Harper's Preserve Community Association Inc.

Balance Sheet as of 2/29/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$2,003,698.87		$2,003,698.87
1013 - First Citizens Bank - Operating ICS *8199	$631,918.78		$631,918.78
1030 - First Citizens Bank -Petty Cash *4657	$2,685.60		$2,685.60
1510 - First Citizens Bank - Reserve MM *6818		$214,379.38	$214,379.38
Total Cash	**$2,638,303.25**	**$214,379.38**	**$2,852,682.63**
Receivables			
1600 - Assessments Receivable	$693,885.04		$693,885.04
1690 - A/R Other	$5,140.00		$5,140.00
Total Receivables	**$699,025.04**		**$699,025.04**
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	$12,216.51		$12,216.51
Total Other Assets	**$12,216.51**		**$12,216.51**
Total Assets	**$3,880,724.14**	**$214,379.38**	**$4,095,103.52**

Harper's Preserve Community Association Inc.

Balance Sheet as of 2/29/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$310.00		$310.00
2050 - Prepaid Assessments	$208,413.25		$208,413.25
2080 - Unearned Revenue	$2,120,527.81		$2,120,527.81
2111 - Deposits - Pool	$43,000.00		$43,000.00
2113 - Deposits - Clubhouse	$1,500.00		$1,500.00
2200 - Fees due to Management Company	$80.33		$80.33
2225 - Homeowner Refunds	$2,645.80		$2,645.80
2550 - Return Item Fee	$90.00		$90.00
2700 - Recovered Funds	$18,031.30		$18,031.30
Total Liabilities	**$2,394,598.49**		**$2,394,598.49**
Equity			
3049 - Beginning Balance Equity	$987,742.01	$214,319.77	$1,202,061.78
3500 - Fund Balance Retained	$150.01		$150.01
3915 - Current Year Gain / Loss	$498,233.63	$59.61	$498,293.24
Total Equity	**$1,486,125.65**	**$214,379.38**	**$1,700,505.03**
Total Liabilities / Equity	**$3,880,724.14**	**$214,379.38**	**$4,095,103.52**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Revenue							
4100 - Assessment	186,646.00	200,131.25	(13,485.25)	389,453.33	400,262.50	(10,809.17)	2,401,575.00
4105 - Other Assessment - Mowing Fee	113,353.22	123,540.00	(10,186.78)	380,471.82	247,080.00	133,391.82	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	19,261.45	-	19,261.45	-
Total Assessment Revenue	**319,260.67**	**323,671.25**	**(4,410.58)**	**789,186.60**	**647,342.50**	**141,844.10**	**3,884,055.00**
Other Income							
4200 - Late Fee/Interest	116.58	6,666.67	(6,550.09)	1,241.48	13,333.34	(12,091.86)	80,000.00
4215 - NFC Event Income	713.85	-	713.85	713.85	-	713.85	-
4410 - Demand Letter Income	10.00	-	10.00	30.00	-	30.00	-
4411 - Payment Plan Setup Fee	80.00	-	80.00	80.00	-	80.00	-
4412 - Payment Plan Demand Letter	25.00	-	25.00	25.00	-	25.00	-
4440 - Reminder Notice Income	10.00	-	10.00	10.00	-	10.00	-
4500 - Interest Income - OP	434.02	41.67	392.35	872.29	83.34	788.95	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	-	333.34	(333.34)	2,000.00
4800 - Working Capital	18,040.00	9,395.83	8,644.17	34,952.50	18,791.66	16,160.84	112,750.00
4830 - Access Gate Card	175.00	416.67	(241.67)	645.00	833.34	(188.34)	5,000.00
4921 - Payment Plan Administration Fees	15.00	-	15.00	15.00	-	15.00	-
Total Other Income	**19,619.45**	**16,687.51**	**2,931.94**	**38,585.12**	**33,375.02**	**5,210.10**	**200,250.00**
Total Operating Income	**338,880.12**	**340,358.76**	**(1,478.64)**	**827,771.72**	**680,717.52**	**147,054.20**	**4,084,305.00**
Operating Expense							
