# Harper's Preserve Community Association Inc.

## Balance Sheet as of 4/30/2024

| Assets | Operating | Reserve | Total |
|---|---|---|---|
| **Cash** | | | |
| 1009 - First Citizens Bank - Operating Account *8736 | $1,533,403.42 | | $1,533,403.42 |
| 1013 - First Citizens Bank - Operating ICS *8199 | $632,658.41 | | $632,658.41 |
| 1030 - First Citizens Bank -Petty Cash *4657 | $3,082.72 | | $3,082.72 |
| 1510 - First Citizens Bank - Reserve MM *6818 | | $402,100.51 | $402,100.51 |
| **Total Cash** | **$2,169,144.55** | **$402,100.51** | **$2,571,245.06** |
| **Receivables** | | | |
| 1600 - Assessments Receivable | $658,739.49 | | $658,739.49 |
| 1690 - A/R Other | $5,140.00 | | $5,140.00 |
| **Total Receivables** | **$663,879.49** | | **$663,879.49** |
| **Fixed Assets** | | | |
| 1814 - Fixed Assets | $441,220.54 | | $441,220.54 |
| 1857 - Roads and Paving | $307,393.91 | | $307,393.91 |
| 1864 - Signs | $10,213.39 | | $10,213.39 |
| 1899 - Accumulated Depreciation | ($227,648.50) | | ($227,648.50) |
| **Total Fixed Assets** | **$531,179.34** | | **$531,179.34** |
| **Other Assets** | | | |
| 1902 - Prepaid Expenses | $14,257.50 | | $14,257.50 |
| **Total Other Assets** | **$14,257.50** | | **$14,257.50** |
| **Total Assets** | **$3,378,460.88** | **$402,100.51** | **$3,780,561.39** |

# Harper's Preserve Community Association Inc.

Balance Sheet as of 4/30/2024

| Liabilities / Equity | Operating | Reserve | Total |
| --- | --- | --- | --- |
| **Liabilities** | | | |
| 2020 - A/P Other | $310.00 | | $310.00 |
| 2050 - Prepaid Assessments | $197,771.80 | | $197,771.80 |
| 2080 - Unearned Revenue | $1,832,277.12 | | $1,832,277.12 |
| 2111 - Deposits - Pool | $44,000.00 | | $44,000.00 |
| 2113 - Deposits - Clubhouse | $1,350.00 | | $1,350.00 |
| 2200 - Fees due to Management Company | $80.33 | | $80.33 |
| 2550 - Return Item Fee | $390.00 | | $390.00 |
| 2700 - Recovered Funds | $18,031.30 | | $18,031.30 |
| **Total Liabilities** | **$2,094,210.55** | | **$2,094,210.55** |
| **Equity** | | | |
| 3049 - Beginning Balance Equity | $987,775.44 | $214,319.77 | $1,202,095.21 |
| 3900 - Prior Year Revenue/Expenses | ($203.22) | | ($203.22) |
| 3915 - Current Year Gain / Loss | $296,678.11 | $187,780.74 | $484,458.85 |
| **Total Equity** | **$1,284,250.33** | **$402,100.51** | **$1,686,350.84** |
| **Total Liabilities / Equity** | **$3,378,460.88** | **$402,100.51** | **$3,780,561.39** |

