Harper's Preserve Community Association Inc.

Balance Sheet as of 12/31/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$503,306.76		$503,306.76
1013 - First Citizens Bank - Operating ICS *8199	$85,650.96		$85,650.96
1014 - First Citizens Bank - Reserve ICS Account *0741		$717,864.04	$717,864.04
1030 - First Citizens Bank -Petty Cash *4657	$1,778.55		$1,778.55
1510 - First Citizens Bank - Reserve MM *6818		$248,106.39	$248,106.39
Total Cash	**$590,736.27**	**$965,970.43**	**$1,556,706.70**
Receivables			
1600 - Assessments Receivable	$459,009.00		$459,009.00
1690 - A/R Other	$5,140.00		$5,140.00
Total Receivables	**$464,149.00**		**$464,149.00**
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	$11,326.11		$11,326.11
Total Other Assets	**$11,326.11**		**$11,326.11**
Total Assets	**$1,597,390.72**	**$965,970.43**	**$2,563,361.15**

Harper's Preserve Community Association Inc.

Balance Sheet as of 12/31/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$42,740.60		$42,740.60
2050 - Prepaid Assessments	$536,570.88		$536,570.88
2111 - Deposits - Pool	$53,000.00		$53,000.00
2113 - Deposits - Clubhouse	$1,650.00		$1,650.00
2700 - Recovered Funds	$18,031.30		$18,031.30
Total Liabilities	**$651,992.78**		**$651,992.78**
Equity			
3049 - Beginning Balance Equity	$986,369.97	$214,256.07	$1,200,626.04
3500 - Fund Balance Retained	$0.01		$0.01
3900 - Prior Year Revenue/Expenses	($4,045.75)		($4,045.75)
3915 - Current Year Gain / Loss	($36,926.29)	$751,714.36	$714,788.07
Total Equity	**$945,397.94**	**$965,970.43**	**$1,911,368.37**
Total Liabilities / Equity	**$1,597,390.72**	**$965,970.43**	**$2,563,361.15**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
4100 - Assessment	181,299.11	200,131.25	(18,832.14)	2,203,553.53	2,401,575.00	(198,021.47)	2,401,575.00
4105 - Other Assessment - Mowing Fee	125,806.81	123,540.00	2,266.81	1,565,669.55	1,482,480.00	83,189.55	1,482,480.00
4113 - Builder Assessment	19,261.22	-	19,261.22	211,875.72	-	211,875.72	-
Total Assessment Revenue	**326,367.14**	**323,671.25**	**2,695.89**	**3,981,098.80**	**3,884,055.00**	**97,043.80**	**3,884,055.00**
Other Income							
4200 - Late Fee/Interest	8,413.86	6,666.63	1,747.23	98,802.88	80,000.00	18,802.88	80,000.00
4215 - NFC Event Income	362.40	-	362.40	5,989.51	-	5,989.51	-
4305 - Return Item Fee Income	120.00	-	120.00	1,440.00	-	1,440.00	-
4410 - Demand Letter Income	5,267.41	-	5,267.41	25,237.41	-	25,237.41	-
4411 - Payment Plan Setup Fee	-	-	-	765.00	-	765.00	-
4412 - Payment Plan Demand Letter	75.00	-	75.00	175.00	-	175.00	-
4440 - Reminder Notice Income	530.00	-	530.00	18,463.00	-	18,463.00	-
4500 - Interest Income - OP	269.15	41.63	227.52	5,637.83	500.00	5,137.83	500.00
4606 - Facilities - Social Room Rental	-	166.63	(166.63)	3,025.00	2,000.00	1,025.00	2,000.00
4800 - Working Capital	8,455.50	9,395.87	(940.37)	158,988.75	112,750.00	46,238.75	112,750.00
4807 - Violation Fees 1st Letter	(200.00)	-	(200.00)	12,300.64	-	12,300.64	-
4808 - Certified Violation Notice Income	14.00	-	14.00	7,004.00	-	7,004.00	-
