Harper's Preserve Community Association Inc.

Balance Sheet as of 6/30/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$1,565,783.81		$1,565,783.81
1013 - First Citizens Bank - Operating ICS *8199	$633,398.92		$633,398.92
1030 - First Citizens Bank -Petty Cash *4657	$2,695.19		$2,695.19
1510 - First Citizens Bank - Reserve MM *6818		$402,403.03	$402,403.03
Total Cash	**$2,201,877.92**	**$402,403.03**	**$2,604,280.95**
Receivables			
1600 - Assessments Receivable	$469,600.86		$469,600.86
1690 - A/R Other	$5,140.00		$5,140.00
Total Receivables	**$474,740.86**		**$474,740.86**
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	$36,324.06		$36,324.06
Total Other Assets	**$36,324.06**		**$36,324.06**
Total Assets	**$3,244,122.18**	**$402,403.03**	**$3,646,525.21**

Harper's Preserve Community Association Inc.

Balance Sheet as of 6/30/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$310.00		$310.00
2050 - Prepaid Assessments	$251,453.59		$251,453.59
2080 - Unearned Revenue	$1,204,674.60		$1,204,674.60
2111 - Deposits - Pool	$51,000.00		$51,000.00
2113 - Deposits - Clubhouse	$1,350.00		$1,350.00
2550 - Return Item Fee	$30.00		$30.00
2560 - Certified Violation Notice	$330.00		$330.00
2700 - Recovered Funds	$18,031.30		$18,031.30
Total Liabilities	**$1,527,179.49**		**$1,527,179.49**
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	($1,223.22)		($1,223.22)
3915 - Current Year Gain / Loss	$731,795.93	$188,083.26	$919,879.19
Total Equity	**$1,716,942.69**	**$402,403.03**	**$2,119,345.72**
Total Liabilities / Equity	**$3,244,122.18**	**$402,403.03**	**$3,646,525.21**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Assessment Revenue

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4100 - Assessment	181,517.69	200,131.25	(18,613.56)	1,115,103.05	1,200,787.50	(85,684.45)	2,401,575.00
4105 - Other Assessment - Mowing Fee	119,272.18	123,540.00	(4,267.82)	844,603.35	741,240.00	103,363.35	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	96,307.25	-	96,307.25	-
Total Assessment Revenue	**320,051.32**	**323,671.25**	**(3,619.93)**	**2,056,013.65**	**1,942,027.50**	**113,986.15**	**3,884,055.00**

Other Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4200 - Late Fee/Interest	(516.83)	6,666.67	(7,183.50)	25,918.49	40,000.02	(14,081.53)	80,000.00
4215 - NFC Event Income	377.50	-	377.50	3,102.39	-	3,102.39	-
4410 - Demand Letter Income	310.00	-	310.00	5,510.00	-	5,510.00	-
4411 - Payment Plan Setup Fee	(240.00)	-	(240.00)	70.00	-	70.00	-
4412 - Payment Plan Demand Letter	(75.00)	-	(75.00)	-	-	-	-
4440 - Reminder Notice Income	(7,780.00)	-	(7,780.00)	(220.00)	-	(220.00)	-
4500 - Interest Income - OP	431.78	41.67	390.11	2,650.88	250.02	2,400.86	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	1,550.00	1,000.02	549.98	2,000.00
4800 - Working Capital	12,966.25	9,395.83	3,570.42	94,710.00	56,374.98	38,335.02	112,750.00
4801 - Closing Revenue	-	-	-	563.75	-	563.75	-
4807 - Violation Fees 1st Letter	4,543.50	-	4,543.50	2,007.50	-	2,007.50	-
4830 - Access Gate Card	115.00	416.67	(301.67)	2,355.00	2,500.02	(145.02)	5,000.00
4921 - Payment Plan Administration Fees	5.00	-	5.00	95.00	-	95.00	-
Total Other Income	**10,137.20**	**16,687.51**	**(6,550.31)**	**138,313.01**	**100,125.06**	**38,187.95**	**200,250.00**
Total Operating Income	**330,188.52**	**340,358.76**	**(10,170.24)**	**2,194,326.66**	**2,042,152.56**	**152,174.10**	**4,084,305.00**

