

Harper's Preserve CA

09/30/2019

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	145,570.38	12,017.06	(133,553.32)
10050 390	Operating Account CapOneDC 8772	748.53	748.53	0.00
	TOTAL OPERATING FUND	146,318.91	12,765.59	(133,553.32)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	133,208.85	122,679.21	(10,529.64)
12300	A/R Late Fees/ F.C.	26,918.32	27,856.61	938.29
12310	A/R Admin Fee	6,091.82	5,363.98	(727.84)
12320	A/R Bank Charges	90.00	90.00	0.00
12330	A/R Billing/Violations	652.89	652.89	0.00
12340	A/R Closing Contribution	512.50	0.00	(512.50)
12360	A/R Legal Fees	16,342.45	17,983.60	1,641.15
12365	A/R Maintenance	914.33	877.70	(36.63)
12500 000	Allowance-Doubtful	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	176,531.16	167,303.99	(9,227.17)
OTHER ACCOUNTS RECEIVABLE				
12850 000	A/R Other	4,140.00	4,140.00	0.00
12850 140	A/R Other Mgmt Company	54.00	29.00	(25.00)
	TOTAL OTHER ACCOUNTS RECEIVABLE	4,194.00	4,169.00	(25.00)
REPLACEMENT FUND				
15001 390	Reserve Account Cap One 2265	115,810.32	115,905.54	95.22
	TOTAL REPLACEMENT FUND	115,810.32	115,905.54	95.22
PREPAID EXPENSES				
16000	Prepaid Insurance	5,737.92	4,303.44	(1,434.48)
	TOTAL PREPAID EXPENSES	5,737.92	4,303.44	(1,434.48)
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	979,771.65	835,626.90	(144,144.75)

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
	LIABILITIES			
	ACCOUNTS PAYABLE			
22000	Accounts Payable CY	15,703.20	16,008.47	305.27
22050 000	A/P Accrual	56,004.00	59,736.00	3,732.00
22100 025	Other Payables - Management Company	2,205.00	120.00	(2,085.00)
22360 000	Prepaid Assessment	47,832.89	56,781.10	8,948.21
22380 010	Refundable Deposits Pool Deposit	8,150.00	8,000.00	(150.00)
22380 020	Refundable Deposits Clubhouse Deposit	450.00	450.00	0.00
22380 100	Refundable Deposits Builder Deposit	1,000.00	1,000.00	0.00
22420	Unearned Assessment	352,468.19	234,994.73	(117,473.46)
	TOTAL ACCOUNTS PAYABLE	483,813.28	377,090.30	(106,722.98)
	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	1,498,328.92	1,391,605.94	(106,722.98)
	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	745.44	840.66	95.22
	TOTAL REPLACEMENT RESERVES INCOME	115,810.32	115,905.54	95.22
	TOTAL REPLACEMENT RESERVES	115,810.32	115,905.54	95.22
	REPLACEMENT RESERVE GRAND TOTAL	115,810.32	115,905.54	95.22
	FUND BALANCE			
38000	Accumulated Oper Surplus/Deficit	(346,901.48)	(346,901.48)	0.00
	Current Year Surplus (Deficit)	(287,466.11)	(324,983.10)	(37,516.99)
	TOTAL FUND BALANCE	(634,367.59)	(671,884.58)	(37,516.99)
	TOTAL EQUITY	(518,557.27)	(555,979.04)	(37,421.77)
	TOTAL LIABILITIES & EQUITY	979,771.65	835,626.90	(144,144.75)

