Harper's Preserve Community Association Inc.

Balance Sheet as of 11/30/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$208,925.85		$208,925.85
1013 - First Citizens Bank - Operating ICS *8199	$1,197,904.61		$1,197,904.61
1014 - First Citizens Bank - Reserve ICS Account *0741		$155,039.25	$155,039.25
1030 - First Citizens Bank -Petty Cash *4657	$3,482.13		$3,482.13
1510 - First Citizens Bank - Reserve MM *6818		$248,049.50	$248,049.50
Total Cash	**$1,410,312.59**	**$403,088.75**	**$1,813,401.34**
Receivables			
1600 - Assessments Receivable	$541,510.66		$541,510.66
1651 - Due From Operating		$375,000.00	$375,000.00
1690 - A/R Other	$5,140.00		$5,140.00
Total Receivables	**$546,650.66**	**$375,000.00**	**$921,650.66**
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	$12,690.86		$12,690.86
Total Other Assets	**$12,690.86**		**$12,690.86**
Total Assets	**$2,500,833.45**	**$778,088.75**	**$3,278,922.20**

Harper's Preserve Community Association Inc.

Balance Sheet as of 11/30/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$100.00		$100.00
2050 - Prepaid Assessments	$154,988.03		$154,988.03
2080 - Unearned Revenue	$320,998.47		$320,998.47
2090 - Due to Reserves	$375,000.00		$375,000.00
2111 - Deposits - Pool	$54,000.00		$54,000.00
2113 - Deposits - Clubhouse	$1,650.00		$1,650.00
2700 - Recovered Funds	$18,031.30		$18,031.30
Total Liabilities	**$924,767.80**		**$924,767.80**
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	($4,045.75)		($4,045.75)
3915 - Current Year Gain / Loss	$593,741.42	$563,768.98	$1,157,510.40
Total Equity	**$1,576,065.65**	**$778,088.75**	**$2,354,154.40**
Total Liabilities / Equity	**$2,500,833.45**	**$778,088.75**	**$3,278,922.20**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
4100 - Assessment	181,299.15	200,131.25	(18,832.10)	2,022,254.42	2,201,443.75	(179,189.33)	2,401,575.00
4105 - Other Assessment - Mowing Fee	120,438.74	123,540.00	(3,101.26)	1,439,862.74	1,358,940.00	80,922.74	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	192,614.50	-	192,614.50	-
Total Assessment Revenue	**320,999.34**	**323,671.25**	**(2,671.91)**	**3,654,731.66**	**3,560,383.75**	**94,347.91**	**3,884,055.00**
Other Income							
4200 - Late Fee/Interest	15,135.30	6,666.67	8,468.63	90,263.88	73,333.37	16,930.51	80,000.00
4215 - NFC Event Income	-	-	-	5,627.11	-	5,627.11	-
4305 - Return Item Fee Income	90.00	-	90.00	1,320.00	-	1,320.00	-
4410 - Demand Letter Income	2,250.00	-	2,250.00	19,940.00	-	19,940.00	-
4411 - Payment Plan Setup Fee	30.00	-	30.00	765.00	-	765.00	-
4412 - Payment Plan Demand Letter	-	-	-	100.00	-	100.00	-
4440 - Reminder Notice Income	3,478.00	-	3,478.00	17,933.00	-	17,933.00	-
4500 - Interest Income - OP	788.89	41.67	747.22	5,368.68	458.37	4,910.31	500.00
4606 - Facilities - Social Room Rental	1,475.00	166.67	1,308.33	3,025.00	1,833.37	1,191.63	2,000.00
4800 - Working Capital	14,105.75	9,395.83	4,709.92	150,533.25	103,354.13	47,179.12	112,750.00
4807 - Violation Fees 1st Letter	1,248.00	-	1,248.00	12,484.64	-	12,484.64	-
4808 - Certified Violation Notice Income	1,060.00	-	1,060.00	6,990.00	-	6,990.00	-
4809 - 2nd Compliance Letter Service Fee	624.00	-	624.00	2,160.00	-	2,160.00	-
4830 - Access Gate Card	140.00	416.67	(276.67)	3,560.00	4,583.37	(1,023.37)	5,000.00
4836 - Rental Revenue	(550.00)	-	(550.00)	-	-	-	-
4901 - Collection Facilitation	30.00	-	30.00	2,520.00	-	2,520.00	-
4921 - Payment Plan Administration Fees	20.00	-	20.00	335.00	-	335.00	-
Total Other Income	**39,924.94**	**16,687.51**	**23,237.43**	**322,925.56**	**183,562.61**	**139,362.95**	**200,250.00**
Total Operating Income	**360,924.28**	**340,358.76**	**20,565.52**	**3,977,657.22**	**3,743,946.36**	**233,710.86**	**4,084,305.00**
Operating Expense							
General and Administrative							
5101 - Office Supplies - Postage	-	166.67	166.67	2,841.66	1,833.37	(1,008.29)	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	104.94	5,500.00	5,395.06	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	733.37	733.37	800.00