4809 - 2nd Compliance Letter Service Fee	40.00	-	40.00	2,200.00	-	2,200.00	-
4810 - Fines	(8.00)	-	(8.00)	38.00	-	38.00	-
4830 - Access Gate Card	70.00	416.63	(346.63)	3,630.00	5,000.00	(1,370.00)	5,000.00
4901 - Collection Facilitation	-	-	-	2,520.00	-	2,520.00	-
4921 - Payment Plan Administration Fees	55.00	-	55.00	395.00	-	395.00	-
Total Other Income	**23,464.32**	**16,687.39**	**6,776.93**	**346,612.02**	**200,250.00**	**146,362.02**	**200,250.00**
Total Operating Income	**349,831.46**	**340,358.64**	**9,472.82**	**4,327,710.82**	**4,084,305.00**	**243,405.82**	**4,084,305.00**
Operating Expense							
General and Administrative							
5101 - Office Supplies - Postage	-	166.63	166.63	2,841.66	2,000.00	(841.66)	2,000.00
5102 - Office Supplies - NFC	66.55	500.00	433.45	171.49	6,000.00	5,828.51	6,000.00
5103 - Meeting Expense	-	66.63	66.63	-	800.00	800.00	800.00
5104 - Administrative Expenses	12,711.50	2,500.00	(10,211.50)	26,692.22	30,000.00	3,307.78	30,000.00
5105 - Website Expenses	500.00	-	(500.00)	6,500.00	-	(6,500.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	118,113.27	108,423.00	(9,690.27)	108,423.00
5107 - Community Events - NFC	2,973.81	10,000.00	7,026.19	98,487.21	120,000.00	21,512.79	120,000.00
5109 - Admin Expenses - NFC Software	161.28	89.96	(71.32)	1,589.85	1,079.85	(510.00)	1,079.85
5110 - Professional Fees - Legal	-	4,166.63	4,166.63	11,929.11	50,000.00	38,070.89	50,000.00
5113 - Professional Fees - Management	5,540.60	6,083.37	542.77	66,476.80	73,000.00	6,523.20	73,000.00
5114 - Professional Fees - Consulting	-	3,333.37	3,333.37	1,500.00	40,000.00	38,500.00	40,000.00
5122 - Violation Notices	40.00	-	(40.00)	9,064.00	-	(9,064.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5123 - Return Item Fee Expense	170.00	-	(170.00)	1,575.00	-	(1,575.00)	-
5124 - Certified Violation Notices Expense	90.00	-	(90.00)	9,114.00	-	(9,114.00)	-
5126 - Holiday Decorations	-	1,666.63	1,666.63	21,768.90	20,000.00	(1,768.90)	20,000.00
5128 - Collection Facilitation	870.00	-	(870.00)	2,340.00	-	(2,340.00)	-
5129 - Reminder Notice Expense	624.00	-	(624.00)	23,106.39	-	(23,106.39)	-
5131 - Administrative Expenses - NFC Software	-	-	-	165.00	-	(165.00)	-
5132 - Payment Plan Admin Fee Expense	60.00	-	(60.00)	335.00	-	(335.00)	-
5160 - Bad Debt Expense	-	-	-	9,591.49	-	(9,591.49)	-
5168 - ARC Review	30,000.00	729.13	(29,270.87)	40,195.00	8,750.00	(31,445.00)	8,750.00
5170 - Bank Fees	-	8.37	8.37	-	100.00	100.00	100.00
5177 - Legal Fees - Collection	231.65	1,250.00	1,018.35	(8,793.80)	15,000.00	23,793.80	15,000.00
5195 - Demand Letter Expense	2,220.00	-	(2,220.00)	29,279.39	-	(29,279.39)	-
5196 - Payment Plan Setup Fee Expense	30.00	-	(30.00)	1,045.00	-	(1,045.00)	-
5197 - Payment Plan Demand Letter Expense	-	-	-	150.00	-	(150.00)	-
Total General and Administrative	**66,250.75**	**39,595.97**	**(26,654.78)**	**473,236.98**	**475,152.85**	**1,915.87**	**475,152.85**
Taxes							
5201 - Property Tax	459.03	125.00	(334.03)	1,295.63	1,500.00	204.37	1,500.00