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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	50,645.67	63,869	(13,223.33)	486,051.79	604,818	(118,766.21)	796,425	(310,373.21)
40000 043 Owner Asmt- Builder	27,433.52	15,683	11,750.52	181,771.34	141,147	40,624.34	188,190	(6,418.66)
40000 120 Owner Asmt- Working Capital Co	14,862.50	5,125	9,737.50	57,921.20	46,125	11,796.20	61,500	(3,578.80)
43000 200 Other Asmt- Mowing Fee	40,608.92	48,836	(8,227.08)	329,573.37	439,524	(109,950.63)	586,032	(256,458.63)
43040 000 Facilities Income	325.00	0	325.00	560.00	0	560.00	0	560.00
43040 020 Facilities Club House Rental	0.00	0	0.00	550.00	0	550.00	0	550.00
43080 000 Finance Charge	1,477.26	0	1,477.26	21,534.64	0	21,534.64	0	21,534.64
43320 015 Other Owner Incm Access Cards	35.00	0	35.00	1,285.00	0	1,285.00	0	1,285.00
45000 105 Non-Owner Incm Shared Expense	0.00	6,053	(6,053.00)	0.00	54,477	(54,477.00)	72,638	(72,638.00)
	135,387.87	139,566	(4,178.13)	1,079,247.34	1,286,091	(206,843.66)	1,704,785	(625,537.66)
EXPENSES								
51000 020 Access Control- Devices	0.00	284	284.00	200.00	2,556	2,356.00	3,411	3,211.00
51000 030 Access Control- Maintenance	0.00	125	125.00	0.00	1,125	1,125.00	1,500	1,500.00
51400 050 Administrative Exp. Other	105.00	137	32.00	2,717.32	1,233	(1,484.32)	1,648	(1,069.32)
52000 000 Architectual Review Expense	18,968.01	129	(18,839.01)	39,593.62	1,161	(38,432.62)	1,545	(38,048.62)
52400 000 Audit/Tax Preparatio	0.00	78	78.00	915.00	702	(213.00)	935	20.00
53960 000 Capital Improvement	0.00	14,167	14,167.00	58,397.48	127,503	69,105.52	170,000	111,602.52
54400 010 Clubhouse Cleaning	639.00	879	240.00	6,788.42	7,911	1,122.58	10,550	3,761.58
55000 000 Community Events	2,968.59	833	(2,135.59)	28,057.10	7,497	(20,560.10)	10,000	(18,057.10)
57000 000 Electricity- Common Area	1,535.66	1,729	193.34	9,213.00	15,561	6,348.00	20,748	11,535.00
57000 060 Electricity- Street Lights	791.72	603	(188.72)	10,877.08	5,427	(5,450.08)	7,235	(3,642.08)
58800 000 Gas Common Area	21.76	272	250.24	190.94	2,448	2,257.06	3,267	3,076.06
59800 000 Holiday Expense Decorations	0.00	728	728.00	0.00	6,552	6,552.00	8,732	8,732.00
60000 000 Insurance-	1,434.48	1,322	(112.48)	13,190.31	11,898	(1,292.31)	15,859	2,668.69
60600 000 Lake Management	1,262.00	1,262	0.00	14,026.07	11,358	(2,668.07)	15,144	1,117.93
60600 010 Lake Chemicals/Treatment	479.90	750	270.10	5,261.50	6,750	1,488.50	9,000	3,738.50
60600 025 Lake Repairs	0.00	83	83.00	1,139.00	747	(392.00)	1,000	(139.00)
60800 010 Landscape Contract	16,771.00	20,197	3,426.00	152,534.00	181,773	29,239.00	242,361	89,827.00
60800 030 Landscape Front Yards	41,064.00	48,836	7,772.00	342,606.00	439,524	96,918.00	586,032	243,426.00
60800 060 Landscape Irrigation	7,174.44	3,333	(3,841.44)	24,312.19	29,997	5,684.81	40,000	15,687.81
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	2,520.00	833	(1,687.00)	11,705.00	7,497	(4,208.00)	10,000	(1,705.00)
60800 170 Landscape Extra	4,069.18	4,167	97.82	118,647.61	37,503	(81,144.61)	50,000	(68,647.61)
60800 172 Landscape Mowing	4,785.00	0	(4,785.00)	30,341.60	0	(30,341.60)	0	(30,341.60)
61200 010 Legal Expense Collections	1,805.50	790	(1,015.50)	1,737.57	7,110	5,372.43	9,480	7,742.43
61800 100 Maint & Repairs Common Area	0.00	1,667	1,667.00	11,990.78	15,003	3,012.22	20,000	8,009.22
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	1,282.76	0	(1,282.76)	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)
61800 600 Maint & Repairs Streets and Dr	0.00	2,500	2,500.00	19,800.00	22,500	2,700.00	30,000	10,200.00

