

Harper's Preserve Community Association Inc.
02/29/2020

<u>Included Reports</u>	<u>Copies</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	496,748.08	575,269.36	(78,521.28)
	TOTAL OPERATING ACCOUNTS	496,748.08	575,269.36	(78,521.28)
RESERVE ACCOUNTS				
1510	Reserve Account - CAB	182,491.19	182,434.14	57.05
	TOTAL RESERVES	182,491.19	182,434.14	57.05
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	299,806.53	355,281.81	(55,475.28)
1215	A/R Builder Asmts	58,630.00	68,777.50	(10,147.50)
1230	A/R Late Fee/Finance Charges	88,892.56	87,431.31	1,461.25
1240	A/R Closing Contributions	1,640.00	1,640.00	0.00
1250	A/R Legal Fees	15,291.16	15,193.16	98.00
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,387.22	4,589.22	(202.00)
1290	A/R Miscellaneous	837.89	827.89	10.00
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	462,111.43	526,366.96	(64,255.53)
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	16,013.68	18,148.84	(2,135.16)
1600 030	Prepaid Expenses - Water	116.20	116.20	0.00
1600 050	Prepaid Expenses - Prepaid Electric	1,103.05	1,080.99	22.06
	TOTAL PREPAID EXPENSES	17,232.93	19,346.03	(2,113.10)
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	1,693,902.97	1,838,735.83	(144,832.86)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	8,457.70	13,946.75	(5,489.05)
2210	Accounts Payable Accrual	3,526.22	4,608.85	(1,082.63)
2215	Other Payables - Due to Mgmt Company	905.00	875.00	30.00
2300 010	Refundable Deposits - Pool	14,000.00	14,000.00	0.00
2300 020	Refundable Deposits - Clubhouse	450.00	600.00	(150.00)
2400	Prepaid Assessments	61,468.96	57,981.91	3,487.05
2550	Unearned Assessment	910,440.60	1,037,492.95	(127,052.35)
	TOTAL ACCOUNTS PAYABLE	999,248.48	1,129,505.46	(130,256.98)
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	2,013,764.12	2,144,021.10	(130,256.98)
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	94.52	37.47	57.05
	TOTAL RESERVES	146,099.19	146,042.14	57.05
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	182,491.19	182,434.14	57.05
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(604,119.78)	(604,119.78)	0.00
	Current Year Surplus (Deficit)	101,767.44	116,400.37	(14,632.93)
	TOTAL OWNERS' EQUITY	(502,352.34)	(487,719.41)	(14,632.93)
	TOTAL LIABILITIES & EQUITY	1,693,902.97	1,838,735.83	(144,832.86)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
INCOME								
4000 010 Assessment Income - Owners	64,269.83	89,708	(25,438.17)	193,906.76	251,844	(57,937.24)	1,148,923	955,016.24
4000 015 Assessment Income - Builders	22,469.02	6,037	16,432.02	45,864.64	12,074	33,790.64	72,442	26,577.36
4000 060 Assessment Income - Prorated Assessment	1,043.72	0	1,043.72	1,695.29	0	1,695.29	0	(1,695.29)
4000 061 Assessment Income - Prorated Asmt-BLDRS	0.00	0	0.00	5,963.10	0	5,963.10	0	(5,963.10)
4000 125 Assessment Income - Working Capital Cont	9,071.25	5,638	3,433.25	25,215.00	11,276	13,939.00	67,650	42,435.00