Operating Expense

General and Administrative

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5101 - Office Supplies - Postage	974.75	166.67	(808.08)	2,838.66	1,000.02	(1,838.64)	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	400.02	400.02	800.00
5104 - Administrative Expenses	2,337.07	2,500.00	162.93	7,199.17	15,000.00	7,800.83	30,000.00
5105 - Website Expenses	500.00	-	(500.00)	3,500.00	-	(3,500.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	58,345.11	54,211.50	(4,133.61)	108,423.00
5107 - Community Events - NFC	7,864.46	10,000.00	2,135.54	68,611.62	60,000.00	(8,611.62)	120,000.00
5109 - Admin Expenses - NFC Software	-	89.99	89.99	126.41	539.94	413.53	1,079.85
5110 - Professional Fees - Legal	1,698.05	4,166.67	2,468.62	4,906.91	25,000.02	20,093.11	50,000.00
5113 - Professional Fees - Management	11,081.20	6,083.33	(4,997.87)	33,233.20	36,499.98	3,266.78	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	19,999.98	18,499.98	40,000.00
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
5160 - Bad Debt Expense	-	-	-	451.91	-	(451.91)	-
5168 - ARC Review	-	729.17	729.17	1,535.00	4,375.02	2,840.02	8,750.00
5170 - Bank Fees	30.00	8.33	(21.67)	235.00	49.98	(185.02)	100.00
5177 - Legal Fees - Collection	(6,487.12)	1,250.00	7,737.12	(17,383.28)	7,500.00	24,883.28	15,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total General and Administrative	**27,959.77**	**39,596.08**	**11,636.31**	**165,099.71**	**237,576.48**	**72,476.77**	**475,152.85**
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	750.00	(86.60)	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	499.98	(400.02)	1,000.00
Total Taxes	**-**	**208.33**	**208.33**	**1,736.60**	**1,249.98**	**(486.62)**	**2,500.00**
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	22,911.48	22,911.48	45,823.00
Total Insurance	**-**	**3,818.58**	**3,818.58**	**-**	**22,911.48**	**22,911.48**	**45,823.00**
Utilities							
5301 - Gas	-	100.00	100.00	341.79	600.00	258.21	1,200.00
5302 - Telephone	1,670.63	1,000.00	(670.63)	9,714.70	6,000.00	(3,714.70)	12,000.00
5303 - Electricity - Common Area	1,747.72	3,333.33	1,585.61	12,594.53	19,999.98	7,405.45	40,000.00
5305 - Water - Irrigation	1,045.22	11,250.00	10,204.78	85,770.46	67,500.00	(18,270.46)	135,000.00
5308 - Electricity - Streetlights	1,399.33	1,666.67	267.34	12,988.20	10,000.02	(2,988.18)	20,000.00
Total Utilities	**5,862.90**	**17,350.00**	**11,487.10**	**121,409.68**	**104,100.00**	**(17,309.68)**	**208,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	-	2,500.00	2,500.00	21,195.10	15,000.00	(6,195.10)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	2,916.67	2,916.67	6,220.00	17,500.02	11,280.02	35,000.00
5417 - Maint & Rprs - Recreation	916.34	2,916.67	2,000.33	1,943.97	17,500.02	15,556.05	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	-	5,250.00	5,250.00	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	10,999.98	9,539.98	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	1,882.02	1,882.02	3,764.00
5466 - Pest Control - Mosquito Spray	550.47	666.67	116.20	2,608.89	4,000.02	1,391.13	8,000.00
5468 - Traffic Signs	-	2,083.33	2,083.33	240.00	12,499.98	12,259.98	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	10,000.02	9,775.02	20,000.00
5470 - Maint & Rprs - Common Area	2,310.00	5,833.33	3,523.33	22,432.37	34,999.98	12,567.61	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,225.00)	49,999.98	54,224.98	100,000.00