5203 - Audit/Tax Preparation	-	83.37	83.37	900.00	1,000.00	100.00	1,000.00
Total Taxes	**459.03**	**208.37**	**(250.66)**	**2,195.63**	**2,500.00**	**304.37**	**2,500.00**
Insurance							
5251 - Insurance	-	3,818.62	3,818.62	58,826.00	45,823.00	(13,003.00)	45,823.00
Total Insurance	**-**	**3,818.62**	**3,818.62**	**58,826.00**	**45,823.00**	**(13,003.00)**	**45,823.00**
Utilities							
5301 - Gas	66.44	100.00	33.56	715.49	1,200.00	484.51	1,200.00
5302 - Telephone	1,685.76	1,000.00	(685.76)	21,220.08	12,000.00	(9,220.08)	12,000.00
5303 - Electricity - Common Area	1,789.88	3,333.37	1,543.49	29,257.15	40,000.00	10,742.85	40,000.00
5305 - Water - Irrigation	58,509.11	11,250.00	(47,259.11)	227,729.25	135,000.00	(92,729.25)	135,000.00
5308 - Electricity - Streetlights	2,972.48	1,666.63	(1,305.85)	25,843.86	20,000.00	(5,843.86)	20,000.00
Total Utilities	**65,023.67**	**17,350.00**	**(47,673.67)**	**304,765.83**	**208,200.00**	**(96,565.83)**	**208,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	2,292.50	2,500.00	207.50	48,390.44	30,000.00	(18,390.44)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	305.00	2,916.63	2,611.63	9,352.20	35,000.00	25,647.80	35,000.00
5417 - Maint & Rprs - Recreation	-	2,916.63	2,916.63	2,353.97	35,000.00	32,646.03	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	43.91	833.37	789.46	43.91	10,000.00	9,956.09	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	203.29	10,500.00	10,296.71	10,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5455 - Clubhouse A/C Maintenance	-	-	-	4,875.58	-	(4,875.58)	-
5456 - Clubhouse - Cleaning	185.68	1,833.37	1,647.69	2,102.98	22,000.00	19,897.02	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.37	833.37	194.02	10,000.00	9,805.98	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.63	313.63	-	3,764.00	3,764.00	3,764.00
5466 - Pest Control - Mosquito Spray	2,900.00	666.63	(2,233.37)	6,550.70	8,000.00	1,449.30	8,000.00
5468 - Traffic Signs	265.00	2,083.37	1,818.37	505.00	25,000.00	24,495.00	25,000.00
5469 - Signs & Monuments	-	1,666.63	1,666.63	225.00	20,000.00	19,775.00	20,000.00
5470 - Maint & Rprs - Common Area	22,895.68	5,833.37	(17,062.31)	89,777.33	70,000.00	(19,777.33)	70,000.00
5471 - Maint & Rprs - Streets/Drive	86,062.00	8,333.37	(77,728.63)	81,837.00	100,000.00	18,163.00	100,000.00
Total Common Area Maintenance	**114,949.77**	**31,605.37**	**(83,344.40)**	**246,411.42**	**379,264.00**	**132,852.58**	**379,264.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	4,094.25	8,833.37	4,739.12	104,798.75	106,000.00	1,201.25	106,000.00
5503 - Pool - Furniture	-	3,333.37	3,333.37	5,471.16	40,000.00	34,528.84	40,000.00
5504 - Pool - Repairs	-	3,333.37	3,333.37	39,548.20	40,000.00	451.80	40,000.00
5510 - Pool - Supplies	6,534.00	833.37	(5,700.63)	7,509.70	10,000.00	2,490.30	10,000.00
Total Swimming Pool	**10,628.25**	**16,333.48**	**5,705.23**	**157,327.81**	**196,000.00**	**38,672.19**	**196,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	67,120.00	34,166.63	(32,953.37)	395,580.00	410,000.00	14,420.00	410,000.00
