

Harper's Preserve Community Association Inc.
01/31/2024

Included Reports

Comparative Balance Sheet
Income & Expense Statement
Income & Expense Spreadsheet

Copies

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

		Current Month	Prior Month	Variance
ASSETS				
OPERATING ACCOUNTS				
1009	Operating Account	1,999,289.18	892,557.86	1,106,731.32
1013	Operating-ICS	634,189.37	633,812.46	376.91
1030	Petty Cash - CIT Bank	877.48	1,942.16	(1,064.68)
	TOTAL OPERATING ACCOUNTS	2,634,356.03	1,528,312.48	1,106,043.55
RESERVE ACCOUNTS				
1510	Reserve Account - CIT Bank	214,319.77	214,256.07	63.70
	TOTAL RESERVES	214,319.77	214,256.07	63.70
ACCOUNTS RECEIVABLE				
1210	A/R Assessments	636,640.02	186,871.73	449,768.29
1215	A/R Builder Asmts	23,603.61	1,053.61	22,550.00
1230	A/R Late Fee/Finance Charges	70,487.03	78,855.79	(8,368.76)
1240	A/R Closing Contributions	6,771.00	4,097.27	2,673.73
1250	A/R Legal Fees	68,285.80	67,155.61	1,130.19
1265	A/R Mow/Lands Maint Fees	826.07	826.07	0.00
1270	A/R Admin Fees	6,301.95	9,682.76	(3,380.81)
1280	A/R Force Mows	352.80	352.80	0.00
1290	A/R Miscellaneous	866.77	856.77	10.00
	TOTAL ACCOUNTS RECEIVABLE	814,135.05	349,752.41	464,382.64
A/R OTHER				
1300 000	A/R Other -	5,140.00	5,140.00	0.00
	TOTAL A/R OTHER	5,140.00	5,140.00	0.00
PREPAID EXPENSES				
1600 020	Prepaid Expenses - Prepaid Expense	12,216.51	12,216.51	0.00
	TOTAL PREPAID EXPENSES	12,216.51	12,216.51	0.00
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 - Accmltd Depreciation	(227,648.50)	(227,648.50)	0.00
	TOTAL FIXED ASSETS	531,179.34	531,179.34	0.00
	TOTAL ASSETS	4,211,346.70	2,640,856.81	1,570,489.89

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		Current Month	Prior Month	Variance
LIABILITIES & EQUITY				
LIABILITIES				
2200	Accounts Payable-Current Year	0.00	349,720.37	(349,720.37)
2210	Accounts Payable Accrual	6,040.23	4,093.29	1,946.94
2215	Other Payables - Due to Mgmt Company	210.00	210.00	0.00
2220	Other Payables-Due to Commercial Assoc	100.00	100.00	0.00
2300 010	Refundable Deposits - Pool	45,000.00	45,000.00	0.00
2300 020	Refundable Deposits - Clubhouse	1,350.00	1,500.00	(150.00)
2400	Prepaid Assessments	169,699.82	872,641.80	(702,941.98)
2550	Unearned Assessment	2,421,294.96	0.00	2,421,294.96
	TOTAL ACCOUNTS PAYABLE	2,643,695.01	1,273,265.46	1,370,429.55
	TO/FROM AFFILIATES			
	TOTAL TO/FROM AFFILIATES	0.00	0.00	0.00
	TOTAL LIABILITIES	2,643,695.01	1,273,265.46	1,370,429.55
RESERVES				
3100 000	Reserve - P/Y Contributions	177,864.07	147,219.17	30,644.90
3100 010	Reserve - C/Y Contribution	0.00	30,000.00	(30,000.00)
3100 030	Reserve - Interest	63.70	644.90	(581.20)
	TOTAL RESERVES	177,927.77	177,864.07	63.70
CAPITAL IMPROVEMENT FUND				
3300 010	Capital Improvement - P/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	214,319.77	214,256.07	63.70
OWNERS' EQUITY				
3800	Operating Surplus/Deficit Prior Years	1,153,335.28	1,153,335.28	0.00
	Current Year Surplus (Deficit)	199,996.64	0.00	199,996.64
	TOTAL OWNERS' EQUITY	1,353,331.92	1,153,335.28	199,996.64
	TOTAL LIABILITIES & EQUITY	4,211,346.70	2,640,856.81	1,570,489.89

