

Harper's Preserve Community Association Inc.
04/30/2020

<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	541,916.09	553,568.22	(11,652.13)
	TOTAL OPERATING ACCOUNTS	541,916.09	553,568.22	(11,652.13)
RESERVE ACCOUNTS				
1510	Reserve Account - CAB	182,600.97	182,551.95	49.02
	TOTAL RESERVES	182,600.97	182,551.95	49.02
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	312,346.05	282,045.45	30,300.60
1215	A/R Builder Asmts	2,533.89	5,637.50	(3,103.61)
1230	A/R Late Fee/Finance Charges	85,522.10	87,823.02	(2,300.92)
1240	A/R Closing Contributions	1,904.60	1,537.50	367.10
1250	A/R Legal Fees	18,749.75	18,244.80	504.95
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	5,067.63	3,822.22	1,245.41
1290	A/R Miscellaneous	857.89	837.89	20.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	419,607.98	392,574.45	27,033.53
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	11,743.36	13,878.52	(2,135.16)
1600 030	Prepaid Expenses - Water	58.10	58.10	0.00
1600 050	Prepaid Expenses - Prepaid Electric	1,001.75	1,052.95	(51.20)
	TOTAL PREPAID EXPENSES	12,803.21	14,989.57	(2,186.36)
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 - Accmtd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	1,692,247.59	1,679,003.53	13,244.06

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	32,368.35	3,975.07	28,393.28
2210	Accounts Payable Accrual	0.00	10.00	(10.00)
2300 010	Refundable Deposits - Pool	13,000.00	14,000.00	(1,000.00)
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	44,392.35	86,067.22	(41,674.87)
2550	Unearned Assessment	784,359.10	781,704.99	2,654.11
	TOTAL ACCOUNTS PAYABLE	874,569.80	886,207.28	(11,637.48)
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	1,889,085.44	1,900,722.92	(11,637.48)
RESERVES				
3100 000	Reserve - P/Y Contribution	116,004.67	116,004.67	0.00
3100 010	Reserve - C/Y Contribution	30,000.00	30,000.00	0.00
3100 030	Reserve - Interest	204.30	155.28	49.02
	TOTAL RESERVES	146,208.97	146,159.95	49.02
CAPITAL IMPROVEMENT FUND				
3300 015	Capital Improvement - C/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	182,600.97	182,551.95	49.02
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(604,119.78)	(604,119.78)	0.00
	Current Year Surplus (Deficit)	224,680.96	199,848.44	24,832.52
	TOTAL OWNERS' EQUITY	(379,438.82)	(404,271.34)	24,832.52
	TOTAL LIABILITIES & EQUITY	1,692,247.59	1,679,003.53	13,244.06

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	64,507.86	89,708	(25,200.14)	322,797.20	431,260	(108,462.80)	1,148,923	826,125.80
4000 060 Assessment Income - Prorated Assessment	32,963.16	0	32,963.16	36,500.65	0	36,500.65	0	(36,500.65)
4000 015 Assessment Income - Builders	22,473.53	6,037	16,436.53	90,811.70	24,148	66,663.70	72,442	(18,369.70)
4000 061 Assessment Income - Prorated Asmt-BLDRS	(19,382.19)	0	(19,382.19)	0.00	0	0.00	0	0.00
4100 065 Other Asmt - Mowing Fee	44,254.00	50,402	(6,148.00)	172,782.00	201,608	(28,826.00)	604,824	432,042.00
4100 070 Other Asmt - Prorated Mowing Fee	(2,967.29)	0	(2,967.29)	0.00	0	0.00	0	0.00
4000 125 Assessment Income - Working Capital Cont	5,236.25	5,638	(401.75)	36,687.51	22,552	14,135.51	67,650	30,962.49
