.00
60800 030 Landscape Front Yards	0.00	48,836	48,836.00	342,606.00	488,360	145,754.00	586,032	243,426.00
60800 060 Landscape Irrigation	932.49	3,333	2,400.51	25,244.68	33,330	8,085.32	40,000	14,755.32
60800 080 Landscape Mulching	0.00	0	0.00	24,430.00	0	(24,430.00)	0	(24,430.00)
60800 130 Landscape Tree Maintenance	10,767.50	833	(9,934.50)	22,472.50	8,330	(14,142.50)	10,000	(12,472.50)
60800 170 Landscape Extra	5,478.12	4,167	(1,311.12)	124,125.73	41,670	(82,455.73)	50,000	(74,125.73)
60800 172 Landscape Mowing	3,190.00	0	(3,190.00)	33,531.60	0	(33,531.60)	0	(33,531.60)
61200 010 Legal Expense Collections	0.00	790	790.00	1,737.57	7,900	6,162.43	9,480	7,742.43
61800 100 Maint & Repairs Common Area	2,543.50	1,667	(876.50)	14,534.28	16,670	2,135.72	20,000	5,465.72
61800 360 Maint & Repairs Gates	0.00	0	0.00	6,446.62	0	(6,446.62)	0	(6,446.62)
61800 510 Maint & Repairs Playground	0.00	0	0.00	2,236.76	0	(2,236.76)	0	(2,236.76)
61800 540 Maint & Repairs Recreation Cen	0.00	0	0.00	28,976.47	0	(28,976.47)	0	(28,976.47)

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	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
61800 600 Maint & Repairs Streets and Dr	0.00	2,500	2,500.00	19,800.00	25,000	5,200.00	30,000	10,200.00
62000 000 Management Fees	4,277.16	2,182	(2,095.16)	41,050.69	21,820	(19,230.69)	26,181	(14,869.69)
62000 010 Management Fees Additional Ser	0.00	67	67.00	0.00	670	670.00	800	800.00
62600 010 Meeting Expenses- Board	412.50	0	(412.50)	412.50	0	(412.50)	0	(412.50)
63100 300 Misc. Expense Dev Loan Payback	0.00	4,167	4,167.00	0.00	41,670	41,670.00	50,000	50,000.00
64000 010 Office Supplies- Copies	66.40	250	183.60	826.31	2,500	1,673.69	3,000	2,173.69
64000 030 Office Supplies- Miscellaneous	49.50	667	617.50	4,288.58	6,670	2,381.42	8,000	3,711.42
64000 050 Office Supplies- Postage	84.25	167	82.75	1,372.94	1,670	297.06	2,000	627.06
65200 000 Patrol Service	1,276.80	5,833	4,556.20	31,281.89	58,330	27,048.11	70,000	38,718.11
65200 010 Patrol Service Contracts	2,553.60	1,833	(720.60)	33,766.48	18,330	(15,436.48)	22,000	(11,766.48)
65800 030 Pest Control Mosquitos	750.00	292	(458.00)	2,384.06	2,920	535.94	3,500	1,115.94
66000 020 Professional Fees Legal	0.00	1,250	1,250.00	6,618.52	12,500	5,881.48	15,000	8,381.48
66000 030 Professional Fees Consultants	3,129.00	2,087	(1,042.00)	123,953.70	20,870	(103,083.70)	25,043	(98,910.70)
66300 055 Reserve Contribution Road Fund	0.00	0	0.00	30,000.00	30,000	0.00	30,000	0.00
66800 000 Signs & Monuments	0.00	1,250	1,250.00	29,836.96	12,500	(17,336.96)	15,000	(14,836.96)
66800 030 Signs & Monuments Traffic Sign	0.00	2,083	2,083.00	38,090.00	20,830	(17,260.00)	25,000	(13,090.00)
67800 000 Swimming Pool Maintenance	625.00	0	(625.00)	11,276.65	0	(11,276.65)	0	(11,276.65)
67800 040 Swimming Pool Contract	0.00	4,126	4,126.00	29,496.50	41,260	11,763.50	49,514	20,017.50