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Revenue** | | | | | | | |
| 4100 - Assessment | 181,350.64 | 200,131.25 | (18,780.61) | 751,132.47 | 800,525.00 | (49,392.53) | 2,401,575.00 |
| 4105 - Other Assessment - Mowing Fee | 113,690.00 | 123,540.00 | (9,850.00) | 609,094.57 | 494,160.00 | 114,934.57 | 1,482,480.00 |
| 4113 - Builder Assessment | 19,261.45 | - | 19,261.45 | 57,784.35 | - | 57,784.35 | - |
| **Total Assessment Revenue** | **314,302.09** | **323,671.25** | **(9,369.16)** | **1,418,011.39** | **1,294,685.00** | **123,326.39** | **3,884,055.00** |
| **Other Income** | | | | | | | |
| 4200 - Late Fee/Interest | 8,612.70 | 6,666.67 | 1,946.03 | 22,605.31 | 26,666.68 | (4,061.37) | 80,000.00 |
| 4215 - NFC Event Income | - | - | - | 1,423.23 | - | 1,423.23 | - |
| 4410 - Demand Letter Income | - | - | - | 30.00 | - | 30.00 | - |
| 4411 - Payment Plan Setup Fee | 30.00 | - | 30.00 | 230.00 | - | 230.00 | - |
| 4412 - Payment Plan Demand Letter | 25.00 | - | 25.00 | 50.00 | - | 50.00 | - |
| 4440 - Reminder Notice Income | 3,155.00 | - | 3,155.00 | 3,285.00 | - | 3,285.00 | - |
| 4500 - Interest Income - OP | 438.32 | 41.67 | 396.65 | 1,772.96 | 166.68 | 1,606.28 | 500.00 |
| 4606 - Facilities - Social Room Rental | - | 166.67 | (166.67) | - | 666.68 | (666.68) | 2,000.00 |
| 4800 - Working Capital | 15,221.25 | 9,395.83 | 5,825.42 | 52,428.75 | 37,583.32 | 14,845.43 | 112,750.00 |
| 4801 - Closing Revenue | - | - | - | 9,583.75 | - | 9,583.75 | - |
| 4807 - Violation Fees 1st Letter | - | - | - | (2,536.00) | - | (2,536.00) | - |
| 4830 - Access Gate Card | 675.00 | 416.67 | 258.33 | 1,565.00 | 1,666.68 | (101.68) | 5,000.00 |
| 4831 - Pool Key Revenue | 1,000.00 | - | 1,000.00 | 1,000.00 | - | 1,000.00 | - |
| 4921 - Payment Plan Administration Fees | 20.00 | - | 20.00 | 55.00 | - | 55.00 | - |