General and Administrative							
5101 - Office Supplies - Postage	-	166.67	166.67	30.00	333.34	303.34	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	133.34	133.34	800.00
5104 - Administrative Expenses	216.10	2,500.00	2,283.90	284.10	5,000.00	4,715.90	30,000.00
5105 - Website Expenses	500.00	-	(500.00)	1,500.00	-	(1,500.00)	-
5106 - Event Coordinator	9,487.01	9,035.25	(451.76)	18,974.02	18,070.50	(903.52)	108,423.00
5107 - Community Events - NFC	12,523.86	10,000.00	(2,523.86)	17,034.97	20,000.00	2,965.03	120,000.00
5109 - Admin Expenses - NFC Software	57.14	89.99	32.85	98.27	179.98	81.71	1,079.85
5110 - Professional Fees - Legal	-	4,166.67	4,166.67	-	8,333.34	8,333.34	50,000.00
5113 - Professional Fees - Management	5,538.00	6,083.33	545.33	11,076.00	12,166.66	1,090.66	73,000.00
5114 - Professional Fees - Consulting	500.00	3,333.33	2,833.33	1,000.00	6,666.66	5,666.66	40,000.00
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
5168 - ARC Review	-	729.17	729.17	-	1,458.34	1,458.34	8,750.00
5170 - Bank Fees	30.00	8.33	(21.67)	40.00	16.66	(23.34)	100.00
5177 - Legal Fees - Collection	(13,841.66)	1,250.00	15,091.66	(15,668.97)	2,500.00	18,168.97	15,000.00
Total General and Administrative	**15,010.45**	**39,596.08**	**24,585.63**	**34,368.39**	**79,192.16**	**44,823.77**	**475,152.85**
Taxes							
5201 - Property Tax	-	125.00	125.00	476.18	250.00	(226.18)	1,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5203 - Audit/Tax Preparation	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Taxes	**-**	**208.33**	**208.33**	**476.18**	**416.66**	**(59.52)**	**2,500.00**
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	7,637.16	7,637.16	45,823.00
Total Insurance	**-**	**3,818.58**	**3,818.58**	**-**	**7,637.16**	**7,637.16**	**45,823.00**
Utilities							
5301 - Gas	65.91	100.00	34.09	125.51	200.00	74.49	1,200.00
5302 - Telephone	1,308.07	1,000.00	(308.07)	2,605.73	2,000.00	(605.73)	12,000.00
5303 - Electricity - Common Area	1,889.91	3,333.33	1,443.42	4,939.28	6,666.66	1,727.38	40,000.00
5305 - Water - Irrigation	15,186.06	11,250.00	(3,936.06)	35,873.66	22,500.00	(13,373.66)	135,000.00
5308 - Electricity - Streetlights	2,747.94	1,666.67	(1,081.27)	3,937.07	3,333.34	(603.73)	20,000.00
Total Utilities	**21,197.89**	**17,350.00**	**(3,847.89)**	**47,481.25**	**34,700.00**	**(12,781.25)**	**208,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	2,873.35	2,500.00	(373.35)	2,873.35	5,000.00	2,126.65	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	2,916.67	2,916.67	6,220.00	5,833.34	(386.66)	35,000.00
5417 - Maint & Rprs - Recreation	1,027.63	2,916.67	1,889.04	1,027.63	5,833.34	4,805.71	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	-	1,750.00	1,750.00	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	3,666.66	2,206.66	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	627.34	627.34	3,764.00
5466 - Pest Control - Mosquito Spray	562.28	666.67	104.39	843.42	1,333.34	489.92	8,000.00
5468 - Traffic Signs	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
5470 - Maint & Rprs - Common Area	1,460.00	5,833.33	4,373.33	4,878.76	11,666.66	6,787.90	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,725.00)	16,666.66	21,391.66	100,000.00
