

Harper's Preserve Community Association Inc.
05/31/2020

<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	478,600.03	541,916.09	(63,316.06)
	TOTAL OPERATING ACCOUNTS	478,600.03	541,916.09	(63,316.06)
RESERVE ACCOUNTS				
1510	Reserve Account - CAB	182,639.05	182,600.97	38.08
	TOTAL RESERVES	182,639.05	182,600.97	38.08
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	239,527.16	312,346.05	(72,818.89)
1215	A/R Builder Asmts	278.89	2,533.89	(2,255.00)
1230	A/R Late Fee/Finance Charges	74,488.97	85,522.10	(11,033.13)
1240	A/R Closing Contributions	3,083.35	1,904.60	1,178.75
1250	A/R Legal Fees	18,749.75	18,749.75	0.00
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	4,264.85	5,067.63	(802.78)
1290	A/R Miscellaneous	807.89	857.89	(50.00)
1295	Allowance - Doubtful Accounts	(8,200.00)	(8,200.00)	0.00
	TOTAL ACCOUNTS RECEIVABLE	333,826.93	419,607.98	(85,781.05)
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	9,608.20	11,743.36	(2,135.16)
1600 030	Prepaid Expenses - Water	0.00	58.10	(58.10)
1600 050	Prepaid Expenses - Prepaid Electric	963.92	1,001.75	(37.83)
	TOTAL PREPAID EXPENSES	10,572.12	12,803.21	(2,231.09)
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	1,540,957.47	1,692,247.59	(151,290.12)

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	31,619.14	32,368.35	(749.21)
2210	Accounts Payable Accrual	2,634.58	0.00	2,634.58
2300 010	Refundable Deposits - Pool	17,000.00	13,000.00	4,000.00
2300 020	Refundable Deposits - Clubhouse	450.00	450.00	0.00
2400	Prepaid Assessments	50,823.95	44,392.35	6,431.60
2550	Unearned Assessment	654,284.27	784,359.10	(130,074.83)
	TOTAL ACCOUNTS PAYABLE	756,811.94	874,569.80	(117,757.86)
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	1,771,327.58	1,889,085.44	(117,757.86)
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	242.38	204.30	38.08
	TOTAL RESERVES	146,247.05	146,208.97	38.08
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	182,639.05	182,600.97	38.08
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	(604,119.78)	(604,119.78)	0.00
	Current Year Surplus (Deficit)	191,110.62	224,680.96	(33,570.34)
	TOTAL OWNERS' EQUITY	(413,009.16)	(379,438.82)	(33,570.34)
	TOTAL LIABILITIES & EQUITY	1,540,957.47	1,692,247.59	(151,290.12)

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	May Actual	May Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	64,648.80	89,708	(25,059.20)	387,446.00	520,968	(133,522.00)	1,148,923	761,477.00
4000 060 Assessment Income - Prorated Assessment	1,394.79	0	1,394.79	37,895.44	0	37,895.44	0	(37,895.44)
4000 015 Assessment Income - Builders	22,473.53	6,037	16,436.53	113,285.23	30,185	83,100.23	72,442	(40,843.23)
4100 065 Other Asmt - Mowing Fee	44,428.00	50,402	(5,974.00)	217,210.00	252,010	(34,800.00)	604,824	387,614.00
4000 125 Assessment Income - Working Capital Cont	5,586.25	5,638	(51.75)	42,273.76	28,190	14,083.76	67,650	25,376.24
4300 010 Finance Charges -	1,611.59	0	1,611.59	23,106.97	0	23,106.97	0	(23,106.97)
4305 000 Late Fees -	(3,619.92)	0	(3,619.92)	43,046.07	0	43,046.07	0	(43,046.07)
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	50,000	10,000.00	120,000	60,000.00