4100 065 Other Asmt - Mowing Fee	43,123.00	50,402	(7,279.00)	85,347.00	100,804	(15,457.00)	604,824	519,477.00
4100 070 Other Asmt - Prorated Mowing Fee	1,249.22	0	1,249.22	2,304.79	0	2,304.79	0	(2,304.79)
4300 010 Finance Charges -	2,855.66	0	2,855.66	11,862.25	0	11,862.25	0	(11,862.25)
4305 000 Late Fees -	(449.40)	0	(449.40)	49,142.91	0	49,142.91	0	(49,142.91)
4460 010 Facilities - Social Room Rental	(100.00)	0	(100.00)	100.00	0	100.00	0	(100.00)
4500 010 Other Income - Interest	23.26	0	23.26	33.89	0	33.89	0	(33.89)
4510 030 Non Owner Income - Shared Expense	0.00	10,000	(10,000.00)	0.00	20,000	(20,000.00)	120,000	120,000.00
TOTAL INCOME	143,555.56	161,785	(18,229.44)	421,435.63	395,998	25,437.63	2,013,839	1,592,403.37
EXPENSES								
5100 010 Administrative Fees - Other	0.00	833	(833.00)	594.00	1,666	(1,072.00)	10,000	9,406.00
5140 005 Access Control - Devices	1,498.68	18	1,480.68	1,498.68	36	1,462.68	210	(1,288.68)
5140 010 Access Control - Maintenance	525.00	417	108.00	525.00	834	(309.00)	5,000	4,475.00
5150 000 ARC Review - Expense	0.00	2,917	(2,917.00)	0.00	5,834	(5,834.00)	35,000	35,000.00
5250 000 Audit/Tax Preparation -	0.00	417	(417.00)	(900.00)	834	(1,734.00)	5,000	5,900.00
5275 000 Professional Fees - Professional Fees	0.00	1,250	(1,250.00)	0.00	2,500	(2,500.00)	15,000	15,000.00
5275 005 Professional Fees - Consultants	29,937.48	1,667	28,270.48	32,647.48	3,334	29,313.48	20,000	(12,647.48)
5300 000 Community Events -	7,967.00	2,917	5,050.00	7,967.00	5,834	2,133.00	35,000	27,033.00
5350 000 Bank Charges -	0.00	0	0.00	10.00	0	10.00	0	(10.00)
5400 010 Office Supplies - Postage	0.00	167	(167.00)	4.20	334	(329.80)	2,000	1,995.80
5400 020 Office Supplies - Copies	0.00	250	(250.00)	0.00	500	(500.00)	3,000	3,000.00
5400 060 Office Supplies - Misc Office Supplies	0.00	667	(667.00)	0.00	1,334	(1,334.00)	8,000	8,000.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	134	(134.00)	800	800.00
5550 000 Taxes - Property Taxes	0.00	125	(125.00)	0.00	250	(250.00)	1,500	1,500.00
5600 000 Management Fees -	2,732.60	3,037	(304.40)	5,465.20	6,074	(608.80)	36,442	30,976.80
5650 000 Legal Fees - Legal Corporate	2,618.57	0	2,618.57	2,896.85	0	2,896.85	0	(2,896.85)
5650 020 Legal Fees - Legal Collections	0.00	1,000	(1,000.00)	0.00	2,000	(2,000.00)	12,000	12,000.00
5700 000 Insurance -	2,135.16	2,038	97.16	4,270.32	4,076	194.32	24,457	20,186.68
5750 000 Holiday Decorations -	0.00	728	(728.00)	0.00	1,456	(1,456.00)	8,732	8,732.00
5760 000 Payroll - PR Onsite	0.00	4,167	(4,167.00)	0.00	8,334	(8,334.00)	50,000	50,000.00
5850 000 Landscape - Lnds Contract	21,354.00	29,209	(7,855.00)	41,500.00	58,418	(16,918.00)	350,512	309,012.00
5850 010 Landscape - Lnds Extra	1,561.38	4,167	(2,605.62)	1,561.38	8,334	(6,772.62)	50,000	48,438.62
5850 014 Landscape - Lnds Front Yards	45,008.00	50,402	(5,394.00)	89,668.00	100,804	(11,136.00)	604,824	515,156.00