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	January Actual	January Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
OPERATING INCOME								
4000 010 Assessment Income - Owners	180,587.99	200,131	(19,543.01)	180,587.99	200,131	(19,543.01)	2,401,575	2,220,987.01
4000 060 Assessment Income - Prorated Assessment	702.79	0	702.79	702.79	0	702.79	0	(702.79)
4000 015 Assessment Income - Builders	19,261.55	0	19,261.55	19,261.55	0	19,261.55	0	(19,261.55)
4100 065 Other Asmt - Mowing Fee	111,476.00	123,540	(12,064.00)	111,476.00	123,540	(12,064.00)	1,482,480	1,371,004.00
4000 125 Assessment Income - Working Capital Cont	16,912.50	9,396	7,516.50	16,912.50	9,396	7,516.50	112,750	95,837.50
4300 010 Finance Charges -	(156.37)	1,667	(1,823.37)	(156.37)	1,667	(1,823.37)	20,000	20,156.37
4305 000 Late Fees -	(154.94)	5,000	(5,154.94)	(154.94)	5,000	(5,154.94)	60,000	60,154.94
4325 000 Access Card Income -	470.00	417	53.00	470.00	417	53.00	5,000	4,530.00
4460 010 Facilities - Social Room Rental	0.00	167	(167.00)	0.00	167	(167.00)	2,000	2,000.00
4500 010 Other Income - Interest	438.27	42	396.27	438.27	42	396.27	500	61.73
TOTAL OPERATING INCOME	329,537.79	340,360	(10,822.21)	329,537.79	340,360	(10,822.21)	4,084,305	3,754,767.21
OPERATING EXPENSE								
Administrative Expenses								
5100 000 Administrative Fees - Admin Recoverable	0.00	1,167	(1,167.00)	0.00	1,167	(1,167.00)	14,000	14,000.00
5100 010 Administrative Fees - Admin Other	68.00	1,333	(1,265.00)	68.00	1,333	(1,265.00)	16,000	15,932.00
5100 030 Administrative Fees - NFC Software	41.13	90	(48.87)	41.13	90	(48.87)	1,080	1,038.87
5150 000 ARC Review - ARC Review Expense	0.00	729	(729.00)	0.00	729	(729.00)	8,750	8,750.00
5250 000 Audit/Tax Preparation -	0.00	83	(83.00)	0.00	83	(83.00)	1,000	1,000.00
5350 000 Bank Charges -	10.00	8	2.00	10.00	8	2.00	100	90.00
6510 080 Clubhouse - CH Cleaning	1,460.00	1,833	(373.00)	1,460.00	1,833	(373.00)	22,000	20,540.00
5300 010 Community Events - Event Coordinator	9,487.01	9,035	452.01	9,487.01	9,035	452.01	108,423	98,935.99
5300 020 Community Events - NFC Community Events	4,511.11	10,000	(5,488.89)	4,511.11	10,000	(5,488.89)	120,000	115,488.89
5750 000 Holiday Decorations -	0.00	1,667	(1,667.00)	0.00	1,667	(1,667.00)	20,000	20,000.00
5700 000 Insurance -	0.00	3,819	(3,819.00)	0.00	3,819	(3,819.00)	45,823	45,823.00
5650 020 Legal Fees - Legal Collections	0.00	1,250	(1,250.00)	0.00	1,250	(1,250.00)	15,000	15,000.00
5600 000 Management Fees -	5,538.00	6,083	(545.00)	5,538.00	6,083	(545.00)	73,000	67,462.00
5500 000 Meeting Expense -	0.00	67	(67.00)	0.00	67	(67.00)	800	800.00
5400 060 Office Supplies - Misc Office Supplies	0.00	500	(500.00)	0.00	500	(500.00)	6,000	6,000.00
5400 010 Office Supplies - Postage	30.00	167	(137.00)	30.00	167	(137.00)	2,000	1,970.00
6510 090 Clubhouse - NFC Kitchen Supplies	0.00	833	(833.00)	0.00	833	(833.00)	10,000	10,000.00
6510 095 Clubhouse - NFC Event Room Suppl	0.00	875	(875.00)	0.00	875	(875.00)	10,500	10,500.00
5275 010 Professional Fees - Prof Legal	0.00	4,167	(4,167.00)	0.00	4,167	(4,167.00)	50,000	50,000.00
5275 005 Professional Fees - Prof Consultants	500.00	3,333	(2,833.00)	500.00	3,333	(2,833.00)	40,000	39,500.00
6400 055 Reserve Contribution - Road Fund	0.00	62,500	(62,500.00)	0.00	62,500	(62,500.00)	750,000	750,000.00
5550 000 Taxes - Property Taxes	476.18	125	351.18	476.18	125	351.18	1,500	1,023.82
5800 000 Website - Website Contract	1,000.00	0	1,000.00	1,000.00	0	1,000.00	0	(1,000.00)
Total Administrative Expenses	23,121.43	109,664	(86,542.57)	23,121.43	109,664	(86,542.57)	1,315,976	1,292,854.57
Grounds Expenses								
5850 000 Landscape - Lnds Contract	32,540.00	34,167	(1,627.00)	32,540.00	34,167	(1,627.00)	410,000	377,460.00