| **Total Other Income** | **29,177.27** | **16,687.51** | **12,489.76** | **91,493.00** | **66,750.04** | **24,742.96** | **200,250.00** |
| **Total Operating Income** | **343,479.36** | **340,358.76** | **3,120.60** | **1,509,504.39** | **1,361,435.04** | **148,069.35** | **4,084,305.00** |
| **Operating Expense** | | | | | | | |
| **General and Administrative** | | | | | | | |
| 5101 - Office Supplies - Postage | 587.86 | 166.67 | (421.19) | 1,183.97 | 666.68 | (517.29) | 2,000.00 |
| 5102 - Office Supplies - NFC | - | 500.00 | 500.00 | - | 2,000.00 | 2,000.00 | 6,000.00 |
| 5103 - Meeting Expense | - | 66.67 | 66.67 | - | 266.68 | 266.68 | 800.00 |
| 5104 - Administrative Expenses | 1,100.35 | 2,500.00 | 1,399.65 | 1,975.80 | 10,000.00 | 8,024.20 | 30,000.00 |
| 5105 - Website Expenses | 1,000.00 | - | (1,000.00) | 2,500.00 | - | (2,500.00) | - |
| 5106 - Event Coordinator | 9,961.36 | 9,035.25 | (926.11) | 38,422.39 | 36,141.00 | (2,281.39) | 108,423.00 |
| 5107 - Community Events - NFC | 14,870.73 | 10,000.00 | (4,870.73) | 51,084.16 | 40,000.00 | (11,084.16) | 120,000.00 |
| 5109 - Admin Expenses - NFC Software | - | 89.99 | 89.99 | 126.41 | 359.96 | 233.55 | 1,079.85 |
| 5110 - Professional Fees - Legal | 480.60 | 4,166.67 | 3,686.07 | 3,208.86 | 16,666.68 | 13,457.82 | 50,000.00 |
| 5113 - Professional Fees - Management | 5,538.00 | 6,083.33 | 545.33 | 22,152.00 | 24,333.32 | 2,181.32 | 73,000.00 |
| 5114 - Professional Fees - Consulting | 500.00 | 3,333.33 | 2,833.33 | 1,500.00 | 13,333.32 | 11,833.32 | 40,000.00 |
| 5126 - Holiday Decorations | - | 1,666.67 | 1,666.67 | - | 6,666.68 | 6,666.68 | 20,000.00 |
| 5160 - Bad Debt Expense | 333.99 | - | (333.99) | 451.91 | - | (451.91) | - |
| 5168 - ARC Review | 1,535.00 | 729.17 | (805.83) | 1,535.00 | 2,916.68 | 1,381.68 | 8,750.00 |
| 5170 - Bank Fees | 85.00 | 8.33 | (76.67) | 165.00 | 33.32 | (131.68) | 100.00 |