67800 070 Swimming Pool Furniture	0.00	0	0.00	7,892.99	0	(7,892.99)	0	(7,892.99)
67800 090 Swimming Pool Repairs	0.00	222	222.00	17,126.93	2,220	(14,906.93)	2,668	(14,458.93)
67800 110 Swimming Pool Supplies	0.00	114	114.00	1,301.42	1,140	(161.42)	1,368	66.58
68000 030 Taxes Property	0.00	125	125.00	0.00	1,250	1,250.00	1,500	1,500.00
68200 060 Telecomm- Phone-Pool	349.43	437	87.57	4,229.82	4,370	140.18	5,244	1,014.18
69600 000 Water Irrigation	13,757.86	6,507	(7,250.86)	50,023.56	65,070	15,046.44	78,080	28,056.44
70200 000 Website Contract	0.00	102	102.00	0.00	1,020	1,020.00	1,221	1,221.00
TOTAL EXPENSES	60,076.95	139,465	79,388.05	1,464,307.39	1,424,650	(39,657.39)	1,703,566	239,258.61
SURPLUS/(DEFICIT)	166,989.67	101	166,888.67	(157,993.43)	1,007	(159,000.43)	1,219	(159,212.43)

		LAST YEAR	ACTUAL	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov
		Oct	Oct											
	OPERATING INCOME													
40000 010	Owner Asmt- Residentia	58,999	50,898	50,646	50,898	51,150	50,888	50,888	50,829	50,601	50,396	79,755	59,539	58,999
40000 043	Owner Asmt- Builder	12,963	29,242	27,434	27,434	3,845	37,767	19,342	19,342	19,604	(27,321)	54,325	0	0
40000 120	Owner Asmt- Working Ca	11,275	10,763	14,863	8,722	7,687	4,613	3,075	7,688	3,075	7,075	1,125	2,050	5,638
43000 200	Other Asmt- Mowing Fee	35,307	40,264	40,609	39,142	55,876	20,806	37,334	36,899	30,288	34,319	34,300	39,848	35,647
43040 000	Facilities Income	0	(45)	325	35	0	0	0	200	0	0	0	0	0
43040 020	Facilities Club House	0	(50)	0	200	0	0	0	0	0	0	350	0	0
43080 000	Finance Charge	797	0	1,477	781	1,914	1,701	2,048	1,020	(3,230)	(233)	16,056	525	469
43260 060	Other Fees ARC Review	0	0	0	0	0	0	0	0	0	0	0	(2,700)	2,800
43320 015	Other Owner Incm Acces	0	0	35	110	465	180	75	210	70	70	70	0	0
45000 105	Non-Owner Incm Shared	0	95,995	0	0	0	0	0	0	0	0	0	105,702	0
		119,339	227,067	135,388	127,321	120,937	115,954	112,762	116,188	100,409	64,306	185,982	204,964	103,553
	EXPENSES													
51000 020	Access Control- Device	0	0	0	0	0	0	40	160	0	0	0	0	0
51400 050	Administrative Exp. Ot	90	310	105	300	970	15	15	847	405	30	30	29	180
52000 000	Architectual Review Ex	0	0	18,968	13,626	0	0	2,500	0	0	0	4,500	0	0
52400 000	Audit/Tax Preparatio	0	900	0	0	0	0	0	0	0	0	915	0	0
53000 000	Bank Charges	0	(25)	0	0	0	0	0	0	0	25	(25)	0	0
53960 000	Capital Improvement	0	0	0	0	0	8,020	(28,447)	40,845	37,980	0	0	0	0
54400 010	Clubhouse Cleaning	672	639	639	639	639	672	639	706	639	639	1,577	1,278	0
55000 000	Community Events	830	3,034	2,969	0	0	0	18,741	5,758	0	0	590	0	3,738
57000 000	Electricity- Common Ar	(7)	164	1,536	1,927	488	1,301	1,210	(374)	1,618	1,093	414	977	(44)
57000 060	Electricity- Street Li	1,250	1,004	792	1,552	2,774	908	691	682	725	1,192	1,561	1,359	1,205
58800 000	Gas Common Area	13	22	22	22	22	21	21	21	20	21	21	21	20
59800 000	Holiday Expense Decora	0	0	0	0	0	0	0	0	0	0	0	0	8,732