4300 010 Finance Charges -	6,968.15	0	6,968.15	21,495.38	0	21,495.38	0	(21,495.38)
4305 000 Late Fees -	(893.61)	0	(893.61)	46,665.99	0	46,665.99	0	(46,665.99)
4460 010 Facilities - Social Room Rental	0.00	0	0.00	100.00	0	100.00	0	(100.00)
4510 030 Non Owner Income - Shared Expense	0.00	10,000	(10,000.00)	60,000.00	40,000	20,000.00	120,000	60,000.00
4500 010 Other Income - Interest	62.89	0	62.89	119.01	0	119.01	0	(119.01)
TOTAL OPERATING INCOME	153,222.75	161,785	(8,562.25)	787,959.44	719,568	68,391.44	2,013,839	1,225,879.56
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Other	97.13	833	(735.87)	1,706.13	3,332	(1,625.87)	10,000	8,293.87
5150 000 ARC Review - Expense	10,480.00	1,667	8,813.00	10,480.00	6,668	3,812.00	20,000	9,520.00
5250 000 Audit/Tax Preparation -	0.00	417	(417.00)	(900.00)	1,668	(2,568.00)	5,000	5,900.00
5350 000 Bank Charges -	(10.00)	0	(10.00)	0.00	0	0.00	0	0.00
6510 080 Clubhouse - CH Cleaning	1,278.00	1,250	28.00	2,681.00	5,000	(2,319.00)	15,000	12,319.00
5300 000 Community Events -	0.00	2,917	(2,917.00)	2,663.97	11,668	(9,004.03)	35,000	32,336.03
5750 000 Holiday Decorations -	0.00	728	(728.00)	0.00	2,912	(2,912.00)	8,732	8,732.00
5700 000 Insurance -	2,135.16	2,038	97.16	8,540.64	8,152	388.64	24,457	15,916.36
5650 020 Legal Fees - Legal Collections	0.00	1,000	(1,000.00)	0.00	4,000	(4,000.00)	12,000	12,000.00
5600 000 Management Fees -	2,732.60	3,037	(304.40)	10,930.40	12,148	(1,217.60)	36,442	25,511.60
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	268	(268.00)	800	800.00
5400 020 Office Supplies - Copies	0.00	250	(250.00)	0.00	1,000	(1,000.00)	3,000	3,000.00
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	0.00	2,668	(2,668.00)	8,000	8,000.00
5400 010 Office Supplies - Postage	0.00	167	(167.00)	4.20	668	(663.80)	2,000	1,995.80
5275 010 Professional Fees - Prof Legal	617.98	1,250	(632.02)	4,880.07	5,000	(119.93)	15,000	10,119.93
5275 005 Professional Fees - Prof Consultants	1,191.40	1,667	(475.60)	34,582.48	6,668	27,914.48	20,000	(14,582.48)
6400 055 Reserve Contribution - Road Fund	0.00	0	0.00	30,000.00	30,000	0.00	30,000	0.00
6800 015 Capital Improvements - Capital Imp Transfer	0.00	0	0.00	36,392.00	36,392	0.00	36,392	0.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	500	(500.00)	1,500	1,500.00
Total Administrative Expenses	18,522.27	18,080	442.27	141,960.89	138,712	3,248.89	283,323	141,362.11
Grounds Expenses								
5850 000 Landscape - Lnds Contract	21,354.00	29,209	(7,855.00)	84,208.00	116,836	(32,628.00)	350,512	266,304.00
5850 014 Landscape - Lnds Front Yards	46,690.00	50,402	(3,712.00)	182,294.00	201,608	(19,314.00)	604,824	422,530.00
5850 030 Landscape - Irrigation Repairs	1,673.66	4,000	(2,326.34)	9,686.36	16,000	(6,313.64)	48,000	38,313.64

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	2,722.40	5,000	(2,277.60)	15,000	12,277.60
5850 010 Landscape - Lnds Extra	12,156.70	4,167	7,989.70	13,718.08	16,668	(2,949.92)	50,000	36,281.92
Total Grounds Expenses	81,874.36	89,028	(7,153.64)	292,628.84	356,112	(63,483.16)	1,068,336	775,707.16