5850 030 Landscape - Irrigation Repairs	849.27	4,000	(3,150.73)	7,224.65	8,000	(775.35)	48,000	40,775.35
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	722.40	2,500	(1,777.60)	15,000	14,277.60
5900 000 Maint. & Rprs - Common Area	29,962.04	2,083	27,879.04	29,962.04	4,166	25,796.04	25,000	(4,962.04)
5900 020 Maint. & Rprs - Gate Maint.	105.00	417	(312.00)	105.00	834	(729.00)	5,000	4,895.00

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	February Actual	February Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5900 030 Maint. & Rprs - Park/Playground Mtnc	400.00	0	400.00	400.00	0	400.00	0	(400.00)
5900 097 Maint. & Rprs - Recreation Maint.	1,002.98	2,083	(1,080.02)	1,002.98	4,166	(3,163.02)	25,000	23,997.02
5900 099 Maint. & Rprs - Streets/Drive	1,563.60	4,167	(2,603.40)	1,563.60	8,334	(6,770.40)	50,000	48,436.40
5950 000 Electricity - Common Area Electric	746.84	1,086	(339.16)	918.35	2,172	(1,253.65)	13,026	12,107.65
5950 010 Electricity - Streetlights	(71.11)	1,423	(1,494.11)	2,079.52	2,846	(766.48)	17,078	14,998.48
6000 010 Water - Irrigation Water	320.41	4,330	(4,009.59)	7,756.51	8,660	(903.49)	51,961	44,204.49
6075 000 Gas -	21.12	23	(1.88)	40.32	46	(5.68)	280	239.68
6150 020 Pest Control - Mosquito Spray	0.00	292	(292.00)	0.00	584	(584.00)	3,500	3,500.00
6400 055 Reserve Contribution - Road Fund	0.00	0	0.00	30,000.00	30,000	0.00	30,000	0.00
6450 000 Lake Management - Lke Mgmt Contract	1,650.00	1,417	233.00	3,300.00	2,834	466.00	17,000	13,700.00
6450 015 Lake Management - Lke Repairs	0.00	83	(83.00)	0.00	166	(166.00)	1,000	1,000.00
6450 020 Lake Management - Lke Mgmt Chem/Svc	842.00	750	92.00	1,672.75	1,500	172.75	9,000	7,327.25
6500 000 Pool - Contract	625.00	3,376	(2,751.00)	1,250.00	6,752	(5,502.00)	40,509	39,259.00
6500 010 Pool - Repairs	0.00	2,384	(2,384.00)	1,614.00	4,768	(3,154.00)	28,612	26,998.00
6500 020 Pool - Supplies	0.00	129	(129.00)	0.00	258	(258.00)	1,545	1,545.00
6500 030 Pool - Phone	358.43	444	(85.57)	716.92	888	(171.08)	5,329	4,612.08
6500 065 Pool - Furniture	0.00	678	(678.00)	0.00	1,356	(1,356.00)	8,130	8,130.00
6510 080 Clubhouse - CH Cleaning	639.00	1,250	(611.00)	1,403.00	2,500	(1,097.00)	15,000	13,597.00
6610 000 Patrol Services -	0.00	1,250	(1,250.00)	0.00	2,500	(2,500.00)	15,000	15,000.00
6650 000 Signs and Monuments - Patrol Contract	0.00	5,833	(5,833.00)	0.00	11,666	(11,666.00)	70,000	70,000.00
6650 000 Signs and Monuments - Traffic Signs	3,836.04	1,250	1,753.04	0.00	2,500	(2,500.00)	15,000	15,000.00
6650 005 Signs and Monuments - Dev Loan Payback	0.00	2,083	(2,083.00)	3,836.04	4,166	(329.96)	25,000	21,163.96
6700 035 Miscellaneous Expense -	0.00	7,500	(7,500.00)	0.00	15,000	(15,000.00)	90,000	90,000.00
6800 000 Capital Improvements -	0.00	6,250	(6,250.00)	0.00	12,500	(12,500.00)	75,000	75,000.00
6800 015 Capital Improvements - Capital Imp Transfer	0.00	0	0.00	36,392.00	36,392	0.00	36,392	0.00