390 Harper's Preserve CA
Statement of Income and Expenses
09/30/2019

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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
62000 000 Management Fees	3,875.45	2,182	(1,693.45)	36,773.53	19,638	(17,135.53)	26,181	(10,592.53)
62000 010 Management Fees Additional Ser	0.00	67	67.00	0.00	603	603.00	800	800.00
63100 300 Misc. Expense Dev Loan Payback	0.00	4,167	4,167.00	0.00	37,503	37,503.00	50,000	50,000.00
64000 010 Office Supplies- Copies	50.60	250	199.40	759.91	2,250	1,490.09	3,000	2,240.09
64000 030 Office Supplies- Miscellaneous	302.15	667	364.85	4,239.08	6,003	1,763.92	8,000	3,760.92
64000 050 Office Supplies- Postage	175.09	167	(8.09)	1,288.69	1,503	214.31	2,000	711.31
65200 000 Patrol Service	7,766.14	5,833	(1,933.14)	30,005.09	52,497	22,491.91	70,000	39,994.91
65200 010 Patrol Service Contracts	2,637.60	1,833	(804.60)	31,212.88	16,497	(14,715.88)	22,000	(9,212.88)
65800 030 Pest Control Mosquitos	0.00	292	292.00	1,634.06	2,628	993.94	3,500	1,865.94
66000 020 Professional Fees Legal	0.00	1,250	1,250.00	6,618.52	11,250	4,631.48	15,000	8,381.48
66000 030 Professional Fees Consultants	26,564.05	2,087	(24,477.05)	120,824.70	18,783	(102,041.70)	25,043	(95,781.70)
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	746.93	1,250	503.07	29,836.96	11,250	(18,586.96)	15,000	(14,836.96)
66800 030 Signs & Monuments Traffic Sign	0.00	2,083	2,083.00	38,090.00	18,747	(19,343.00)	25,000	(13,090.00)
67800 000 Swimming Pool Maintenance	601.65	0	(601.65)	10,651.65	0	(10,651.65)	0	(10,651.65)
67800 040 Swimming Pool Contract	6,425.00	4,126	(2,299.00)	29,496.50	37,134	7,637.50	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	225.00	222	(3.00)	17,126.93	1,998	(15,128.93)	2,668	(14,458.93)
67800 110 Swimming Pool Supplies	0.00	114	114.00	1,301.42	1,026	(275.42)	1,368	66.58
68000 030 Taxes Property	0.00	125	125.00	0.00	1,125	1,125.00	1,500	1,500.00
68200 060 Telecomm- Phone-Pool	217.94	437	219.06	3,880.39	3,933	52.61	5,244	1,363.61
69600 000 Water Irrigation	15,639.26	6,507	(9,132.26)	36,265.70	58,563	22,297.30	78,080	41,814.30
70200 000 Website Contract	0.00	102	102.00	0.00	918	918.00	1,221	1,221.00
TOTAL EXPENSES	172,904.86	139,465	(33,439.86)	1,404,230.44	1,285,185	(119,045.44)	1,703,566	299,335.56
SURPLUS/(DEFICIT)	(37,516.99)	101	(37,617.99)	(324,983.10)	906	(325,889.10)	1,219	(326,202.10)

