Harper's Preserve Community Association Inc.

Balance Sheet as of 8/31/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$1,090,312.10		$1,090,312.10
1013 - First Citizens Bank - Operating ICS *8199	$634,152.45		$634,152.45
1030 - First Citizens Bank -Petty Cash *4657	$3,129.85		$3,129.85
1510 - First Citizens Bank - Reserve MM *6818		$402,710.75	$402,710.75
Total Cash	**$1,727,594.40**	**$402,710.75**	**$2,130,305.15**
Receivables			
1600 - Assessments Receivable	$502,948.81		$502,948.81
1690 - A/R Other	$5,140.00		$5,140.00
Total Receivables	**$508,088.81**		**$508,088.81**
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	$18,196.36		$18,196.36
Total Other Assets	**$18,196.36**		**$18,196.36**
Total Assets	**$2,785,058.91**	**$402,710.75**	**$3,187,769.66**

Harper's Preserve Community Association Inc.

Balance Sheet as of 8/31/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$310.00		$310.00
2050 - Prepaid Assessments	$165,467.37		$165,467.37
2080 - Unearned Revenue	$922,178.41		$922,178.41
2111 - Deposits - Pool	$54,000.00		$54,000.00
2113 - Deposits - Clubhouse	$1,350.00		$1,350.00
2550 - Return Item Fee	$420.00		$420.00
2560 - Certified Violation Notice	$500.00		$500.00
2700 - Recovered Funds	$18,031.30		$18,031.30
Total Liabilities	**$1,162,257.08**		**$1,162,257.08**
Equity			
3049 - Beginning Balance Equity	$986,369.97	$214,319.77	$1,200,689.74
3500 - Fund Balance Retained	$0.01		$0.01
3900 - Prior Year Revenue/Expenses	($2,076.77)		($2,076.77)
3915 - Current Year Gain / Loss	$638,508.62	$188,390.98	$826,899.60
Total Equity	**$1,622,801.83**	**$402,710.75**	**$2,025,512.58**
Total Liabilities / Equity	**$2,785,058.91**	**$402,710.75**	**$3,187,769.66**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
4100 - Assessment	181,517.69	200,131.25	(18,613.56)	1,478,138.43	1,601,050.00	(122,911.57)	2,401,575.00
4105 - Other Assessment - Mowing Fee	119,063.31	123,540.00	(4,476.69)	1,081,117.47	988,320.00	92,797.47	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	134,830.15	-	134,830.15	-
Total Assessment Revenue	**319,842.45**	**323,671.25**	**(3,828.80)**	**2,694,086.05**	**2,589,370.00**	**104,716.05**	**3,884,055.00**
Other Income							
4200 - Late Fee/Interest	15,717.17	6,666.67	9,050.50	41,390.31	53,333.36	(11,943.05)	80,000.00
4215 - NFC Event Income	373.00	-	373.00	4,098.99	-	4,098.99	-
4410 - Demand Letter Income	11,170.00	-	11,170.00	10,880.00	-	10,880.00	-
4411 - Payment Plan Setup Fee	520.00	-	520.00	680.00	-	680.00	-
4412 - Payment Plan Demand Letter	75.00	-	75.00	75.00	-	75.00	-
4440 - Reminder Notice Income	13,495.00	-	13,495.00	13,080.00	-	13,080.00	-
4500 - Interest Income - OP	438.04	41.67	396.37	3,536.00	333.36	3,202.64	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	1,550.00	1,333.36	216.64	2,000.00
4800 - Working Capital	15,221.25	9,395.83	5,825.42	120,078.75	75,166.64	44,912.11	112,750.00
4801 - Closing Revenue	-	-	-	563.75	-	563.75	-
4807 - Violation Fees 1st Letter	4,139.06	-	4,139.06	7,970.56	-	7,970.56	-
4809 - 2nd Compliance Letter Service Fee	488.00	-	488.00	496.00	-	496.00	-
4830 - Access Gate Card	-	416.67	(416.67)	3,015.00	3,333.36	(318.36)	5,000.00
4901 - Collection Facilitation	1,470.00	-	1,470.00	1,470.00	-	1,470.00	-
4921 - Payment Plan Administration Fees	185.00	-	185.00	185.00	-	185.00	-
Total Other Income	**63,291.52**	**16,687.51**	**46,604.01**	**209,069.36**	**133,500.08**	**75,569.28**	**200,250.00**
Total Operating Income	**383,133.97**	**340,358.76**	**42,775.21**	**2,903,155.41**	**2,722,870.08**	**180,285.33**	**4,084,305.00**
Operating Expense							
General and Administrative							
5101 - Office Supplies - Postage	3.00	166.67	163.67	2,841.66	1,333.36	(1,508.30)	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	533.36	533.36	800.00