4500 010 Other Income - Interest	42.00	0	42.00	161.01	0	161.01	0	(161.01)
TOTAL OPERATING INCOME	136,565.04	161,785	(25,219.96)	924,524.48	881,353	43,171.48	2,013,839	1,089,314.52
OPERATING EXPENSE								
Administrative Expenses								
5100 010 Administrative Fees - Other	469.31	833	(363.69)	2,175.44	4,165	(1,989.56)	10,000	7,824.56
5150 000 ARC Review - Expense	8,500.00	1,667	6,833.00	18,980.00	8,335	10,645.00	20,000	1,020.00
5250 000 Audit/Tax Preparation -	0.00	417	(417.00)	(900.00)	2,085	(2,985.00)	5,000	5,900.00
5350 000 Bank Charges -	20.00	0	20.00	20.00	0	20.00	0	(20.00)
6510 080 Clubhouse - CH Cleaning	639.00	1,250	(611.00)	3,320.00	6,250	(2,930.00)	15,000	11,680.00
5300 000 Community Events -	0.00	2,917	(2,917.00)	2,663.97	14,585	(11,921.03)	35,000	32,336.03
5750 000 Holiday Decorations -	0.00	728	(728.00)	0.00	3,640	(3,640.00)	8,732	8,732.00
5700 000 Insurance -	2,135.16	2,038	97.16	10,675.80	10,190	485.80	24,457	13,781.20
5650 020 Legal Fees - Legal Collections	811.90	1,000	(188.10)	811.90	5,000	(4,188.10)	12,000	11,188.10
5600 000 Management Fees -	2,732.60	3,037	(304.40)	13,663.00	15,185	(1,522.00)	36,442	22,779.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	335	(335.00)	800	800.00
5400 020 Office Supplies - Copies	0.00	250	(250.00)	0.00	1,250	(1,250.00)	3,000	3,000.00
5400 060 Office Supplies - Misc Office Supplies	244.68	667	(422.32)	244.68	3,335	(3,090.32)	8,000	7,755.32
5400 010 Office Supplies - Postage	0.00	167	(167.00)	4.20	835	(830.80)	2,000	1,995.80
5275 010 Professional Fees - Prof Legal	720.00	1,250	(530.00)	5,600.07	6,250	(649.93)	15,000	9,399.93
5275 005 Professional Fees - Prof Consultants	2,900.00	1,667	1,233.00	37,482.48	8,335	29,147.48	20,000	(17,482.48)
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	625	(625.00)	1,500	1,500.00
Total Administrative Expenses	19,172.65	18,080	1,092.65	161,133.54	156,792	4,341.54	283,323	122,189.46
Grounds Expenses								
5850 000 Landscape - Lnds Contract	21,354.00	29,209	(7,855.00)	105,562.00	146,045	(40,483.00)	350,512	244,950.00
5850 014 Landscape - Lnds Front Yards	47,212.00	50,402	(3,190.00)	229,506.00	252,010	(22,504.00)	604,824	375,318.00
5850 030 Landscape - Irrigation Repairs	8,390.00	4,000	4,390.00	18,076.36	20,000	(1,923.64)	48,000	29,923.64
5850 080 Landscape - Tree Maintenance	0.00	1,250	(1,250.00)	2,722.40	6,250	(3,527.60)	15,000	12,277.60
5850 010 Landscape - Lnds Extra	20,948.00	4,167	16,781.00	34,666.08	20,835	13,831.08	50,000	15,333.92

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	May Actual	May Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
Total Grounds Expenses	97,904.00	89,028	8,876.00	390,532.84	445,140	(54,607.16)	1,068,336	677,803.16
Maintenance & Repairs Expense								
5140 005 Access Control - Devices	738.43	83	655.43	2,237.11	415	1,822.11	1,000	(1,237.11)
5140 010 Access Control - Maintenance	320.00	417	(97.00)	1,290.00	2,085	(795.00)	5,000	3,710.00
6450 000 Lake Management - Like Mgmt Contract	1,650.00	1,417	233.00	8,250.00	7,085	1,165.00	17,000	8,750.00
