

Harper's Preserve Community Association Inc.

Balance Sheet as of 7/31/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,466,927.88		\$1,466,927.88
1013 - First Citizens Bank - Operating ICS *8199	\$633,775.57		\$633,775.57
1030 - First Citizens Bank -Petty Cash *4657	\$3,173.84		\$3,173.84
1510 - First Citizens Bank - Reserve MM *6818		\$402,556.86	\$402,556.86
Total Cash	\$2,103,877.29	\$402,556.86	\$2,506,434.15
Receivables			
1600 - Assessments Receivable	\$555,565.34		\$555,565.34
1690 - A/R Other	\$5,140.00		\$5,140.00
Total Receivables	\$560,705.34		\$560,705.34
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	\$9,961.36		\$9,961.36
Total Other Assets	\$9,961.36		\$9,961.36
Total Assets	\$3,205,723.33	\$402,556.86	\$3,608,280.19

Harper's Preserve Community Association Inc.

Balance Sheet as of 7/31/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$310.00		\$310.00
2050 - Prepaid Assessments	\$174,234.95		\$174,234.95
2080 - Unearned Revenue	\$1,238,797.07		\$1,238,797.07
2111 - Deposits - Pool	\$51,000.00		\$51,000.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2225 - Homeowner Refunds	\$174.00		\$174.00
2550 - Return Item Fee	\$300.00		\$300.00
2560 - Certified Violation Notice	\$290.00		\$290.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$1,484,487.32		\$1,484,487.32
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	\$736,942.80	\$188,237.09	\$925,179.89
Total Equity	\$1,721,236.01	\$402,556.86	\$2,123,792.87
Total Liabilities / Equity	\$3,205,723.33	\$402,556.86	\$3,608,280.19

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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)	1,296,620.74	1,400,918.75	(104,298.01)	2,401,575.00
4105 - Other Assessment - Mowing Fee	117,450.81	123,540.00	(6,089.19)	962,054.16	864,780.00	97,274.16	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	115,568.70	-	115,568.70	-
Total Assessment Revenue	318,229.95	323,671.25	(5,441.30)	2,374,243.60	2,265,698.75	108,544.85	3,884,055.00
Other Income							
4200 - Late Fee/Interest	(245.35)	6,666.67	(6,912.02)	25,673.14	46,666.69	(20,993.55)	80,000.00
4215 - NFC Event Income	623.60	-	623.60	3,725.99	-	3,725.99	-
4410 - Demand Letter Income	(5,800.00)	-	(5,800.00)	(290.00)	-	(290.00)	-
4411 - Payment Plan Setup Fee	90.00	-	90.00	160.00	-	160.00	-
4440 - Reminder Notice Income	(195.00)	-	(195.00)	(415.00)	-	(415.00)	-
4500 - Interest Income - OP	447.08	41.67	405.41	3,097.96	291.69	2,806.27	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	1,550.00	1,166.69	383.31	2,000.00
4800 - Working Capital	10,147.50	9,395.83	751.67	104,857.50	65,770.81	39,086.69	112,750.00
4801 - Closing Revenue	-	-	-	563.75	-	563.75	-
4807 - Violation Fees 1st Letter	1,824.00	-	1,824.00	3,831.50	-	3,831.50	-
4809 - 2nd Compliance Letter Service Fee	8.00	-	8.00	8.00	-	8.00	-
4830 - Access Gate Card	660.00	416.67	243.33	3,015.00	2,916.69	98.31	5,000.00
4921 - Payment Plan Administration Fees	(95.00)	-	(95.00)	-	-	-	-
Total Other Income	7,464.83	16,687.51	(9,222.68)	145,777.84	116,812.57	28,965.27	200,250.00
Total Operating Income	325,694.78	340,358.76	(14,663.98)	2,520,021.44	2,382,511.32	137,510.12	4,084,305.00