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Operating Expense** | | | | | | | |
| 5177 - Legal Fees - Collection | 2,295.92 | 1,250.00 | (1,045.92) | (13,373.05) | 5,000.00 | 18,373.05 | 15,000.00 |
| **Total General and Administrative** | **38,288.81** | **39,596.08** | **1,307.27** | **110,932.45** | **158,384.32** | **47,451.87** | **475,152.85** |
| **Taxes** | | | | | | | |
| 5201 - Property Tax | - | 125.00 | 125.00 | 836.60 | 500.00 | (336.60) | 1,500.00 |
| 5203 - Audit/Tax Preparation | - | 83.33 | 83.33 | 900.00 | 333.32 | (566.68) | 1,000.00 |
| **Total Taxes** | **-** | **208.33** | **208.33** | **1,736.60** | **833.32** | **(903.28)** | **2,500.00** |
| **Insurance** | | | | | | | |
| 5251 - Insurance | - | 3,818.58 | 3,818.58 | - | 15,274.32 | 15,274.32 | 45,823.00 |
| **Total Insurance** | **-** | **3,818.58** | **3,818.58** | **-** | **15,274.32** | **15,274.32** | **45,823.00** |
| **Utilities** | | | | | | | |
| 5301 - Gas | 77.03 | 100.00 | 22.97 | 280.83 | 400.00 | 119.17 | 1,200.00 |
| 5302 - Telephone | 1,329.23 | 1,000.00 | (329.23) | 5,264.57 | 4,000.00 | (1,264.57) | 12,000.00 |
| 5303 - Electricity - Common Area | 1,362.99 | 3,333.33 | 1,970.34 | 8,066.48 | 13,333.32 | 5,266.84 | 40,000.00 |
| 5305 - Water - Irrigation | 18,108.07 | 11,250.00 | (6,858.07) | 61,978.35 | 45,000.00 | (16,978.35) | 135,000.00 |
| 5308 - Electricity - Streetlights | 2,771.47 | 1,666.67 | (1,104.80) | 9,133.17 | 6,666.68 | (2,466.49) | 20,000.00 |
| **Total Utilities** | **23,648.79** | **17,350.00** | **(6,298.79)** | **84,723.40** | **69,400.00** | **(15,323.40)** | **208,200.00** |
| **Common Area Maintenance** | | | | | | | |
| 5407 - Maint & Rprs - Electrical | 17,549.75 | 2,500.00 | (15,049.75) | 20,595.10 | 10,000.00 | (10,595.10) | 30,000.00 |
| 5408 - Maint & Rprs - Parks/Playgrounds | - | 2,916.67 | 2,916.67 | 6,220.00 | 11,666.68 | 5,446.68 | 35,000.00 |
| 5417 - Maint & Rprs - Recreation | - | 2,916.67 | 2,916.67 | 1,027.63 | 11,666.68 | 10,639.05 | 35,000.00 |
| 5425 - Clubhouse - NFC Kitchen Supplies | - | 833.33 | 833.33 | - | 3,333.32 | 3,333.32 | 10,000.00 |
| 5426 - Clubhouse - NFC Event Room Suppl | - | 875.00 | 875.00 | - | 3,500.00 | 3,500.00 | 10,500.00 |
| 5455 - Clubhouse A/C Maintenance | - | - | - | 4,875.58 | - | (4,875.58) | - |
| 5456 - Clubhouse - Cleaning | - | 1,833.33 | 1,833.33 | 1,460.00 | 7,333.32 | 5,873.32 | 22,000.00 |
| 5457 - Janitorial - NFC Janitorial Supplies | - | 833.33 | 833.33 | - | 3,333.32 | 3,333.32 | 10,000.00 |
| 5462 - Fitness Management - NFC Sports Rec | - | 313.67 | 313.67 | - | 1,254.68 | 1,254.68 | 3,764.00 |
| 5466 - Pest Control - Mosquito Spray | 914.06 | 666.67 | (247.39) | 2,058.42 | 2,666.68 | 608.26 | 8,000.00 |
| 5468 - Traffic Signs | - | 2,083.33 | 2,083.33 | - | 8,333.32 | 8,333.32 | 25,000.00 |
| 5469 - Signs & Monuments | - | 1,666.67 | 1,666.67 | 225.00 | 6,666.68 | 6,441.68 | 20,000.00 |
| 5470 - Maint & Rprs - Common Area | 10,540.61 | 5,833.33 | (4,707.28) | 18,662.37 | 23,333.32 | 4,670.95 | 70,000.00 |
| 5471 - Maint & Rprs - Streets/Drive | - | 8,333.33 | 8,333.33 | (4,725.00) | 33,333.32 | 38,058.32 | 100,000.00 |
| **Total Common Area Maintenance** | **29,004.42** | **31,605.33** | **2,600.91** | **50,399.10** | **126,421.32** | **76,022.22** | **379,264.00** |
| **Swimming Pool** | | | | | | | |
| 5502 - Pool - Maintenance Contract | 4,094.25 | 8,833.33 | 4,739.08 | 12,282.75 | 35,333.32 | 23,050.57 | 106,000.00 |
| 5503 - Pool - Furniture | - | 3,333.33 | 3,333.33 | - | 13,333.32 | 13,333.32 | 40,000.00 |
| 5504 - Pool - Repairs | 15,183.30 | 3,333.33 | (11,849.97) | 18,508.02 | 13,333.32 | (5,174.70) | 40,000.00 |

