Harper's Preserve Community Association Inc.

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$1,571,437.99		$1,571,437.99
1013 - First Citizens Bank - Operating ICS *8199	$633,034.62		$633,034.62
1030 - First Citizens Bank -Petty Cash *4657	$3,082.85		$3,082.85
1510 - First Citizens Bank - Reserve MM *6818		$402,254.22	$402,254.22
Total Cash	**$2,207,555.46**	**$402,254.22**	**$2,609,809.68**
Receivables			
1600 - Assessments Receivable	$528,102.82		$528,102.82
1690 - A/R Other	$5,140.00		$5,140.00
Total Receivables	**$533,242.82**		**$533,242.82**
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	$35,926.11		$35,926.11
Total Other Assets	**$35,926.11**		**$35,926.11**
Total Assets	**$3,307,903.73**	**$402,254.22**	**$3,710,157.95**

Harper's Preserve Community Association Inc.

Balance Sheet as of 5/31/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$310.00		$310.00
2050 - Prepaid Assessments	$210,314.89		$210,314.89
2080 - Unearned Revenue	$1,520,518.88		$1,520,518.88
2111 - Deposits - Pool	$49,000.00		$49,000.00
2113 - Deposits - Clubhouse	$1,500.00		$1,500.00
2200 - Fees due to Management Company	($5.67)		($5.67)
2225 - Homeowner Refunds	$1,000.00		$1,000.00
2550 - Return Item Fee	$480.00		$480.00
2700 - Recovered Funds	$18,031.30		$18,031.30
Total Liabilities	**$1,801,149.40**		**$1,801,149.40**
Equity			
3049 - Beginning Balance Equity	$987,323.47	$214,319.77	$1,201,643.24
3900 - Prior Year Revenue/Expenses	($203.22)		($203.22)
3915 - Current Year Gain / Loss	$519,634.07	$187,934.45	$707,568.52
Total Equity	**$1,506,754.32**	**$402,254.22**	**$1,909,008.54**
Total Liabilities / Equity	**$3,307,903.72**	**$402,254.22**	**$3,710,157.94**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Revenue							
4100 - Assessment	181,325.39	200,131.25	(18,805.86)	932,457.86	1,000,656.25	(68,198.39)	2,401,575.00
4105 - Other Assessment - Mowing Fee	116,410.60	123,540.00	(7,129.40)	725,505.17	617,700.00	107,805.17	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	77,045.80	-	77,045.80	-
Total Assessment Revenue	**316,997.44**	**323,671.25**	**(6,673.81)**	**1,735,008.83**	**1,618,356.25**	**116,652.58**	**3,884,055.00**
Other Income							
4200 - Late Fee/Interest	3,830.01	6,666.67	(2,836.66)	26,435.32	33,333.35	(6,898.03)	80,000.00
4215 - NFC Event Income	1,301.66	-	1,301.66	2,724.89	-	2,724.89	-
4410 - Demand Letter Income	5,170.00	-	5,170.00	5,200.00	-	5,200.00	-
4411 - Payment Plan Setup Fee	80.00	-	80.00	310.00	-	310.00	-
4412 - Payment Plan Demand Letter	25.00	-	25.00	75.00	-	75.00	-
4440 - Reminder Notice Income	4,275.00	-	4,275.00	7,560.00	-	7,560.00	-
4500 - Interest Income - OP	446.14	41.67	404.47	2,219.10	208.35	2,010.75	500.00
4606 - Facilities - Social Room Rental	1,550.00	166.67	1,383.33	1,550.00	833.35	716.65	2,000.00
4800 - Working Capital	29,315.00	9,395.83	19,919.17	81,743.75	46,979.15	34,764.60	112,750.00
4801 - Closing Revenue	(9,583.75)	-	(9,583.75)	-	-	-	-
4807 - Violation Fees 1st Letter	-	-	-	(2,536.00)	-	(2,536.00)	-
4830 - Access Gate Card	675.00	416.67	258.33	2,240.00	2,083.35	156.65	5,000.00
4921 - Payment Plan Administration Fees	35.00	-	35.00	90.00	-	90.00	-
Total Other Income	**37,119.06**	**16,687.51**	**20,431.55**	**127,612.06**	**83,437.55**	**44,174.51**	**200,250.00**
Total Operating Income	**354,116.50**	**340,358.76**	**13,757.74**	**1,862,620.89**	**1,701,793.80**	**160,827.09**	**4,084,305.00**
Operating Expense							