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		LAST YEAR Sep	ACTUAL Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct
	OPERATING INCOME													
40000 010	Owner Asmt- Residentia	58,999	50,646	50,898	51,150	50,888	50,888	50,829	50,601	50,396	79,755	59,539	58,999	58,999
40000 043	Owner Asmt- Builder	13,816	27,434	27,434	3,845	37,767	19,342	19,342	19,604	(27,321)	54,325	0	0	12,963
40000 120	Owner Asmt- Working Ca	2,050	14,863	8,722	7,687	4,613	3,075	7,688	3,075	7,075	1,125	2,050	5,638	11,275
43000 200	Other Asmt- Mowing Fee	34,538	40,609	39,142	55,876	20,806	37,334	36,899	30,288	34,319	34,300	39,848	35,647	35,307
43040 000	Facilities Income	0	325	35	0	0	0	200	0	0	0	0	0	0
43040 020	Facilities Club House	0	0	200	0	0	0	0	0	0	350	0	0	0
43080 000	Finance Charge	(175)	1,477	781	1,914	1,701	2,048	1,020	(3,230)	(233)	16,056	525	469	797
43260 060	Other Fees ARC Review	0	0	0	0	0	0	0	0	0	0	(2,700)	2,800	0
43320 015	Other Owner Incm Acces	105	35	110	465	180	75	210	70	70	70	0	0	0
45000 105	Non-Owner Incm Shared	0	0	0	0	0	0	0	0	0	0	105,702	0	0
		109,333	135,388	127,321	120,937	115,954	112,762	116,188	100,409	64,306	185,982	204,964	103,553	119,339
	EXPENSES													
51000 020	Access Control- Device	240	0	0	0	0	40	160	0	0	0	0	0	0
51400 050	Administrative Exp. Ot	477	105	300	970	15	15	847	405	30	30	29	180	90
52000 000	Architectual Review Ex	0	18,968	13,626	0	0	2,500	0	0	0	4,500	0	0	0
52400 000	Audit/Tax Preparatio	0	0	0	0	0	0	0	0	0	915	0	0	0
53000 000	Bank Charges	0	0	0	0	0	0	0	0	25	(25)	0	0	0
53960 000	Capital Improvement	0	0	0	0	8,020	(28,447)	40,845	37,980	0	0	0	0	0
54400 010	Clubhouse Cleaning	0	639	639	639	672	639	706	639	639	1,577	1,278	0	672
55000 000	Community Events	4,327	2,969	0	0	0	18,741	5,758	0	0	590	0	3,738	830
57000 000	Electricity- Common Ar	3,508	1,536	1,927	488	1,301	1,210	(374)	1,618	1,093	414	977	(44)	(7)
57000 060	Electricity- Street Li	438	792	1,552	2,774	908	691	682	725	1,192	1,561	1,359	1,205	1,250
58800 000	Gas Common Area	38	22	22	22	21	21	21	20	21	21	21	20	13
59800 000	Holiday Expense Decora	0	0	0	0	0	0	0	0	0	0	0	8,732	0
60000 000	Insurance-	1,224	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,714	1,223	1,224	1,224
60600 000	Lake Management	1,262	1,262	1,262	1,262	1,262	1,262	1,262	1,830	1,262	3,362	2,524	0	1,262
60600 010	Lake Chemicals/Treatme	583	480	907	687	0	2,736	0	331	120	0	0	385	127
60600 025	Lake Repairs	0	0	0	689	450	0	0	0	0	0	0	0	0
60800 010	Landscape Contract	14,531	16,771	16,771	16,771	16,771	16,771	16,771	16,771	16,771	18,366	15,053	15,053	15,575
60800 030	Landscape Front Yards	35,786	41,064	39,208	38,628	38,628	37,816	37,816	36,482	36,482	36,482	36,482	36,076	35,264
60800 060	Landscape Irrigation	7,782	7,174	3,381	5,960	2,019	3,078	886	770	0	1,044	9,560	302	0
60800 080	Landscape Mulching	0	0	0	0	0	24,430	0	0	0	0	0	0	0
60800 130	Landscape Tree Mainten	0	2,520	0	0	0	6,985	0	0	750	1,450	0	0	0
60800 170	Landscape Extra	11,400	4,069	5,320	24,661	(5,954)	33,732	7,975	6,951	5,295	36,599	6,792	11,638	0
60800 172	Landscape Mowing	0	4,785	3,190	5,817	16,550	0	0	0	0	0	0	0	0
61200 010	Legal Expense Collecti	1,503	1,806	(1,455)	(3,408)	3,118	98	(1,435)	125	1,283	1,607	(1,232)	808	(808)
61200 020	Legal Expense Corporat	469	0	0	0	0	0	0	0	0	0	0	1,032	0
61800 090	Maint & Repairs Clubho	0	0	0	0	0	0	0	0	0	0	469	0	0
61800 100	Maint & Repairs Common	0	0	0	0	0	(6,922)	85	1,022	5,092	12,713	0	0	4,125
61800 350	Maint & Repairs Gateho	0	0	0	0	0	0	0	0	0	0	285	711	0