		January Actual	January Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
5850 014	Landscape - Lnds Front Yards	0.00	84,441	(84,441.00)	0.00	84,441	(84,441.00)	1,013,292	1,013,292.00
5850 030	Landscape - Irrigation Repairs	2,353.80	5,000	(2,646.20)	2,353.80	5,000	(2,646.20)	60,000	57,646.20
5850 080	Landscape - Tree Maintenance	15,440.00	5,000	10,440.00	15,440.00	5,000	10,440.00	60,000	44,560.00
5850 010	Landscape - Lnds Extra	1,117.35	8,333	(7,215.65)	1,117.35	8,333	(7,215.65)	100,000	98,882.65
5850 020	Landscape - Force Mows	75.00	0	75.00	75.00	0	75.00	0	(75.00)
	Total Grounds Expenses	51,526.15	136,941	(85,414.85)	51,526.15	136,941	(85,414.85)	1,643,292	1,591,765.85
	Maintenance & Repairs Expense								
5140 005	Access Control - Devices	0.00	833	(833.00)	0.00	833	(833.00)	10,000	10,000.00
5140 010	Access Control - Access Cntrl Maint.	271.85	667	(395.15)	271.85	667	(395.15)	8,000	7,728.15
6450 000	Lake Management - Lke Mgmt Contract	0.00	4,583	(4,583.00)	0.00	4,583	(4,583.00)	55,000	55,000.00
6450 010	Lake Management - Lke Mgmt Supplies	0.00	1,167	(1,167.00)	0.00	1,167	(1,167.00)	14,000	14,000.00
6450 015	Lake Management - Lke Repairs	0.00	92	(92.00)	0.00	92	(92.00)	1,100	1,100.00
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	3,418.76	5,833	(2,414.24)	3,418.76	5,833	(2,414.24)	70,000	66,581.24
5900 060	Maint. & Rprs - Electrical Maint.	0.00	2,500	(2,500.00)	0.00	2,500	(2,500.00)	30,000	30,000.00
5900 020	Maint. & Rprs - Gate Maint.	0.00	4,167	(4,167.00)	0.00	4,167	(4,167.00)	50,000	50,000.00
5900 030	Maint. & Rprs - Park/Playground Mtnc	6,220.00	2,917	3,303.00	6,220.00	2,917	3,303.00	35,000	28,780.00
5900 097	Maint. & Rprs - Recreation Maint.	0.00	2,917	(2,917.00)	0.00	2,917	(2,917.00)	35,000	35,000.00
6250 020	Fitness Management - NFC Sports Rec	0.00	314	(314.00)	0.00	314	(314.00)	3,764	3,764.00
5900 099	Maint. & Rprs - Streets/Drive	(4,725.00)	8,333	(13,058.00)	(4,725.00)	8,333	(13,058.00)	100,000	104,725.00
6510 065	Clubhouse - A/C Maint	4,875.58	0	4,875.58	4,875.58	0	4,875.58	0	(4,875.58)
6550 025	Janitorial Services - NFC Janitorial Suppl	0.00	833	(833.00)	0.00	833	(833.00)	10,000	10,000.00
6610 010	Patrol Services - Patrol-Guard Shack	5,901.34	10,833	(4,931.66)	5,901.34	10,833	(4,931.66)	130,000	124,098.66
6150 000	Pest Control - Pest Cntrl -Contract	281.14	0	281.14	281.14	0	281.14	0	(281.14)
6150 020	Pest Control - Mosquito Spray	0.00	667	(667.00)	0.00	667	(667.00)	8,000	8,000.00
6650 000	Signs and Monuments -	0.00	1,667	(1,667.00)	0.00	1,667	(1,667.00)	20,000	20,000.00
6650 005	Signs and Monuments - Traffic Signs	0.00	2,083	(2,083.00)	0.00	2,083	(2,083.00)	25,000	25,000.00
6500 000	Pool - Contract	2,729.50	8,833	(6,103.50)	2,729.50	8,833	(6,103.50)	106,000	103,270.50
6500 065	Pool - Furniture	0.00	3,333	(3,333.00)	0.00	3,333	(3,333.00)	40,000	40,000.00
6500 010	Pool - Repairs	0.00	3,333	(3,333.00)	0.00	3,333	(3,333.00)	40,000	40,000.00
6500 020	Pool - Supplies	0.00	833	(833.00)	0.00	833	(833.00)	10,000	10,000.00
	Total Maintenance & Repairs Expense	18,973.17	66,738	(47,764.83)	18,973.17	66,738	(47,764.83)	800,864	781,890.83
	Utilities Expense								
5950 000	Electricity - Common Area Electric	3,049.37	3,333	(283.63)	3,049.37	3,333	(283.63)	40,000	36,950.63
5950 010	Electricity - Streetlights	1,189.13	1,667	(477.87)	1,189.13	1,667			