General and Administrative							
5101 - Office Supplies - Postage	679.94	166.67	(513.27)	1,863.91	833.35	(1,030.56)	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	333.35	333.35	800.00
5104 - Administrative Expenses	2,886.30	2,500.00	(386.30)	4,862.10	12,500.00	7,637.90	30,000.00
5105 - Website Expenses	500.00	-	(500.00)	3,000.00	-	(3,000.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	48,383.75	45,176.25	(3,207.50)	108,423.00
5107 - Community Events - NFC	9,663.00	10,000.00	337.00	60,747.16	50,000.00	(10,747.16)	120,000.00
5109 - Admin Expenses - NFC Software	-	89.99	89.99	126.41	449.95	323.54	1,079.85
5110 - Professional Fees - Legal	-	4,166.67	4,166.67	3,208.86	20,833.35	17,624.49	50,000.00
5113 - Professional Fees - Management	-	6,083.33	6,083.33	22,152.00	30,416.65	8,264.65	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	16,666.65	15,166.65	40,000.00
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
5160 - Bad Debt Expense	-	-	-	451.91	-	(451.91)	-
5168 - ARC Review	-	729.17	729.17	1,535.00	3,645.85	2,110.85	8,750.00
5170 - Bank Fees	40.00	8.33	(31.67)	205.00	41.65	(163.35)	100.00
5177 - Legal Fees - Collection	2,476.89	1,250.00	(1,226.89)	(10,896.16)	6,250.00	17,146.16	15,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total General and Administrative	**26,207.49**	**39,596.08**	**13,388.59**	**137,139.94**	**197,980.40**	**60,840.46**	**475,152.85**
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	625.00	(211.60)	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	416.65	(483.35)	1,000.00
Total Taxes	**-**	**208.33**	**208.33**	**1,736.60**	**1,041.65**	**(694.95)**	**2,500.00**
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	19,092.90	19,092.90	45,823.00
Total Insurance	**-**	**3,818.58**	**3,818.58**	**-**	**19,092.90**	**19,092.90**	**45,823.00**
Utilities							
5301 - Gas	60.96	100.00	39.04	341.79	500.00	158.21	1,200.00
5302 - Telephone	2,779.50	1,000.00	(1,779.50)	8,044.07	5,000.00	(3,044.07)	12,000.00
5303 - Electricity - Common Area	2,780.33	3,333.33	553.00	10,846.81	16,666.65	5,819.84	40,000.00
5305 - Water - Irrigation	11,618.38	11,250.00	(368.38)	73,596.73	56,250.00	(17,346.73)	135,000.00
5308 - Electricity - Streetlights	2,455.70	1,666.67	(789.03)	11,588.87	8,333.35	(3,255.52)	20,000.00
Total Utilities	**19,694.87**	**17,350.00**	**(2,344.87)**	**104,418.27**	**86,750.00**	**(17,668.27)**	**208,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	600.00	2,500.00	1,900.00	21,195.10	12,500.00	(8,695.10)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	2,916.67	2,916.67	6,220.00	14,583.35	8,363.35	35,000.00
5417 - Maint & Rprs - Recreation	-	2,916.67	2,916.67	1,027.63	14,583.35	13,555.72	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	-	4,375.00	4,375.00	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	9,166.65	7,706.65	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	1,568.35	1,568.35	3,764.00
5466 - Pest Control - Mosquito Spray	-	666.67	666.67	2,058.42	3,333.35	1,274.93	8,000.00
5468 - Traffic Signs	240.00	2,083.33	1,843.33	240.00	10,416.65	10,176.65	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	8,333.35	8,108.35	20,000.00
5470 - Maint & Rprs - Common Area	1,460.00	5,833.33	4,373.33	20,122.37	29,166.65	9,044.28	70,000.00
5471 - Maint & Rprs - Streets/Drive	500.00	8,333.33	7,833.33	(4,225.00)	41,666.65	45,891.65	100,000.00