TOTAL EXPENSES	158,188.49	162,291	(4,102.51)	319,668.19	390,974	(71,305.81)	2,013,839	1,694,170.81
CURRENT YEAR NET INCOME / (LOSS)	(14,632.93)	(506)	(14,126.93)	101,767.44	5,024	96,743.44	0	(101,767.44)

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total Activity
INCOME													
4000 010 Assessment Income - Owners	0	0	0	0	0	0	0	536,950	50,898	50,898	129,637	64,270	832,653
4000 015 Assessment Income - Builders	0	0	0	0	0	0	0	211,013	29,242	29,242	23,396	22,469	315,362
4000 060 Assessment Income - Prorated Assessment	0	0	0	0	0	0	0	0	0	0	652	1,044	1,695
4000 061 Assessment Income - Prorated Asmt-BLDRS	0	0	0	0	0	0	0	0	0	0	5,963	0	5,963
4000 125 Assessment Income - Working Capital Cont	0	0	0	0	0	0	0	68,684	513	0	16,144	9,071	94,411
4100 065 Other Asmt - Mowing Fee	0	0	0	0	0	0	0	369,837	40,276	40,530	42,224	43,123	535,990
4100 070 Other Asmt - Prorated Mowing Fee	0	0	0	0	0	0	0	0	0	0	1,056	1,249	2,305
4300 010 Finance Charges -	0	0	0	0	0	0	0	21,535	1,850	1,393	9,007	2,856	36,640
4305 000 Late Fees -	0	0	0	0	0	0	0	0	0	0	49,592	(449)	49,143
4325 000 Access Card Income -	0	0	0	0	0	0	0	1,285	0	35	0	0	1,320
4400 000 Capitalization Fees -	0	0	0	0	0	0	0	0	0	4,100	0	0	4,100
4460 000 Facilities - Income	0	0	0	0	0	0	0	515	0	0	0	0	515
4460 010 Facilities - Social Room Rental	0	0	0	0	0	0	0	500	0	0	200	(100)	600
4500 010 Other Income - Interest	0	0	0	0	0	0	0	0	4	6	11	23	44
4510 030 Non Owner Income - Shared Expense	-	-	-	-	-	-	-	95,995	0	0	0	0	95,995
TOTAL INCOME	0	0	0	0	0	0	0	1,306,314	122,783	126,204	277,880	143,556	1,976,736
EXPENSES													
5100 010 Administrative Fees - Other	0	0	0	0	0	0	0	3,027	341	4,074	594	0	8,037
5140 005 Access Control - Devices	0	0	0	0	0	0	0	200	0	0	0	1,499	1,699
5140 010 Access Control - Maintenance	0	0	0	0	0	0	0	0	0	0	0	525	525
5150 000 ARC Review - Expense	0	0	0	0	0	0	0	39,594	0	5,875	0	0	45,469
5250 000 Audit/Tax Preparation -	0	0	0	0	0	0	0	1,815	900	0	(900)	0	1,815
5275 010 Professional Fees - Legal	0	0	0	0	0	0	0	6,619	0	0	0	0	6,619
5275 005 Professional Fees - Consultants	0	0	0	0	0	0	0	123,954	0	2,025	2,710	29,937	158,626
5300 000 Community Events -	0	0	0	0	0	0	0	31,091	0	590	0	7,967	39,648
5350 000 Bank Charges -	0	0	0	0	0	0	0	(25)	0	0	10	0	(15)
5400 010 Office Supplies - Postage	0	0	0	0	0	0	0	1,373	0	0	4	0	1,377
5400 020 Office Supplies - Copies	0	0	0	0	0	0	0	826	0	598	0	0	1,424
5400 030 Office Supplies - Mailouts	0	0	0	0	0	0	0	0	648	2,974	0	0	3,622
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	0	0	0	4,289	0	0	0	0	4,289
5500 000 Meeting Expense -	0	0	0	0	0	0	0	413	0	0	0	0	413
5600 000 Management Fees -	0	0	0	0	0	0	0	41,051	3,733	2,733	2,733	2,733	52,981
5650 000 Legal Fees - Legal Corporate	0	0	0	0	0	0	0	0	3,266	3,185	278	2,619	9,347
5650 020 Legal Fees - Legal Collections	0	0	0	0	0	0	0	1,738	0	0	0	0	1,738
5700 000 Insurance -	0	0	0	0	0	0	0	14,625	1,434	1,434	2,135	2,135	21,764