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	0.00	83	(83.00)	1,498.68	332	1,166.68	1,000	(498.68)
5140 010 Access Control - Maintenance	320.00	417	(97.00)	970.00	1,668	(698.00)	5,000	4,030.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,417	233.00	6,600.00	5,668	932.00	17,000	10,400.00
6450 020 Lake Management - Lke Mgmt Chem/Svc	736.00	750	(14.00)	3,138.70	3,000	138.70	9,000	5,861.30
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	332	(332.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area	531.32	2,083	(1,551.68)	39,365.86	8,332	31,033.86	25,000	(14,365.86)
5900 060 Maint. & Rprs - Electrical Maint.	5,536.27	3,167	2,369.27	5,536.27	12,668	(7,131.73)	38,000	32,463.73
5900 020 Maint. & Rprs - Gate Maint.	0.00	417	(417.00)	105.00	1,668	(1,563.00)	5,000	4,895.00
5900 030 Maint. & Rprs - Park/Playground Mtnc	0.00	0	0.00	400.00	0	400.00	0	(400.00)
5900 097 Maint. & Rprs - Recreation Maint.	4,774.00	2,083	2,691.00	6,445.63	8,332	(1,886.37)	25,000	18,554.37
5900 099 Maint. & Rprs - Streets/Drive	0.00	4,167	(4,167.00)	1,563.60	16,668	(15,104.40)	50,000	48,436.40
6610 000 Patrol Services -	0.00	1,250	(1,250.00)	0.00	5,000	(5,000.00)	15,000	15,000.00
6610 005 Patrol Services - Patrol Contract	6,468.00	5,833	635.00	25,993.80	23,332	2,661.80	70,000	44,006.20
6150 020 Pest Control - Mosquito Spray	0.00	292	(292.00)	0.00	1,168	(1,168.00)	3,500	3,500.00
6650 000 Signs and Monuments -	0.00	1,250	(1,250.00)	0.00	5,000	(5,000.00)	15,000	15,000.00
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	3,836.04	8,332	(4,495.96)	25,000	21,163.96
6500 000 Pool - Contract	0.00	5,250	(5,250.00)	1,875.00	21,000	(19,125.00)	63,000	61,125.00
6500 065 Pool - Furniture	0.00	698	(698.00)	0.00	2,792	(2,792.00)	8,374	8,374.00
6500 010 Pool - Repairs	0.00	2,456	(2,456.00)	1,614.00	9,824	(8,210.00)	29,470	27,856.00
6500 020 Pool - Supplies	0.00	133	(133.00)	0.00	532	(532.00)	1,591	1,591.00
Total Maintenance & Repairs Expense	20,015.59	33,912	(13,896.41)	98,942.58	135,648	(36,705.42)	406,935	307,992.42
Utilities Expense								
5950 000 Electricity - Common Area Electric	1,251.23	1,086	165.23	3,366.32	4,344	(977.68)	13,026	9,659.68
5950 010 Electricity - Streetlights	1,013.66	1,423	(409.34)	4,106.41	5,692	(1,585.59)	17,078	12,971.59
6075 000 Gas -	20.49	23	(2.51)	81.30	92	(10.70)	280	198.70
6500 030 Pool - Phone	357.22	444	(86.78)	1,432.04	1,776	(343.96)	5,329	3,896.96
6000 010 Water - Irrigation Water	4,267.82	4,330	(62.18)	19,692.51	17,320	2,372.51	51,961	32,268.49
Total Utilities Expense	6,910.42	7,306	(395.58)	28,678.58	29,224	(545.42)	87,674	58,995.42
Capital Expenditures								
Capital Improvements -	1,067.59	13,750	(12,682.41)	1,067.59	55,000	(53,932.41)	165,000	163,932.41
Total Capital Expenditures	1,067.59	13,750	(12,682.41)	1,067.59	55,000	(53,932.41)	165,000	163,932.41
TOTAL OPERATING EXPENSE	128,390.23	162,076	(33,685.77)	563,278.48	714,696	(151,417.52)	2,011,268	1,447,989.52

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	April Actual	April Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
CURRENT YEAR NET INCOME / (LOSS)	24,832.52	(291)	25,123.52	224,680.96	4,872	219,808.96	2,571	(222,109.96)