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		LAST YEAR Sep	ACTUAL Sep	Aug	Jul	Jun	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct
61800 360	Maint & Repairs Gates	155	0	403	0	210	5,833	0	0	0	0	150	150	0
61800 510	Maint & Repairs Playgr	0	1,283	0	0	0	954	0	0	0	0	(1,733)	0	0
61800 540	Maint & Repairs Recrea	0	0	2,988	0	19	25,970	0	0	0	0	0	0	0
61800 600	Maint & Repairs Street	0	0	0	2,000	0	0	0	6,500	0	11,300	1,733	0	0
62000 000	Management Fees	3,128	3,875	7,319	3,722	3,717	3,769	3,803	3,543	3,677	3,348	2,702	0	3,128
62600 010	Meeting Expenses- Boar	205	0	0	0	0	0	0	0	0	0	0	0	125
64000 010	Office Supplies- Copie	26	51	66	31	20	18	155	69	275	76	31	15	24
64000 030	Office Supplies- Misce	79	302	151	157	75	46	63	67	3,207	170	84	47	93
64000 050	Office Supplies- Posta	62	175	742	(201)	56	(37)	426	(385)	435	78	64	(155)	151
65200 000	Patrol Service	8,368	7,766	1,277	928	0	(1,450)	3,987	2,642	11,303	3,552	7,200	1,184	2,368
65200 010	Patrol Service Contrac	1,687	2,638	16,649	4,922	1,382	3,936	0	(1,687)	(3,209)	6,583	3,374	0	1,687
65800 030	Pest Control Mosquitos	0	0	0	0	750	0	0	0	0	884	0	750	0
66000 020	Professional Fees Lega	0	0	640	0	692	69	34	2,192	1,487	1,505	0	393	0
66000 030	Professional Fees Cons	1,098	26,564	16,656	2,682	9,418	2,764	1,138	18,362	3,250	39,991	7,275	1,558	0
66300 055	Reserve Contribution R	0	0	0	0	0	0	0	0	0	30,000	0	0	0
66800 000	Signs & Monuments	875	747	9,402	0	795	1,021	0	0	13,250	4,623	697	1,800	125
66800 030	Signs & Monuments Traf	0	0	0	0	0	0	24,290	0	0	13,800	0	0	0
67800 000	Swimming Pool Maintena	0	602	625	9,425	0	0	0	0	0	0	0	0	0
67800 040	Swimming Pool Contract	3,306	6,425	6,500	0	7,555	4,661	2,531	625	1,200	0	0	0	0
67800 070	Swimming Pool Furnitur	0	0	0	0	5,143	2,750	0	0	0	0	0	0	0
67800 090	Swimming Pool Repairs	595	225	0	4,350	0	11,510	1,042	0	0	0	205	0	0
67800 110	Swimming Pool Supplies	0	0	0	226	0	0	1,075	0	0	0	0	0	0
68200 060	Telecomm- Phone-Pool	214	218	352	373	488	845	350	350	375	529	218	487	216
69600 000	Water Irrigation	13,386	15,639	4,893	3,851	4,493	2,297	845	1,167	2,896	185	6,024	6,178	9,253
	TOTAL EXPENSES	116,749	172,905	156,746	129,860	120,028	181,785	153,179	140,550	109,635	239,542	102,844	93,465	76,786
	SURPLUS/(DEFICIT)	(7,416)	(37,517)	(29,425)	(8,923)	(4,074)	(69,023)	(36,992)	(40,141)	(45,329)	(53,560)	102,120	10,088	42,553