5606 - Landscape - Additional Services	42,270.00	8,333.37	(33,936.63)	197,084.71	100,000.00	(97,084.71)	100,000.00
5608 - Landscape - Trees & Shrubs Maint	-	5,000.00	5,000.00	35,616.20	60,000.00	24,383.80	60,000.00
5615 - Landscape - Front Yards	400,878.50	84,441.00	(316,437.50)	1,467,783.00	1,013,292.00	(454,491.00)	1,013,292.00
Total Landscape Maintenance	**510,268.50**	**131,941.00**	**(378,327.50)**	**2,096,063.91**	**1,583,292.00**	**(512,771.91)**	**1,583,292.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	9,150.20	5,000.00	(4,150.20)	49,205.89	60,000.00	10,794.11	60,000.00
Total Irrigation Maintenance	**9,150.20**	**5,000.00**	**(4,150.20)**	**49,205.89**	**60,000.00**	**10,794.11**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.37	2,878.37	20,460.00	55,000.00	34,540.00	55,000.00
5683 - Lake Repairs	-	91.63	91.63	492.31	1,100.00	607.69	1,100.00
5689 - Lake Supplies	439.72	1,166.63	726.91	12,712.22	14,000.00	1,287.78	14,000.00
Total Fountain and Lake Maintenance	**2,144.72**	**5,841.63**	**3,696.91**	**33,664.53**	**70,100.00**	**36,435.47**	**70,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	7,663.20	4,166.63	(3,496.57)	23,103.48	50,000.00	26,896.52	50,000.00
5735 - Access Control - Devices	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
5742 - Patrol Service - Guard Shack	5,829.24	10,833.37	5,004.13	73,269.93	130,000.00	56,730.07	130,000.00
5744 - Access Control - Access Cntrl Maint.	51.95	666.63	614.68	1,377.95	8,000.00	6,622.05	8,000.00
Total Security	**13,544.39**	**16,500.00**	**2,955.61**	**97,751.36**	**198,000.00**	**100,248.64**	**198,000.00**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Special Projects							
5800 - Capital Improvements	-	9,664.40	9,664.40	95,187.75	115,973.35	20,785.60	115,973.35
Total Special Projects	**-**	**9,664.40**	**9,664.40**	**95,187.75**	**115,973.35**	**20,785.60**	**115,973.35**
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	187,500.00	62,500.00	(125,000.00)	750,000.00	750,000.00	-	750,000.00
Total Reserve Contribution	**187,500.00**	**62,500.00**	**(125,000.00)**	**750,000.00**	**750,000.00**	**-**	**750,000.00**
Total Operating Expense	**979,919.28**	**340,358.84**	**(639,560.44)**	**4,364,637.11**	**4,084,305.20**	**(280,331.91)**	**4,084,305.20**
Net Operating Income (Loss)	**(630,087.82)**	**(.20)**	**(630,087.62)**	**(36,926.29)**	**(.20)**	**(36,926.09)**	**(.20)**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	445.38	-	445.38	1,714.36	-	1,714.36	-
4900 - Reserve Contribution - Road Fund	187,500.00	-	187,500.00	750,000.00	-	750,000.00	-
Total Other Income	**187,945.38**	**-**	**187,945.38**	**751,714.36**	**-**	**751,714.36**	**-**
Total Reserve Income	**187,945.38**	**-**	**187,945.38**	**751,714.36**	**-**	**751,714.36**	**-**
Net Reserve Income (Loss)	**187,945.38**	**-**	**187,945.38**	**751,714.36**	**-**	**751,714.36**	**-**
Net Total	**(442,142.44)**	**(.20)**	**(442,142.24)**	**714,788.07**	**(.20)**	**714,788.27**	**(.20)**