Total Common Area Maintenance	**2,800.00**	**31,605.33**	**28,805.33**	**53,199.10**	**158,026.65**	**104,827.55**	**379,264.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	14,257.50	8,833.33	(5,424.17)	26,540.25	44,166.65	17,626.40	106,000.00
5503 - Pool - Furniture	-	3,333.33	3,333.33	-	16,666.65	16,666.65	40,000.00
5504 - Pool - Repairs	3,737.00	3,333.33	(403.67)	22,245.02	16,666.65	(5,578.37)	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Swimming Pool	**17,994.50**	**16,333.32**	**(1,661.18)**	**48,785.27**	**81,666.60**	**32,881.33**	**196,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	32,540.00	34,166.67	1,626.67	162,700.00	170,833.35	8,133.35	410,000.00
5606 - Landscape - Additional Services	836.00	8,333.33	7,497.33	2,208.35	41,666.65	39,458.30	100,000.00
5608 - Landscape - Trees & Shrubs Maint	-	5,000.00	5,000.00	17,912.00	25,000.00	7,088.00	60,000.00
5615 - Landscape - Front Yards	-	84,441.00	84,441.00	473,100.50	422,205.00	(50,895.50)	1,013,292.00
Total Landscape Maintenance	**33,376.00**	**131,941.00**	**98,565.00**	**655,920.85**	**659,705.00**	**3,784.15**	**1,583,292.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	8,813.50	5,000.00	(3,813.50)	15,343.30	25,000.00	9,656.70	60,000.00
Total Irrigation Maintenance	**8,813.50**	**5,000.00**	**(3,813.50)**	**15,343.30**	**25,000.00**	**9,656.70**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	8,525.00	22,916.65	14,391.65	55,000.00
5683 - Lake Repairs	-	91.67	91.67	-	458.35	458.35	1,100.00
5689 - Lake Supplies	220.40	1,166.67	946.27	3,141.22	5,833.35	2,692.13	14,000.00
Total Fountain and Lake Maintenance	**1,925.40**	**5,841.67**	**3,916.27**	**11,666.22**	**29,208.35**	**17,542.13**	**70,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	150.00	4,166.67	4,016.67	8,175.00	20,833.35	12,658.35	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5742 - Patrol Service - Guard Shack	5,710.00	10,833.33	5,123.33	30,062.59	54,166.65	24,104.06	130,000.00
5744 - Access Control - Access Cntrl Maint.	51.95	666.67	614.72	814.60	3,333.35	2,518.75	8,000.00
Total Security	**5,911.95**	**16,500.00**	**10,588.05**	**39,052.19**	**82,500.00**	**43,447.81**	**198,000.00**
Special Projects							
5800 - Capital Improvements	13,436.83	9,664.45	(3,772.38)	88,225.08	48,322.25	(39,902.83)	115,973.35
Total Special Projects	**13,436.83**	**9,664.45**	**(3,772.38)**	**88,225.08**	**48,322.25**	**(39,902.83)**	**115,973.35**
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	187,500.00	312,500.00	125,000.00	750,000.00
Total Reserve Contribution	**-**	**62,500.00**	**62,500.00**	**187,500.00**	**312,500.00**	**125,000.00**	**750,000.00**
Total Operating Expense	**130,160.54**	**340,358.76**	**210,198.22**	**1,342,986.82**	**1,701,793.80**	**358,806.98**	**4,084,305.20**
Net Operating Income (Loss)	**223,955.96**	**-**	**223,955.96**	**519,634.07**	**-**	**519,634.07**	**(.20)**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Other Income							
4510 - Interest Income - RSV	153.71	-	153.71	434.45	-	434.45	-
4900 - Reserve Contribution - Road Fund	-	-	-	187,500.00	-	187,500.00	-
Total Other Income	**153.71**	**-**	**153.71**	**187,934.45**	**-**	**187,934.45**	**-**
Total Reserve Income	**153.71**	**-**	**153.71**	**187,934.45**	**-**	**187,934.45**	**-**
Net Reserve Income (Loss)	**153.71**	**-**	**153.71**	**187,934.45**	**-**	**187,934.45**	**-**
Net Total	**224,109.67**	**-**	**224,109.67**	**707,568.52**	**-**	**707,568.52**	**(.20)**