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 5510 - Pool - Supplies | - | 833.33 | 833.33 | - | 3,333.32 | 3,333.32 | 10,000.00 |
| **Total Swimming Pool** | **19,277.55** | **16,333.32** | **(2,944.23)** | **30,790.77** | **65,333.28** | **34,542.51** | **196,000.00** |
| **Landscape Maintenance** | | | | | | | |
| 5605 - Landscape - Service Contract | 32,540.00 | 34,166.67 | 1,626.67 | 130,160.00 | 136,666.68 | 6,506.68 | 410,000.00 |
| 5606 - Landscape - Additional Services | - | 8,333.33 | 8,333.33 | 1,372.35 | 33,333.32 | 31,960.97 | 100,000.00 |
| 5608 - Landscape - Trees & Shrubs Maint | - | 5,000.00 | 5,000.00 | 17,912.00 | 20,000.00 | 2,088.00 | 60,000.00 |
| 5615 - Landscape - Front Yards | 119,559.75 | 84,441.00 | (35,118.75) | 473,100.50 | 337,764.00 | (135,336.50) | 1,013,292.00 |
| **Total Landscape Maintenance** | **152,099.75** | **131,941.00** | **(20,158.75)** | **622,544.85** | **527,764.00** | **(94,780.85)** | **1,583,292.00** |
| **Irrigation Maintenance** | | | | | | | |
| 5651 - Irrigation Repairs | - | 5,000.00 | 5,000.00 | 6,529.80 | 20,000.00 | 13,470.20 | 60,000.00 |
| **Total Irrigation Maintenance** | **-** | **5,000.00** | **5,000.00** | **6,529.80** | **20,000.00** | **13,470.20** | **60,000.00** |
| **Fountain and Lake Maintenance** | | | | | | | |
| 5680 - Lake Contract | 3,410.00 | 4,583.33 | 1,173.33 | 6,820.00 | 18,333.32 | 11,513.32 | 55,000.00 |
| 5683 - Lake Repairs | - | 91.67 | 91.67 | - | 366.68 | 366.68 | 1,100.00 |
| 5689 - Lake Supplies | 1,649.12 | 1,166.67 | (482.45) | 2,920.82 | 4,666.68 | 1,745.86 | 14,000.00 |
| **Total Fountain and Lake Maintenance** | **5,059.12** | **5,841.67** | **782.55** | **9,740.82** | **23,366.68** | **13,625.86** | **70,100.00** |
| **Security** | | | | | | | |
| 5711 - Maint & Rprs - Gate Maint. | 7,575.00 | 4,166.67 | (3,408.33) | 8,025.00 | 16,666.68 | 8,641.68 | 50,000.00 |
| 5735 - Access Control - Devices | - | 833.33 | 833.33 | - | 3,333.32 | 3,333.32 | 10,000.00 |
| 5742 - Patrol Service - Guard Shack | 7,031.25 | 10,833.33 | 3,802.08 | 24,352.59 | 43,333.32 | 18,980.73 | 130,000.00 |
| 5744 - Access Control - Access Cntrl Maint. | 51.95 | 666.67 | 614.72 | 762.65 | 2,666.68 | 1,904.03 | 8,000.00 |
| **Total Security** | **14,658.20** | **16,500.00** | **1,841.80** | **33,140.24** | **66,000.00** | **32,859.76** | **198,000.00** |
| **Special Projects** | | | | | | | |
| 5800 - Capital Improvements | 48,969.70 | 9,664.45 | (39,305.25) | 74,788.25 | 38,657.80 | (36,130.45) | 115,973.35 |
| **Total Special Projects** | **48,969.70** | **9,664.45** | **(39,305.25)** | **74,788.25** | **38,657.80** | **(36,130.45)** | **115,973.35** |
| **Reserve Contribution** | | | | | | | |
| 6001 - Reserve Contribution - Road Funds | - | 62,500.00 | 62,500.00 | 187,500.00 | 250,000.00 | 62,500.00 | 750,000.00 |
| **Total Reserve Contribution** | **-** | **62,500.00** | **62,500.00** | **187,500.00** | **250,000.00** | **62,500.00** | **750,000.00** |
| **Total Operating Expense** | **331,006.34** | **340,358.76** | **9,352.42** | **1,212,826.28** | **1,361,435.04** | **148,608.76** | **4,084,305.20** |
| **Net Operating Income (Loss)** | **12,473.02** | **-** | **12,473.02** | **296,678.11** | **-** | **296,678.11** | **(.20)** |

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | **Actual** | **Budget** | **Variance** | **Actual** | **Budget** | **Variance** | **Budget** |
| **Reserve Income** | | | | | | | |
| **Other Income** | | | | | | | |
| 4510 - Interest Income - RSV | 148.70 | - | 148.70 | 280.74 | - | 280.74 | - |
| 4900 - Reserve Contribution - Road Fund | - | - | - | 187,500.00 | - | 187,500.00 | - |
| **Total Other Income** | **148.70** | **-** | **148.70** | **187,780.74** | **-** | **187,780.74** | **-** |
| **Total Reserve Income** | **148.70** | **-** | **148.70** | **187,780.74** | **-** | **187,780.74** | **-** |
| **Net Reserve Income (Loss)** | **148.70** | **-** | **148.70** | **187,780.74** | **-** | **187,780.74** | **-** |
| **Net Total** | **12,621.72** | **-** | **12,621.72** | **484,458.85** | **-** | **484,458.85** | **(.20)** |