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	-	166.67	166.67	2,838.66	1,166.69	(1,671.97)	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	466.69	466.69	800.00
5104 - Administrative Expenses	2,982.23	2,500.00	(482.23)	10,181.40	17,500.00	7,318.60	30,000.00
5105 - Website Expenses	-	-	-	3,500.00	-	(3,500.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	68,306.47	63,246.75	(5,059.72)	108,423.00
5107 - Community Events - NFC	5,974.45	10,000.00	4,025.55	74,586.07	70,000.00	(4,586.07)	120,000.00
5109 - Admin Expenses - NFC Software	36.14	89.99	53.85	162.55	629.93	467.38	1,079.85
5110 - Professional Fees - Legal	631.75	4,166.67	3,534.92	5,538.66	29,166.69	23,628.03	50,000.00
5113 - Professional Fees - Management	5,540.60	6,083.33	542.73	38,773.80	42,583.31	3,809.51	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	23,333.31	21,833.31	40,000.00
5126 - Holiday Decorations	10,884.45	1,666.67	(9,217.78)	10,884.45	11,666.69	782.24	20,000.00
5160 - Bad Debt Expense	-	-	-	451.91	-	(451.91)	-
5168 - ARC Review	601.25	729.17	127.92	2,136.25	5,104.19	2,967.94	8,750.00
5170 - Bank Fees	60.00	8.33	(51.67)	295.00	58.31	(236.69)	100.00
5177 - Legal Fees - Collection	447.55	1,250.00	802.45	(16,935.73)	8,750.00	25,685.73	15,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total General and Administrative	37,119.78	39,596.08	2,476.30	202,219.49	277,172.56	74,953.07	475,152.85
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	875.00	38.40	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	583.31	(316.69)	1,000.00
Total Taxes	-	208.33	208.33	1,736.60	1,458.31	(278.29)	2,500.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	26,730.06	26,730.06	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	26,730.06	26,730.06	45,823.00
Utilities							
5301 - Gas	62.62	100.00	37.38	404.41	700.00	295.59	1,200.00
5302 - Telephone	1,779.83	1,000.00	(779.83)	10,777.30	7,000.00	(3,777.30)	12,000.00
5303 - Electricity - Common Area	2,968.37	3,333.33	364.96	15,562.90	23,333.31	7,770.41	40,000.00
5305 - Water - Irrigation	12,788.48	11,250.00	(1,538.48)	98,558.94	78,750.00	(19,808.94)	135,000.00
5308 - Electricity - Streetlights	1,997.80	1,666.67	(331.13)	14,986.00	11,666.69	(3,319.31)	20,000.00
Total Utilities	19,597.10	17,350.00	(2,247.10)	140,289.55	121,450.00	(18,839.55)	208,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	5,077.84	2,500.00	(2,577.84)	26,272.94	17,500.00	(8,772.94)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	295.00	2,916.67	2,621.67	6,515.00	20,416.69	13,901.69	35,000.00
5417 - Maint & Rprs - Recreation	-	2,916.67	2,916.67	1,943.97	20,416.69	18,472.72	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	-	6,125.00	6,125.00	10,500.00
5455 - Clubhouse A/C Maintenance	-	-	-	4,875.58	-	(4,875.58)	-
5456 - Clubhouse - Cleaning	225.00	1,833.33	1,608.33	1,685.00	12,833.31	11,148.31	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	2,195.69	2,195.69	3,764.00
5466 - Pest Control - Mosquito Spray	295.20	666.67	371.47	2,904.09	4,666.69	1,762.60	8,000.00
5468 - Traffic Signs	-	2,083.33	2,083.33	240.00	14,583.31	14,343.31	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	11,666.69	11,441.69	20,000.00