Total Common Area Maintenance	**5,923.26**	**31,605.33**	**25,682.07**	**17,453.74**	**63,210.66**	**45,756.92**	**379,264.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	2,729.50	8,833.33	6,103.83	5,459.00	17,666.66	12,207.66	106,000.00
5503 - Pool - Furniture	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
5504 - Pool - Repairs	-	3,333.33	3,333.33	-	6,666.66	6,666.66	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
Total Swimming Pool	**2,729.50**	**16,333.32**	**13,603.82**	**5,459.00**	**32,666.64**	**27,207.64**	**196,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	32,540.00	34,166.67	1,626.67	65,080.00	68,333.34	3,253.34	410,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5606 - Landscape - Additional Services	-	8,333.33	8,333.33	1,117.35	16,666.66	15,549.31	100,000.00
5608 - Landscape - Trees & Shrubs Maint	1,432.00	5,000.00	3,568.00	16,872.00	10,000.00	(6,872.00)	60,000.00
5615 - Landscape - Front Yards	117,707.50	84,441.00	(33,266.50)	117,707.50	168,882.00	51,174.50	1,013,292.00
Total Landscape Maintenance	**151,679.50**	**131,941.00**	**(19,738.50)**	**200,776.85**	**263,882.00**	**63,105.15**	**1,583,292.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	-	5,000.00	5,000.00	2,353.80	10,000.00	7,646.20	60,000.00
Total Irrigation Maintenance	**-**	**5,000.00**	**5,000.00**	**2,353.80**	**10,000.00**	**7,646.20**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	1,705.00	9,166.66	7,461.66	55,000.00
5683 - Lake Repairs	-	91.67	91.67	-	183.34	183.34	1,100.00
5689 - Lake Supplies	486.70	1,166.67	679.97	486.70	2,333.34	1,846.64	14,000.00
Total Fountain and Lake Maintenance	**2,191.70**	**5,841.67**	**3,649.97**	**2,191.70**	**11,683.34**	**9,491.64**	**70,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	110.00	4,166.67	4,056.67	110.00	8,333.34	8,223.34	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5742 - Patrol Service - Guard Shack	2,855.00	10,833.33	7,978.33	8,756.34	21,666.66	12,910.32	130,000.00
5744 - Access Control - Access Cntrl Maint.	201.95	666.67	464.72	473.80	1,333.34	859.54	8,000.00
Total Security	**3,166.95**	**16,500.00**	**13,333.05**	**9,340.14**	**33,000.00**	**23,659.86**	**198,000.00**
Special Projects							
5800 - Capital Improvements	-	9,664.45	9,664.45	9,637.04	19,328.90	9,691.86	115,973.35
Total Special Projects	**-**	**9,664.45**	**9,664.45**	**9,637.04**	**19,328.90**	**9,691.86**	**115,973.35**
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	-	125,000.00	125,000.00	750,000.00
Total Reserve Contribution	**-**	**62,500.00**	**62,500.00**	**-**	**125,000.00**	**125,000.00**	**750,000.00**
Total Operating Expense	**201,899.25**	**340,358.76**	**138,459.51**	**329,538.09**	**680,717.52**	**351,179.43**	**4,084,305.20**
Net Operating Income (Loss)	**136,980.87**	**-**	**136,980.87**	**498,233.63**	**-**	**498,233.63**	**(.20)**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Other Income							
4510 - Interest Income - RSV	59.61	-	59.61	59.61	-	59.61	-
Total Other Income	**59.61**	**-**	**59.61**	**59.61**	**-**	**59.61**	**-**
Total Reserve Income	**59.61**	**-**	**59.61**	**59.61**	**-**	**59.61**	**-**
Net Reserve Income (Loss)	**59.61**	**-**	**59.61**	**59.61**	**-**	**59.61**	**-**
Net Total	**137,040.48**	**-**	**137,040.48**	**498,293.24**	**-**	**498,293.24**	**(.20)**