60000 000	Insurance-	1,224	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,714	1,223	1,224
60600 000	Lake Management	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,830	1,262	3,362	2,524	0
60600 010	Lake Chemicals/Treatme	127	1,090	480	907	687	0	2,736	0	331	120	0	0	385
60600 025	Lake Repairs	0	0	0	0	689	450	0	0	0	0	0	0	0
60800 010	Landscape Contract	15,575	0	16,771	16,771	16,771	16,771	16,771	16,771	16,771	16,771	18,366	15,053	15,053
60800 030	Landscape Front Yards	35,264	0	41,064	39,208	38,628								

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		LAST YEAR Oct	ACTUAL Oct	Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov
61800 360	Maint & Repairs Gates	0	0	0	403	0	210	5,833	0	0	0	0	150	150
61800 510	Maint & Repairs Playgr	0	0	1,283	0	0	0	954	0	0	0	0	(1,733)	0
61800 540	Maint & Repairs Recrea	0	0	0	2,988	0	19	25,970	0	0	0	0	0	0
61800 600	Maint & Repairs Street	0	0	0	0	2,000	0	0	0	6,500	0	11,300	1,733	0
62000 000	Management Fees	3,128	4,277	3,875	7,319	3,722	3,717	3,769	3,803	3,543	3,677	3,348	2,702	0
62600 010	Meeting Expenses- Boar	125	413	0	0	0	0	0	0	0	0	0	0	0
64000 010	Office Supplies- Copie	24	66	51	66	31	20	18	155	69	275	76	31	15
64000 030	Office Supplies- Misce	93	50	302	151	157	75	46	63	67	3,207	170	84	47
64000 050	Office Supplies- Posta	151	84	175	742	(201)	56	(37)	426	(385)	435	78	64	(155)
65200 000	Patrol Service	2,368	1,277	7,766	1,277	928	0	(1,450)	3,987	2,642	11,303	3,552	7,200	1,184
65200 010	Patrol Service Contrac	1,687	2,554	2,638	16,649	4,922	1,382	3,936	0	(1,687)	(3,209)	6,583	3,374	0
65800 030	Pest Control Mosquitos	0	750	0	0	0	750	0	0	0	0	884	0	750
66000 020	Professional Fees Lega	0	0	0	640	0	692	69	34	2,192	1,487	1,505	0	393
66000 030	Professional Fees Cons	0	3,129	26,564	16,656	2,682	9,418	2,764	1,138	18,362	3,250	39,991	7,275	1,558
66300 055	Reserve Contribution R	0	0	0	0	0	0	0	0	0	0	30,000	0	0
66800 000	Signs & Monuments	125	0	747	9,402	0	795	1,021	0	0	13,250	4,623	697	1,800
66800 030	Signs & Monuments Traf	0	0	0	0	0	0	0	24,290	0	0	13,800	0	0
67800 000	Swimming Pool Maintena	0	625	602	625	9,425	0	0	0	0	0	0	0	0
67800 040	Swimming Pool Contract	0	0	6,425	6,500	0	7,555	4,661	2,531	625	1,200	0	0	0
67800 070	Swimming Pool Furnitur	0	0	0	0	0	5,143	2,750	0	0	0	0	0	0
67800 090	Swimming Pool Repairs	0	0	225	0	4,350	0	11,510	1,042	0	0	0	205	0
67800 110	Swimming Pool Supplies	0	0	0	0	226	0	0	1,075	0	0	0	0	0
68200 060	Telecomm- Phone-Pool	216	349	218	352	373	488	845	350	350	375	529	218	487
69600 000	Water Irrigation	9,253	13,758	15,639	4,893	3,851	4,493	2,297	845	1,167	2,896	185	6,024	6,178
	TOTAL EXPENSES	76,786	60,077	172,905	156,746	129,860	120,028	181,785	153,179	140,550	109,635	239,542	102,844	93,465
	SURPLUS/(DEFICIT)	42,553	166,990	(37,517)	(29,425)	(8,923)	(4,074)	(69,023)	(36,992)	(40,141)	(45,329)	(53,560)	102,120	10,088