5470 - Maint & Rprs - Common Area	18,702.00	5,833.33	(12,868.67)	41,134.37	40,833.31	(301.06)	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,225.00)	58,333.31	62,558.31	100,000.00
Total Common Area Maintenance	24,595.04	31,605.33	7,010.29	81,570.95	221,237.31	139,666.36	379,264.00
Swimming Pool							
5502 - Pool - Maintenance Contract	26,327.75	8,833.33	(17,494.42)	78,832.75	61,833.31	(16,999.44)	106,000.00
5503 - Pool - Furniture	-	3,333.33	3,333.33	-	23,333.31	23,333.31	40,000.00
5504 - Pool - Repairs	2,067.00	3,333.33	1,266.33	26,867.02	23,333.31	(3,533.71)	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Swimming Pool	28,394.75	16,333.32	(12,061.43)	105,699.77	114,333.24	8,633.47	196,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	32,540.00	34,166.67	1,626.67	227,780.00	239,166.69	11,386.69	410,000.00
5606 - Landscape - Additional Services	23,281.00	8,333.33	(14,947.67)	25,489.35	58,333.31	32,843.96	100,000.00
5608 - Landscape - Trees & Shrubs Maint	4,499.00	5,000.00	501.00	22,411.00	35,000.00	12,589.00	60,000.00
5615 - Landscape - Front Yards	118,668.00	84,441.00	(34,227.00)	591,768.50	591,087.00	(681.50)	1,013,292.00
Total Landscape Maintenance	178,988.00	131,941.00	(47,047.00)	867,448.85	923,587.00	56,138.15	1,583,292.00
Irrigation Maintenance							
5651 - Irrigation Repairs	9,796.20	5,000.00	(4,796.20)	27,249.21	35,000.00	7,750.79	60,000.00
Total Irrigation Maintenance	9,796.20	5,000.00	(4,796.20)	27,249.21	35,000.00	7,750.79	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	11,935.00	32,083.31	20,148.31	55,000.00
5683 - Lake Repairs	-	91.67	91.67	-	641.69	641.69	1,100.00
5689 - Lake Supplies	1,691.32	1,166.67	(524.65)	5,990.26	8,166.69	2,176.43	14,000.00
Total Fountain and Lake Maintenance	3,396.32	5,841.67	2,445.35	17,925.26	40,891.69	22,966.43	70,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	3,774.01	4,166.67	392.66	12,319.01	29,166.69	16,847.68	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5742 - Patrol Service - Guard Shack	8,519.42	10,833.33	2,313.91	42,908.85	75,833.31	32,924.46	130,000.00
5744 - Access Control - Access Cntrl Maint.	121.85	666.67	544.82	1,023.35	4,666.69	3,643.34	8,000.00
Total Security	12,415.28	16,500.00	4,084.72	56,251.21	115,500.00	59,248.79	198,000.00
Special Projects							
5800 - Capital Improvements	6,962.67	9,664.45	2,701.78	95,187.75	67,651.15	(27,536.60)	115,973.35
Total Special Projects	6,962.67	9,664.45	2,701.78	95,187.75	67,651.15	(27,536.60)	115,973.35
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	187,500.00	437,500.00	250,000.00	750,000.00
Total Reserve Contribution	-	62,500.00	62,500.00	187,500.00	437,500.00	250,000.00	750,000.00
Total Operating Expense	321,265.14	340,358.76	19,093.62	1,783,078.64	2,382,511.32	599,432.68	4,084,305.20
Net Operating Income (Loss)	4,429.64	-	4,429.64	736,942.80	-	736,942.80	(.20)

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	153.83	-	153.83	737.09	-	737.09	-
4900 - Reserve Contribution - Road Fund	-	-	-	187,500.00	-	187,500.00	-
Total Other Income	153.83	-	153.83	188,237.09	-	188,237.09	-
Total Reserve Income	153.83	-	153.83	188,237.09	-	188,237.09	-
Net Reserve Income (Loss)	153.83	-	153.83	188,237.09	-	188,237.09	-
Net Total	4,583.47	-	4,583.47	925,179.89	-	925,179.89	(.20)