5104 - Administrative Expenses	(1,354.98)	2,500.00	3,854.98	8,826.42	20,000.00	11,173.58	30,000.00
5105 - Website Expenses	-	-	-	3,500.00	-	(3,500.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	78,267.83	72,282.00	(5,985.83)	108,423.00
5107 - Community Events - NFC	(1,164.45)	10,000.00	11,164.45	73,421.62	80,000.00	6,578.38	120,000.00
5109 - Admin Expenses - NFC Software	28.14	89.99	61.85	190.69	719.92	529.23	1,079.85
5110 - Professional Fees - Legal	-	4,166.67	4,166.67	5,538.66	33,333.36	27,794.70	50,000.00
5113 - Professional Fees - Management	5,540.60	6,083.33	542.73	44,314.40	48,666.64	4,352.24	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	26,666.64	25,166.64	40,000.00
5122 - Violation Notices	5,424.00	-	(5,424.00)	5,424.00	-	(5,424.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	10,884.45	13,333.36	2,448.91	20,000.00
5129 - Reminder Notice Expense	7,705.00	-	(7,705.00)	7,705.00	-	(7,705.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Expense							
5131 - Administrative Expenses - NFC Software	5.00	-	(5.00)	5.00	-	(5.00)	-
5132 - Payment Plan Admin Fee Expense	90.00	-	(90.00)	90.00	-	(90.00)	-
5160 - Bad Debt Expense	9,139.58	-	(9,139.58)	9,591.49	-	(9,591.49)	-
5168 - ARC Review	5,900.00	729.17	(5,170.83)	8,036.25	5,833.36	(2,202.89)	8,750.00
5170 - Bank Fees	20.00	8.33	(11.67)	315.00	66.64	(248.36)	100.00
5177 - Legal Fees - Collection	-	1,250.00	1,250.00	(16,935.73)	10,000.00	26,935.73	15,000.00
5195 - Demand Letter Expense	10,840.00	-	(10,840.00)	10,840.00	-	(10,840.00)	-
5196 - Payment Plan Setup Fee Expense	470.00	-	(470.00)	470.00	-	(470.00)	-
5197 - Payment Plan Demand Letter Expense	75.00	-	(75.00)	75.00	-	(75.00)	-
Total General and Administrative	**52,682.25**	**39,596.08**	**(13,086.17)**	**254,901.74**	**316,768.64**	**61,866.90**	**475,152.85**
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	1,000.00	163.40	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	666.64	(233.36)	1,000.00
Total Taxes	**-**	**208.33**	**208.33**	**1,736.60**	**1,666.64**	**(69.96)**	**2,500.00**
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	30,548.64	30,548.64	45,823.00
Total Insurance	**-**	**3,818.58**	**3,818.58**	**-**	**30,548.64**	**30,548.64**	**45,823.00**
Utilities							
5301 - Gas	60.96	100.00	39.04	465.37	800.00	334.63	1,200.00
5302 - Telephone	1,444.46	1,000.00	(444.46)	12,221.76	8,000.00	(4,221.76)	12,000.00
5303 - Electricity - Common Area	2,909.13	3,333.33	424.20	18,472.03	26,666.64	8,194.61	40,000.00
5305 - Water - Irrigation	18,777.08	11,250.00	(7,527.08)	117,336.02	90,000.00	(27,336.02)	135,000.00
5308 - Electricity - Streetlights	2,036.23	1,666.67	(369.56)	17,022.23	13,333.36	(3,688.87)	20,000.00
Total Utilities	**25,227.86**	**17,350.00**	**(7,877.86)**	**165,517.41**	**138,800.00**	**(26,717.41)**	**208,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	600.00	2,500.00	1,900.00	26,872.94	20,000.00	(6,872.94)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	2,916.67	2,916.67	6,515.00	23,333.36	16,818.36	35,000.00
5417 - Maint & Rprs - Recreation	-	2,916.67	2,916.67	1,943.97	23,333.36	21,389.39	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	-	7,000.00	7,000.00	10,500.00
5455 - Clubhouse A/C Maintenance	-	-	-	4,875.58	-	(4,875.58)	-
5456 - Clubhouse - Cleaning	232.30	1,833.33	1,601.03	1,917.30	14,666.64	12,749.34	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	2,509.36	2,509.36	3,764.00
5466 - Pest Control - Mosquito Spray	300.94	666.67	365.73	3,205.03	5,333.36	2,128.33	8,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5468 - Traffic Signs	-	2,083.33	2,083.33	240.00	16,666.64	16,426.64	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	13,333.36	13,108.36	20,000.00