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		January Actual	January Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Total Budget	Budget Remaining
6800 000	Capital Improvements -	9,637.04	9,665	(27.96)	9,637.04	9,665	(27.96)	115,974	106,336.96
	Total Capital Expenditures	9,637.04	9,665	(27.96)	9,637.04	9,665	(27.96)	115,974	106,336.96
	TOTAL OPERATING EXPENSE	129,541.15	340,358	(210,816.85)	129,541.15	340,358	(210,816.85)	4,084,306	3,954,764.85
	CURRENT YEAR NET INCOME / (LOSS)	199,996.64	2	199,994.64	199,996.64	2	199,994.64	(1)	(199,997.64)

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	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Total Activity
OPERATING INCOME													
4000 010	Assessment Income - Owners	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	148,432	180,588	1,813,344
4000 060	Assessment Income - Prorated Assessment	1,090	3,992	2,080	2,734	2,909	1,166	2,811	1,230	828	3,177	2,375	25,095
4000 015	Assessment Income - Builders	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	51,344	19,262	584,045
4100 065	Other Asmt - Mowing Fee	92,394	92,394	96,338	96,338	96,338	101,616	101,616	106,256	106,256	106,256	111,476	1,208,894
4000 125	Assessment Income - Working Capital Cont	16,913	24,805	22,550	19,219	25,369	13,530	21,986	16,913	16,349	16,349	19,731	230,625
4300 010	Finance Charges -	7,318	6,543	(768)	168	1,938	3,660	2,698	2,160	3,611	3,286	2,583	33,041
4305 000	Late Fees -	(5,956)	(2,106)	13,203	(15,297)	(5,343)	13,759	(2,586)	(680)	(137)	(210)	(70)	(5,578)
4325 000	Access Card Income -	145	1,050	825	725	2,005	660	365	760	360	140	35	7,540
4460 010	Facilities - Social Room Rental	0	1,000	0	0	(100)	200	200	250	0	0	0	1,550
4500 110	Other Income - NFC Event/Misc. Inc	741	144	135	144	758	461	376	0	1,343	385	795	5,281
4500 010	Other Income - Interest	64	70	629	945	841	843	709	545	446	397	419	6,346
TOTAL OPERATING INCOME		312,485	327,668	334,769	304,751	324,491	335,671	327,951	322,569	328,833	329,556	331,902	3,910,183
OPERATING EXPENSE													
Administrative Expenses													
5100 000	Administrative Fees - Admin Recoverable	(846)	0	0	0	0	(30)	30	0	0	0	0	(846)
5100 010	Administrative Fees - Admin Other	6,816	2,323	0	9,373	2,624	(1,673)	1,736	1,218	132	8,309	756	31,680
5100 030	Administrative Fees - NFC Software	55	55	41	41	41	41	49	41	41	147	41	634
5150 000	ARC Review - ARC Review Expense	0	0	0	0	3,000	1,300	0	950	703	1,100	(153)	6,900
5200 000	Bad Debt - Bad Debt	1,040	0	0	16	0	0	0	0	0	0	0	1,055
5350 000	Bank Charges -	0	0	0	0	10	0	0	0	0	10	(10)	20
6510 080	Clubhouse - CH Cleaning	1,460	1,460	1,890	1,460	1,460	1,825	3,285	1,825	3,372	0	(365)	19,132
5300 010	Community Events - Event Coordinator	9,035	9,487	9,487	9,487	9,487	9,487	9,487	9,487	9,035	9,487	9,487	112,941
5300 020	Community Events - NFC Community Events	743	11,106	3,690	1,089	16,767	16,467	20,202	1,041	(6,309)	2,342	3,828	75,477
5750 000	Holiday Decorations -	21,769	0	(10,884)	0	0	0	0	0	10,884	10,884	0	32,653
5700 000	Insurance -	3,819	3,819	3,819	3,819	3,819	3,819	3,819	3,819	1,909	55,580	129	88,167
5650 020	Legal Fees - Legal Collections	0	0	(2,140)	2,140	1,081	4,276	(4,478)	0	0	165	0	1,044
5600 000	Management Fees -	5,538	5,538	5,541	5,541	5,541	5,530	5,538	5,538	5,538	5,538	5,538	66,456
5400 010	Office Supplies - Postage	0	0	0	0	1,115	(1,115)	0	0	0	3,110	0	3,140
5400 070	Office Supplies - NFC Office Supplies	0	0	49	15	0	0	23	0	0	0	0	87
6510 090	Clubhouse - NFC Kitchen Supplies	0	0	0	0	0	0	17	0	0	0	84	101

		Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Total Activity
5850 000	Landscape - Lnds Contract	33,483	33,483	33,483	33,483	33,995	33,995	33,995	31,085	32,540	32,540	32,540	32,540	397,162
5850 014	Landscape - Lnds Front Yards	100,440	102,770	104,563	104,563	107,431	108,745	132,564	110,119	112,031	0	230,814	0	1,214,039
5850 030	Landscape - Irrigation Repairs	0	5,180	0	5,495	2,531	0	7,587	8,668	8,915	0	7,111	2,354	47,841
5850 080	Landscape - Tree Maintenance	0	1,270	0	0	0	375	9,133	205	7,392	0	0	15,440	33,815
5850 010	Landscape - Lnds Extra	3,700	25,508	0	4,561	3,150	1,786	1,357	12,507	0	95	46,517	1,117	100,298
5850 020	Landscape - Force Mows	0	0	0	0	0	0	0	0	0	0	0	75	75
	Total Grounds Expenses	137,623	168,211	138,046	148,102	147,107	144,901	184,636	162,584	160,879	32,635	316,982	51,526	1,793,229
	Maintenance & Repairs Expense													
5140 005	Access Control - Devices	580	5,902	0	4,540	5,131	5,907	(145)	327	0	680	0	0	22,922
5140 010	Access Control - Access Cntrl Maint.	150	3,580	885	1,942	256	937	527	457	2,462	3,422	202	272	15,091
6450 000	Lake Management - Lke Mgmt Contract	1,705	1,987	1,705	1,705	782	1,705	1,423	1,705	1,705	1,705	1,705	0	17,832
6450 010	Lake Management - Lke Mgmt Supplies	984	0	142	1,770	1,523	990	2,501	729	1,305	1,177	655	0	11,774
6450 015	Lake Management - Lke Repairs	0	148	0	0	0	0	0	0	0	0	0	0	148
5900 000	Maint. & Rprs - Common Area Mtn/Rpr	3,822	2,635	2,307	19,892	1,530	3,713	3,104	1,452	5,585	2,691	1,763	3,419	51,912
5900 060	Maint. & Rprs - Electrical Maint.	0	0	240	0	530	2,250	0	488	800	0	0	0	4,308
5900 020	Maint. & Rprs - Gate Maint.	21,324	(21,324)	0	830	0	0	1,000	0	822	2,560	635	0	5,847
5900 030	Maint. & Rprs - Park/Playground Mtnc	0	0	0	0	465	0	0	0	155	1,610	6,220	6,220	14,670
5900 097	Maint. & Rprs - Recreation Maint.	0	0	0	1,285	17,882	1,510	2,869	(70)	0	0	0	0	23,475
5900 173	Maint. & Rprs - Clubhouse/Rec Center	0	0	0	0	0	0	0	0	2,674	2,426	155	0	5,255
5900 099	Maint. & Rprs - Streets/Drive	0	0	0	0	0	0	7,279	0	0	4,725	0	(4,725)	7,279
6510 065	Clubhouse - A/C Maint	0	0	0	0	0	0	0	0	0	0	0	4,876	4,876
6610 010	Patrol Services - Patrol-Guard Shack	1,523	4,399	408	11,420	5,845	7,192	5,708	5,806	7,092	5,678	7,233	5,901	68,206
6150 000	Pest Control - Pest Cntrl -Contract	0	0	0	0	0	0	0	0	0	0	0	281	281
6150 010	Pest Control - Pest Cntrl-General	0	0	0	198	789	0	0	0	0	0	0	0	987
6150 020	Pest Control - Mosquito Spray	0	0	0	1,405	500	1,659	500	400	1,105	0	0	0	5,569
6650 000	Signs and Monuments -	0	0	0	2,368	771	0	0	0	0	0	0	0	3,139
6500 000	Pool - Contract	3,975	2,650	0	36,484	25,481	0	13,139	4,766	2,730	1,365	10,469	2,730	103,787
6500 010	Pool - Repairs	355	0	2,900	5,867	1,195	155	1,245	95	225	1,440	747	0	14,224
6500 020	Pool - Supplies	0	0	0	6,441	0	0	0	0					