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	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	0	0	0	0	0	536,950	50,898	50,898	129,637	64,270	64,383	64,508	961,543
4000 060 Assessment Income - Prorated Assessment	0	0	0	0	0	0	0	0	652	1,044	1,842	32,963	36,501
4000 015 Assessment Income - Builders	0	0	0	0	0	211,013	29,242	29,242	23,396	22,469	22,474	22,474	360,309
4000 061 Assessment Income - Prorated Asmt-BLDRS	0	0	0	0	0	0	0	0	5,963	0	13,419	(19,382)	0
4100 065 Other Asmt - Mowing Fee	0	0	0	0	0	369,837	40,276	40,530	42,224	43,123	43,181	44,254	623,425
4100 070 Other Asmt - Prorated Mowing Fee	0	0	0	0	0	0	0	0	1,056	1,249	663	(2,967)	0
4000 125 Assessment Income - Working Capital Cont	0	0	0	0	0	68,684	513	0	16,144	9,071	6,236	5,236	105,884
4300 010 Finance Charges -	0	0	0	0	0	21,535	1,850	1,393	9,007	2,856	2,665	6,968	46,273
4305 000 Late Fees -	0	0	0	0	0	0	0	0	49,592	(449)	(1,583)	(894)	46,666
4400 000 Capitalization Fees -	0	0	0	0	0	0	0	4,100	0	0	0	0	4,100
4460 010 Facilities - Social Room Rental	0	0	0	0	0	500	0	0	200	(100)	0	0	600
4510 030 Non Owner Income - Shared Expense	0	0	0	0	0	95,995	0	0	0	0	60,000	0	155,995
4500 010 Other Income - Interest	0	0	0	0	0	0	4	6	11	23	22	63	129
TOTAL OPERATING INCOME	0	0	0	0	0	1,304,514	122,783	126,169	277,880	143,556	213,301	153,223	2,341,425
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Other	0	0	0	0	0	3,027	341	4,074	594	0	1,015	97	9,149
5150 000 ARC Review - Expense	0	0	0	0	0	39,594	0	5,875	0	0	0	10,480	55,949
5250 000 Audit/Tax Preparation -	0	0	0	0	0	1,815	900	0	(900)	0	0	0	1,815
5350 000 Bank Charges -	0	0	0	0	0	(25)	0	0	10	0	0	(10)	(25)
6510 080 Clubhouse - CH Cleaning	0	0	0	0	0	7,427	0	1,917	764	639	0	1,278	12,025
5300 000 Community Events -	0	0	0	0	0	31,091	0	590	0	7,967	(5,303)	0	34,345
5750 000 Holiday Decorations -	0	0	0	0	0	0	4,366	3,826	0	0	0	0	8,192
5700 000 Insurance -	0	0	0	0	0	14,625	1,434	1,434	2,135	2,135	2,135	2,135	26,034
5650 020 Legal Fees - Legal Collections	0	0	0	0	0	1,738	0	0	0	0	0	0	1,738
5600 000 Management Fees -	0	0	0	0	0	41,051	3,733	2,733	2,733	2,733	2,733	2,733	58,446
5500 000 Meeting Expense -	0	0	0	0	0	413	0	0	0	0	0	0	413
5400 020 Office Supplies - Copies	0	0	0	0	0	826	0	598	0	0	0	0	1,424
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	0	4,289	0	0	0	0	0	0	4,289
5400 010 Office Supplies - Postage	0	0	0	0	0	1,373	0	0	4	0	0	0	1,377
5275 010 Professional Fees - Prof Legal	0	0	0	0	0	6,619	0	0	0	0	4,262	618	11,499
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	3,266	3,185	278	2,619	(2,897)	0	6,450
5275 005 Professional Fees - Prof Consultants	0	0	0	0	0	123,954	0	2,025	2,710	29,937	744	1,191	160,561
6400 055 Reserve Contribution - Road Fund	0	0	0	0	0	30,000	0	0	30,000	0	0	0	60,000
6800 015 Capital Improvements - Capital Imp Transfer	0	0	0	0	0	0	0	0	36,392	0	0	0	36,392
Total Administrative Expenses	0	0	0	0	0	307,815	14,040	26,257	74,720	46,030	2,689	18,522	490,072
Grounds Expenses													
5850 000 Landscape - Lnds Contract	0	0	0	0	0	152,534	20,146	36,917	20,146	21,354	21,354	21,354	293,805