5750 000 Holiday Decorations -	0	0	0	0	0	0	0	0	4,366	3,826	0	0	8,192
5850 000 Landscape - Lnds Contract	0	0	0	0	0	0	0	152,534	20,146	36,917	20,146	21,354	251,097
5850 010 Landscape - Lnds Extra	0	0	0	0	0	0	0	124,126	26,307	12,416	0	1,561	164,410
5850 014 Landscape - Lnds Front Yards	0	0	0	0	0	0	0	342,606	42,572	84,448	44,660	45,008	559,294
5850 030 Landscape - Irrigation Repairs	0	0	0	0	0	0	0	25,245	602	9,251	6,375	849	42,322
5850 070 Landscape - Mulch	0	0	0	0	0	0	0	24,430	0	0	0	0	24,430
5850 080 Landscape - Tree Maintenance	0	0	0	0	0	0	0	22,473	1,500	2,865	722	0	27,560
5850 106 Landscape - Mowing	0	0	0	0	0	0	0	33,532	6,985	0	0	0	40,517
5900 000 Maint. & Rprs - Common Area	0	0	0	0	0	0	0	14,534	0	10,392	0	29,962	54,888
5900 020 Maint. & Rprs - Gate Maint.	0	0	0	0	0	0	0	6,447	6,788	0	0	105	13,340

c/o LEAD Association Mgmt
13231 Champion Forest Dr #112
Houston TX 77069

	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Total Activity
Maint. & Rprs - Park/Playground Mtnc	0	0	0	0	0	0	0	2,237	0	0	0	400	2,637
Maint. & Rprs - Recreation Maint.	0	0	0	0	0	0	0	28,976	0	0	0	1,003	29,979
Maint. & Rprs - Streets/Drive	0	0	0	0	0	0	0	19,800	0	0	0	1,564	21,364
Electricity - Common Area Electric	0	0	0	0	0	0	0	9,377	164	1,046	172	747	11,506
Electricity - Streetlights	0	0	0	0	0	0	0	11,881	1,010	1,077	2,151	(71)	16,048
Water - Irrigation Water	0	0	0	0	0	0	0	50,024	2,606	9,116	7,436	320	69,502
Gas -	0	0	0	0	0	0	0	213	22	21	19	21	296
Pest Control - Mosquito Spray	0	0	0	0	0	0	0	2,384	0	0	0	0	2,384
Reserve Contribution - Road Fund	0	0	0	0	0	0	0	30,000	0	0	30,000	0	60,000
Lake Management - Lke Mgmt Contract	0	0	0	0	0	0	0	15,288	1,262	1,262	1,650	1,650	21,112
Lake Management - Lke Repairs	0	0	0	0	0	0	0	1,139	0	0	0	0	1,139
Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	0	0	0	6,351	2,062	1,596	831	842	11,682
Pool - Contract	0	0	0	0	0	0	0	29,497	625	625	625	625	31,997
Pool - Maintenance	0	0	0	0	0	0	0	11,277	0	0	0	0	11,277
Pool - Repairs	0	0	0	0	0	0	0	17,127	0	0	1,614	0	18,741
Pool - Supplies	0	0	0	0	0	0	0	1,301	0	0	0	0	1,301
Pool - Phone	0	0	0	0	0	0	0	4,230	372	340	358	358	5,659
Pool - Furniture	0	0	0	0	0	0	0	7,893	0	0	0	0	7,893
Clubhouse - CH Cleaning	0	0	0	0	0	0	0	7,427	0	1,917	764	639	10,747
Patrol Services -	0	0	0	0	0	0	0	31,282	1,277	0	0	0	32,559
Patrol Services - Patrol Contract	0	0	0	0	0	0	0	33,766	0	0	0	0	33,766
Signs and Monuments -	0	0	0	0	0	0	0	29,837	0	0	0	0	29,837
Signs and Monuments - Traffic Signs	0	0	0	0	0	0	0	38,090	0	0	0	3,836	41,926
Capital Improvements -	0	0	0	0	0	0	0	58,397	18,620	0	0	0	77,017
Capital Improvements - Capital Imp Transfer	0	0	0	0	0	0	0	0	0	0	36,392	0	36,392
	0	0	0	0	0	0	0	1,464,307	147,608	200,604	161,480	158,188	2,132,187
TOTAL EXPENSES	0	0	0	0	0	0	0	1,464,307	147,608	200,604	161,480	158,188	2,132,187
CURRENT YEAR NET INCOME / (LOSS)	0	0	0	0	0	0	0	(157,993)	(24,825)	(74,400)	116,400	(14,633)	(155,451)