6450 020 Lake Management - Like Mgmt Chem/Svc	514.10	750	(235.90)	3,652.80	3,750	(97.20)	9,000	5,347.20
6450 015 Lake Management - Like Repairs	0.00	83	(83.00)	0.00	415	(415.00)	1,000	1,000.00
5900 000 Maint. & Rprs - Common Area	3,785.87	2,083	1,702.87	43,151.73	10,415	32,736.73	25,000	(18,151.73)
5900 060 Maint. & Rprs - Electrical Maint.	855.17	3,167	(2,311.83)	6,391.44	15,835	(9,443.56)	38,000	31,608.56
5900 020 Maint. & Rprs - Gate Maint.	467.29	417	50.29	572.29	2,085	(1,512.71)	5,000	4,427.71
5900 030 Maint. & Rprs - Park/Playground Mtn	0.00	0	0.00	400.00	0	400.00	0	(400.00)
5900 097 Maint. & Rprs - Recreation Maint.	19,600.00	2,083	17,517.00	26,045.63	10,415	15,630.63	25,000	(1,045.63)
5900 099 Maint. & Rprs - Streets/Drive	0.00	4,167	(4,167.00)	1,563.60	20,835	(19,271.40)	50,000	48,436.40
6610 000 Patrol Services -	0.00	1,250	(1,250.00)	0.00	6,250	(6,250.00)	15,000	15,000.00
6610 005 Patrol Services - Patrol Contract	12,885.60	5,833	7,052.60	38,879.40	29,165	9,714.40	70,000	31,120.60
6150 020 Pest Control - Mosquito Spray	515.00	292	223.00	515.00	1,460	(945.00)	3,500	2,985.00
6650 000 Signs and Monuments -	0.00	1,250	(1,250.00)	0.00	6,250	(6,250.00)	15,000	15,000.00
6650 005 Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	3,836.04	10,415	(6,578.96)	25,000	21,163.96
6500 000 Pool - Contract	1,200.00	5,250	(4,050.00)	3,075.00	26,250	(23,175.00)	63,000	59,925.00
6500 065 Pool - Furniture	0.00	698	(698.00)	0.00	3,490	(3,490.00)	8,374	8,374.00
6500 010 Pool - Repairs	125.00	2,456	(2,331.00)	1,739.00	12,280	(10,541.00)	29,470	27,731.00
6500 020 Pool - Supplies	0.00	133	(133.00)	0.00	665	(665.00)	1,591	1,591.00
Total Maintenance & Repairs Expense	42,656.46	33,912	8,744.46	141,599.04	169,560	(27,960.96)	406,935	265,335.96
Utilities Expense								
5950 000 Electricity - Common Area Electric	1,083.01	1,086	(2.99)	4,449.33	5,430	(980.67)	13,026	8,576.67
5950 010 Electricity - Streetlights	1,013.96	1,423	(409.04)	5,120.37	7,115	(1,994.63)	17,078	11,957.63
6075 000 Gas -	21.52	23	(1.48)	102.82	115	(12.18)	280	177.18
6500 030 Pool - Phone	357.70	444	(86.30)	1,789.74	2,220	(430.26)	5,329	3,539.26
6000 010 Water - Irrigation Water	7,926.08	4,330	3,596.08	27,618.59	21,650	5,968.59	51,961	24,342.41
Total Utilities Expense	10,402.27	7,306	3,096.27	39,080.85	36,530	2,550.85	87,674	48,593.15
Capital Expenditures								
Capital Improvements -	0.00	13,750	(13,750.00)	1,067.59	68,750	(67,682.41)	165,000	163,932.41
Total Capital Expenditures	0.00	13,750	(13,750.00)	1,067.59	68,750	(67,682.41)	165,000	163,932.41
TOTAL OPERATING EXPENSE	170,135.38	162,076	8,059.38	733,413.86	876,772	(143,358.14)	2,011,268	1,277,854.14
CURRENT YEAR NET INCOME / (LOSS)	(33,570.34)	(291)	(33,279.34)	191,110.62	4,581	186,529.62	2,571	(188,539.62)

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	May Actual	May Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining

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	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Total Activity
OPERATING INCOME													
4000 010 Assessment Income - Owners	0	0	0	0	536,950	50,898	50,898	129,637	64,270	64,383	64,508	64,649	1,026,192