5850 014 Landscape - Lnds Front Yards	0	0	0	0	0	342,606	42,572	84,448	44,660	45,008	45,936	46,690	651,920
5850 030 Landscape - Irrigation Repairs	0	0	0	0	0	25,245	602	9,251	6,375	849	788	1,674	44,784
5850 080 Landscape - Tree Maintenance	0	0	0	0	0	22,473	1,500	2,865	722	0	2,000	0	29,560
5850 010 Landscape - Lnds Extra	0	0	0	0	0	124,126	26,307	12,416	0	1,561	0	12,157	176,567
Total Grounds Expenses	0	0	0	0	0	666,983	91,127	145,897	71,904	68,773	70,078	81,874	1,196,636

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Maintenance & Repairs Expense													
5140 005 Access Control - Devices	0	0	0	0	0	200	0	0	0	1,499	0	0	1,699
5140 010 Access Control - Maintenance	0	0	0	0	0	0	0	0	0	525	125	320	970
6450 000 Lake Management - Lke Mgmt Contract	0	0	0	0	0	15,288	1,262	1,262	1,650	1,650	1,650	1,650	24,412
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	6,351	2,062	1,596	831	842	730	736	13,148
6450 015 Lake Management - Lke Repairs	0	0	0	0	0	1,139	0	0	0	0	0	0	1,139
5900 000 Maint. & Rprs - Common Area	0	0	0	0	0	14,534	0	10,392	0	29,962	8,873	531	64,292
5900 060 Maint. & Rprs - Electrical Maint.	0	0	0	0	0	0	0	0	0	0	0	5,536	5,536
5900 020 Maint. & Rprs - Gate Maint.	0	0	0	0	0	6,447	6,788	0	0	105	0	0	13,340
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	0	2,237	0	0	0	400	0	0	2,637
5900 097 Maint. & Rprs - Recreation Maint.	0	0	0	0	0	28,976	0	0	1,003	1,003	669	4,774	35,422
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	0	0	19,800	0	0	0	1,564	0	0	21,364
6610 000 Patrol Services -	0	0	0	0	0	31,282	1,277	0	0	0	0	0	32,559
6610 005 Patrol Services - Patrol Contract	0	0	0	0	0	33,766	0	0	0	0	19,526	6,468	59,760
6150 020 Pest Control - Mosquito Spray	0	0	0	0	0	2,384	0	0	0	0	0	0	2,384
6650 000 Signs and Monuments -	0	0	0	0	0	29,837	0	0	0	0	0	0	29,837
6650 005 Signs and Monuments - Traffic Signs	0	0	0	0	0	38,090	0	0	0	3,836	0	0	41,926
6500 000 Pool - Contract	0	0	0	0	0	29,497	625	625	625	625	625	0	32,622
6500 065 Pool - Furniture	0	0	0	0	0	7,893	0	0	0	0	0	0	7,893
6500 010 Pool - Repairs	0	0	0	0	0	17,127	0	0	1,614	0	0	0	18,741
6500 020 Pool - Supplies	0	0	0	0	0	1,301	0	0	0	0	0	0	1,301
Total Maintenance & Repairs Expense	0	0	0	0	0	286,150	12,014	13,875	4,720	42,010	32,197	20,016	410,981
Utilities Expense													
5950 000 Electricity - Common Area Electric	0	0	0	0	0	9,377	164	1,046	172	747	1,197	1,251	13,954
5950 010 Electricity - Streetlights	0	0	0	0	0	11,881	1,010	1,077	2,151	(71)	1,013	1,014	18,075
6075 000 Gas -	0	0	0	0	0	213	22	21	19	21	20	20	337
6500 030 Pool - Phone	0	0	0	0	0	4,230	372	340	358	358	358	357	6,374
6000 010 Water - Irrigation Water	0	0	0	0	0	50,024	2,606	9,116	7,436	320	7,668	4,268	81,438
Total Utilities Expense	0	0	0	0	0	75,724	4,174	11,601	10,136	1,376	10,257	6,910	120,178
Capital Expenditures													
6800 000 Capital Improvements -	0	0	0	0	0	58,397	18,620	0	0	0	0	1,068	78,085
Total Capital Expenditures	0	0	0	0	0	58,397	18,620	0	0	0	0	1,068	78,085
TOTAL OPERATING EXPENSE	0	0	0	0	0	1,395,069	139,974	197,630	161,480	158,188	115,220	128,390	2,295,952
CURRENT YEAR NET INCOME / (LOSS)	0	0	0	0	0	(90,555)	(17,192)	(71,461)	116,400	(14,633)	98,081	24,833	45,473