5470 - Maint & Rprs - Common Area	1,825.00	5,833.33	4,008.33	42,959.37	46,666.64	3,707.27	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,225.00)	66,666.64	70,891.64	100,000.00
Total Common Area Maintenance	**2,958.24**	**31,605.33**	**28,647.09**	**84,529.19**	**252,842.64**	**168,313.45**	**379,264.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	12,452.75	8,833.33	(3,619.42)	91,285.50	70,666.64	(20,618.86)	106,000.00
5503 - Pool - Furniture	4,058.91	3,333.33	(725.58)	4,058.91	26,666.64	22,607.73	40,000.00
5504 - Pool - Repairs	11,381.18	3,333.33	(8,047.85)	38,248.20	26,666.64	(11,581.56)	40,000.00
5510 - Pool - Supplies	975.70	833.33	(142.37)	975.70	6,666.64	5,690.94	10,000.00
Total Swimming Pool	**28,868.54**	**16,333.32**	**(12,535.22)**	**134,568.31**	**130,666.56**	**(3,901.75)**	**196,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	-	34,166.67	34,166.67	227,780.00	273,333.36	45,553.36	410,000.00
5606 - Landscape - Additional Services	-	8,333.33	8,333.33	25,489.35	66,666.64	41,177.29	100,000.00
5608 - Landscape - Trees & Shrubs Maint	-	5,000.00	5,000.00	22,411.00	40,000.00	17,589.00	60,000.00
5615 - Landscape - Front Yards	354,670.00	84,441.00	(270,229.00)	946,438.50	675,528.00	(270,910.50)	1,013,292.00
Total Landscape Maintenance	**354,670.00**	**131,941.00**	**(222,729.00)**	**1,222,118.85**	**1,055,528.00**	**(166,590.85)**	**1,583,292.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	5,609.98	5,000.00	(609.98)	32,859.19	40,000.00	7,140.81	60,000.00
Total Irrigation Maintenance	**5,609.98**	**5,000.00**	**(609.98)**	**32,859.19**	**40,000.00**	**7,140.81**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	13,640.00	36,666.64	23,026.64	55,000.00
5683 - Lake Repairs	-	91.67	91.67	-	733.36	733.36	1,100.00
5689 - Lake Supplies	909.38	1,166.67	257.29	6,899.64	9,333.36	2,433.72	14,000.00
Total Fountain and Lake Maintenance	**2,614.38**	**5,841.67**	**3,227.29**	**20,539.64**	**46,733.36**	**26,193.72**	**70,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	150.00	4,166.67	4,016.67	12,469.01	33,333.36	20,864.35	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5742 - Patrol Service - Guard Shack	8,710.00	10,833.33	2,123.33	51,618.85	86,666.64	35,047.79	130,000.00
5744 - Access Control - Access Cntrl Maint.	76.90	666.67	589.77	1,100.25	5,333.36	4,233.11	8,000.00
Total Security	**8,936.90**	**16,500.00**	**7,563.10**	**65,188.11**	**132,000.00**	**66,811.89**	**198,000.00**
Special Projects							
5800 - Capital Improvements	-	9,664.45	9,664.45	95,187.75	77,315.60	(17,872.15)	115,973.35
Total Special Projects	**-**	**9,664.45**	**9,664.45**	**95,187.75**	**77,315.60**	**(17,872.15)**	**115,973.35**
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	187,500.00	500,000.00	312,500.00	750,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Reserve Contribution	**-**	**62,500.00**	**62,500.00**	**187,500.00**	**500,000.00**	**312,500.00**	**750,000.00**
Total Operating Expense	**481,568.15**	**340,358.76**	**(141,209.39)**	**2,264,646.79**	**2,722,870.08**	**458,223.29**	**4,084,305.20**
Net Operating Income (Loss)	**(98,434.18)**	**-**	**(98,434.18)**	**638,508.62**	**-**	**638,508.62**	**(.20)**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Other Income							
4510 - Interest Income - RSV	153.89	-	153.89	890.98	-	890.98	-
4900 - Reserve Contribution - Road Fund	-	-	-	187,500.00	-	187,500.00	-
Total Other Income	**153.89**	**-**	**153.89**	**188,390.98**	**-**	**188,390.98**	**-**
Total Reserve Income	**153.89**	**-**	**153.89**	**188,390.98**	**-**	**188,390.98**	**-**
Net Reserve Income (Loss)	**153.89**	**-**	**153.89**	**188,390.98**	**-**	**188,390.98**	**-**
Net Total	**(98,280.29)**	**-**	**(98,280.29)**	**826,899.60**	**-**	**826,899.60**	**(.20)**