4000 060 Assessment Income - Prorated Assessment	0	0	0	0	0	0	0	652	1,044	1,842	32,963	1,395	37,895
4000 015 Assessment Income - Builders	0	0	0	0	211,013	29,242	29,242	23,396	22,469	22,474	22,474	22,474	382,783
4000 061 Assessment Income - Prorated Asmt-BLDRS	0	0	0	0	0	0	0	5,963	0	13,419	(19,382)	0	0
4100 065 Other Asmt - Mowing Fee	0	0	0	0	369,837	40,276	40,530	42,224	43,123	43,181	44,254	44,428	667,853
4100 070 Other Asmt - Prorated Mowing Fee	0	0	0	0	0	0	0	1,056	1,249	663	(2,967)	0	0
4000 125 Assessment Income - Working Capital Cont	0	0	0	0	68,684	513	0	16,144	9,071	6,236	5,236	5,586	111,470
4300 010 Finance Charges -	0	0	0	0	21,535	1,850	1,393	9,007	2,856	2,665	6,968	1,612	47,884
4305 000 Late Fees -	0	0	0	0	0	0	0	49,592	(449)	(1,583)	(894)	(3,620)	43,046
4400 000 Capitalization Fees -	0	0	0	0	0	0	4,100	0	0	0	0	0	4,100
4460 010 Facilities - Social Room Rental	0	0	0	0	500	0	0	200	(100)	0	0	0	600
4510 030 Non Owner Income - Shared Expense	0	0	0	0	95,995	0	0	0	0	60,000	0	0	155,995
4500 010 Other Income - Interest	0	0	0	0	0	4	6	11	23	22	63	42	171
TOTAL OPERATING INCOME	0	0	0	0	1,304,514	122,783	126,169	277,880	143,556	213,301	153,223	136,565	2,477,990
OPERATING EXPENSE													
Administrative Expenses													
5100 010 Administrative Fees - Other	0	0	0	0	3,027	341	4,074	594	0	1,015	97	469	9,618
5150 000 ARC Review - Expense	0	0	0	0	39,594	0	5,875	0	0	0	10,480	8,500	64,449
5250 000 Audit/Tax Preparation -	0	0	0	0	1,815	900	0	(900)	0	0	0	0	1,815
5350 000 Bank Charges -	0	0	0	0	(25)	0	0	10	0	0	(10)	20	(5)
6510 080 Clubhouse - CH Cleaning	0	0	0	0	7,427	0	1,917	764	639	0	1,278	639	12,664
5300 000 Community Events -	0	0	0	0	31,091	0	590	0	7,967	(5,303)	0	0	34,345
5750 000 Holiday Decorations -	0	0	0	0	0	4,366	3,826	0	0	0	0	0	8,192
5700 000 Insurance -	0	0	0	0	14,625	1,434	1,434	2,135	2,135	2,135	2,135	2,135	28,170
5650 020 Legal Fees - Legal Collections	0	0	0	0	1,738	0	0	0	0	0	0	812	2,549
5600 000 Management Fees -	0	0	0	0	41,051	3,733	2,733	2,733	2,733	2,733	2,733	2,733	61,179
5500 000 Meeting Expense -	0	0	0	0	413	0	0	0	0	0	0	0	413
5400 020 Office Supplies - Copies	0	0	0	0	826	0	598	0	0	0	0	0	1,424
5400 060 Office Supplies - Misc Office Supplies	0	0	0	0	4,289	0	0	0	0	0	0	245	4,533
5400 010 Office Supplies - Postage	0	0	0	0	1,373	0	0	4	0	0	0	0	1,377
5275 010 Professional Fees - Prof Legal	0	0	0	0	6,619	0	0	0	0	4,262	618	720	12,219
5650 000 Legal Fees - Legal Corporate	0	0	0	0	3,266	3,185	2,710	278	2,619	(2,897)	0	0	6,450
5275 005 Professional Fees - Prof Consultants	0	0	0	0	123,954	2,025	2,025	29,937	29,937	744	1,191	2,900	163,461
6400 055 Reserve Contribution - Road Fund	0	0	0	0	30,000	0	0	30,000	0	0	0	0	60,000
6800 015 Capital Improvements - Capital Imp Transfer	0	0	0	0	0	0	0	36,392	0	0	0	0	36,392
Total Administrative Expenses	0	0	0	0	307,815	14,040	26,257	74,720	46,030	2,669	18,522	19,173	509,245
Grounds Expenses													
5850 000 Landscape - Lnds Contract	0	0	0	0	152,534	20,146	36,917	20,146	21,354	21,354	21,354	21,354	315,159
5850 014 Landscape - Lnds Front Yards	0	0	0	0	342,606	42,572	84,448	44,660	45,008	45,936	46,690	47,212	699,132