Total Common Area Maintenance	**3,776.81**	**31,605.33**	**27,828.52**	**56,975.91**	**189,631.98**	**132,656.07**	**379,264.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	25,964.75	8,833.33	(17,131.42)	52,505.00	52,999.98	494.98	106,000.00
5503 - Pool - Furniture	-	3,333.33	3,333.33	-	19,999.98	19,999.98	40,000.00
5504 - Pool - Repairs	2,555.00	3,333.33	778.33	24,800.02	19,999.98	(4,800.04)	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Swimming Pool	**28,519.75**	**16,333.32**	**(12,186.43)**	**77,305.02**	**97,999.92**	**20,694.90**	**196,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	32,540.00	34,166.67	1,626.67	195,240.00	205,000.02	9,760.02	410,000.00
5606 - Landscape - Additional Services	-	8,333.33	8,333.33	2,208.35	49,999.98	47,791.63	100,000.00
5608 - Landscape - Trees & Shrubs Maint	-	5,000.00	5,000.00	17,912.00	30,000.00	12,088.00	60,000.00
5615 - Landscape - Front Yards	-	84,441.00	84,441.00	473,100.50	506,646.00	33,545.50	1,013,292.00
Total Landscape Maintenance	**32,540.00**	**131,941.00**	**99,401.00**	**688,460.85**	**791,646.00**	**103,185.15**	**1,583,292.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	2,109.71	5,000.00	2,890.29	17,453.01	30,000.00	12,546.99	60,000.00
Total Irrigation Maintenance	**2,109.71**	**5,000.00**	**2,890.29**	**17,453.01**	**30,000.00**	**12,546.99**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	10,230.00	27,499.98	17,269.98	55,000.00
5683 - Lake Repairs	-	91.67	91.67	-	550.02	550.02	1,100.00
5689 - Lake Supplies	1,157.72	1,166.67	8.95	4,298.94	7,000.02	2,701.08	14,000.00
Total Fountain and Lake Maintenance	**2,862.72**	**5,841.67**	**2,978.95**	**14,528.94**	**35,050.02**	**20,521.08**	**70,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	370.00	4,166.67	3,796.67	8,545.00	25,000.02	16,455.02	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
5742 - Patrol Service - Guard Shack	4,326.84	10,833.33	6,506.49	34,389.43	64,999.98	30,610.55	130,000.00
5744 - Access Control - Access Cntrl Maint.	86.90	666.67	579.77	901.50	4,000.02	3,098.52	8,000.00
Total Security	**4,783.74**	**16,500.00**	**11,716.26**	**43,835.93**	**99,000.00**	**55,164.07**	**198,000.00**
Special Projects							
5800 - Capital Improvements	-	9,664.45	9,664.45	88,225.08	57,986.70	(30,238.38)	115,973.35
Total Special Projects	**-**	**9,664.45**	**9,664.45**	**88,225.08**	**57,986.70**	**(30,238.38)**	**115,973.35**
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	187,500.00	375,000.00	187,500.00	750,000.00
Total Reserve Contribution	**-**	**62,500.00**	**62,500.00**	**187,500.00**	**375,000.00**	**187,500.00**	**750,000.00**
Total Operating Expense	**108,415.40**	**340,358.76**	**231,943.36**	**1,462,530.73**	**2,042,152.56**	**579,621.83**	**4,084,305.20**
Net Operating Income (Loss)	**221,773.12**	**-**	**221,773.12**	**731,795.93**	**-**	**731,795.93**	**(.20)**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Other Income							
4510 - Interest Income - RSV	148.81	-	148.81	583.26	-	583.26	-
4900 - Reserve Contribution - Road Fund	-	-	-	187,500.00	-	187,500.00	-
Total Other Income	**148.81**	**-**	**148.81**	**188,083.26**	**-**	**188,083.26**	**-**
Total Reserve Income	**148.81**	**-**	**148.81**	**188,083.26**	**-**	**188,083.26**	**-**
Net Reserve Income (Loss)	**148.81**	**-**	**148.81**	**188,083.26**	**-**	**188,083.26**	**-**
Net Total	**221,921.93**	**-**	**221,921.93**	**919,879.19**	**-**	**919,879.19**	**(.20)**