5850 030 Landscape - Irrigation Repairs	0	0	0	0	25,245	602	9,251	6,375	849	788	1,674	8,390	53,174
5850 080 Landscape - Tree Maintenance	0	0	0	0	22,473	1,500	2,865	722	0	2,000	0	0	29,560
5850 010 Landscape - Lnds Extra	0	0	0	0	124,126	26,307	12,416	0	1,561	0	12,157	20,948	197,515
Total Grounds Expenses	0	0	0	0	666,983	91,127	145,897	71,904	68,773	70,078	81,874	97,904	1,294,540

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Maintenance & Repairs Expense													
5140 005 Access Control - Devices	0	0	0	0	200	0	0	0	1,499	0	0	738	2,437
5140 010 Access Control - Maintenance	0	0	0	0	0	0	0	0	525	125	320	320	1,290
6450 000 Lake Management - Lke Mgmt Contract	0	0	0	0	15,288	1,262	1,262	1,650	1,650	1,650	1,650	1,650	26,062
6450 020 Lake Management - Lke Mgmt Chem/Svc	0	0	0	0	6,351	2,062	1,596	831	842	730	736	514	13,662
6450 015 Lake Management - Lke Repairs	0	0	0	0	1,139	0	0	0	0	0	0	0	1,139
5900 000 Maint. & Rprs - Common Area	0	0	0	0	14,534	0	10,392	0	29,962	8,873	531	3,786	68,078
5900 060 Maint. & Rprs - Electrical Maint.	0	0	0	0	0	0	0	0	0	0	5,536	855	6,391
5900 020 Maint. & Rprs - Gate Maint.	0	0	0	0	6,447	6,788	0	0	105	0	0	467	13,807
5900 030 Maint. & Rprs - Park/Playground Mtn	0	0	0	0	2,237	0	0	0	400	0	0	0	2,637
5900 097 Maint. & Rprs - Recreation Maint.	0	0	0	0	28,976	0	0	0	1,003	669	4,774	19,600	55,022
5900 099 Maint. & Rprs - Streets/Drive	0	0	0	0	19,800	0	0	0	1,564	0	0	0	21,364
6610 000 Patrol Services -	0	0	0	0	31,282	1,277	0	0	0	0	0	0	32,559
6610 005 Patrol Services - Patrol Contract	0	0	0	0	33,766	0	0	0	0	19,526	6,468	12,886	72,646
6150 020 Pest Control - Mosquito Spray	0	0	0	0	2,384	0	0	0	0	0	0	515	2,899
6650 000 Signs and Monuments -	0	0	0	0	29,837	0	0	0	0	0	0	0	29,837
6650 005 Signs and Monuments - Traffic Signs	0	0	0	0	38,090	0	0	0	3,836	0	0	0	41,926
6500 000 Pool - Contract	0	0	0	0	29,497	625	625	625	625	625	0	1,200	33,822
6500 065 Pool - Furniture	0	0	0	0	7,893	0	0	0	0	0	0	0	7,893
6500 010 Pool - Repairs	0	0	0	0	17,127	0	0	1,614	0	0	0	125	18,866
6500 020 Pool - Supplies	0	0	0	0	1,301	0	0	0	0	0	0	0	1,301
Total Maintenance & Repairs Expense	0	0	0	0	286,150	12,014	13,875	4,720	42,010	32,197	20,016	42,656	453,638
Utilities Expense													
5950 000 Electricity - Common Area Electric	0	0	0	0	9,377	164	1,046	172	747	1,197	1,251	1,083	15,037
5950 010 Electricity - Streetlights	0	0	0	0	11,881	1,010	1,077	2,151	(71)	1,013	1,014	1,014	19,089
6075 000 Gas -	0	0	0	0	213	22	21	19	21	20	20	22	358
6500 030 Pool - Phone	0	0	0	0	4,230	372	340	358	358	358	357	358	6,732
6000 010 Water - Irrigation Water	0	0	0	0	50,024	2,606	9,116	7,436	320	7,668	4,268	7,926	89,365
Total Utilities Expense	0	0	0	0	75,724	4,174	11,601	10,136	1,376	10,257	6,910	10,402	130,580
Capital Expenditures													
6800 000 Capital Improvements -	0	0	0	0	58,397	18,620	0	0	0	0	1,068	0	78,085
Total Capital Expenditures	0	0	0	0	58,397	18,620	0	0	0	0	1,068	0	78,085
TOTAL OPERATING EXPENSE	0	0	0	0	1,395,069	139,974	197,630	161,480	158,188	115,220	128,390	170,135	2,466,088
CURRENT YEAR NET INCOME / (LOSS)	0	0	0	0	(90,555)	(17,192)	(71,461)	116,400	(14,633)	98,081	24,833	(33,570)	11,902