5104 - Administrative Expenses	877.19	2,500.00	1,622.81	13,980.72	27,500.00	13,519.28	30,000.00
5105 - Website Expenses	500.00	-	(500.00)	6,000.00	-	(6,000.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	108,151.91	99,387.75	(8,764.16)	108,423.00
5107 - Community Events - NFC	9,850.98	10,000.00	149.02	95,513.40	110,000.00	14,486.60	120,000.00
5109 - Admin Expenses - NFC Software	82.31	89.99	7.68	1,428.57	989.89	(438.68)	1,079.85
5110 - Professional Fees - Legal	4,864.35	4,166.67	(697.68)	11,929.11	45,833.37	33,904.26	50,000.00
5113 - Professional Fees - Management	5,540.60	6,083.33	542.73	60,936.20	66,916.63	5,980.43	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	36,666.63	35,166.63	40,000.00
5122 - Violation Notices	1,976.00	-	(1,976.00)	9,024.00	-	(9,024.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5123 - Return Item Fee Expense	20.00	-	(20.00)	1,405.00	-	(1,405.00)	-
5124 - Certified Violation Notices Expense	3,534.00	-	(3,534.00)	9,024.00	-	(9,024.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	21,768.90	18,333.37	(3,435.53)	20,000.00
5128 - Collection Facilitation	-	-	-	1,470.00	-	(1,470.00)	-
5129 - Reminder Notice Expense	1,035.00	-	(1,035.00)	22,482.39	-	(22,482.39)	-
5131 - Administrative Expenses - NFC Software	160.00	-	(160.00)	165.00	-	(165.00)	-
5132 - Payment Plan Admin Fee Expense	-	-	-	275.00	-	(275.00)	-
5160 - Bad Debt Expense	-	-	-	9,591.49	-	(9,591.49)	-
5168 - ARC Review	-	729.17	729.17	10,195.00	8,020.87	(2,174.13)	8,750.00
5170 - Bank Fees	-	8.33	8.33	-	91.63	91.63	100.00
5177 - Legal Fees - Collection	(213.90)	1,250.00	1,463.90	(9,827.48)	13,750.00	23,577.48	15,000.00
5195 - Demand Letter Expense	4,800.00	-	(4,800.00)	27,059.39	-	(27,059.39)	-
5196 - Payment Plan Setup Fee Expense	25.00	-	(25.00)	1,015.00	-	(1,015.00)	-
5197 - Payment Plan Demand Letter Expense	-	-	-	150.00	-	(150.00)	-
Total General and Administrative	**43,012.89**	**39,596.08**	**(3,416.81)**	**406,184.20**	**435,556.88**	**29,372.68**	**475,152.85**
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	1,375.00	538.40	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	916.63	16.63	1,000.00
Total Taxes	**-**	**208.33**	**208.33**	**1,736.60**	**2,291.63**	**555.03**	**2,500.00**
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	58,826.00	42,004.38	(16,821.62)	45,823.00
Total Insurance	**-**	**3,818.58**	**3,818.58**	**58,826.00**	**42,004.38**	**(16,821.62)**	**45,823.00**
Utilities							
5301 - Gas	60.96	100.00	39.04	649.05	1,100.00	450.95	1,200.00
5302 - Telephone	2,404.74	1,000.00	(1,404.74)	19,534.32	11,000.00	(8,534.32)	12,000.00
5303 - Electricity - Common Area	3,091.37	3,333.33	241.96	27,467.27	36,666.63	9,199.36	40,000.00
5305 - Water - Irrigation	924.08	11,250.00	10,325.92	169,220.14	123,750.00	(45,470.14)	135,000.00
5308 - Electricity - Streetlights	1,699.82	1,666.67	(33.15)	22,871.38	18,333.37	(4,538.01)	20,000.00
Total Utilities	**8,180.97**	**17,350.00**	**9,169.03**	**239,742.16**	**190,850.00**	**(48,892.16)**	**208,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	225.00	2,500.00	2,275.00	46,097.94	27,500.00	(18,597.94)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	2,227.20	2,916.67	689.47	9,047.20	32,083.37	23,036.17	35,000.00
5417 - Maint & Rprs - Recreation	-	2,916.67	2,916.67	2,353.97	32,083.37	29,729.40	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	203.29	9,625.00	9,421.71	10,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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	-	1,833.33	1,833.33	1,917.30	20,166.63	18,249.33	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	194.02	9,166.63	8,972.61	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	3,450.37	3,450.37	3,764.00
5466 - Pest Control - Mosquito Spray	-	666.67	666.67	3,650.70	7,333.37	3,682.67	8,000.00
5468 - Traffic Signs	-	2,083.33	2,083.33	240.00	22,916.63	22,676.63	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	18,333.37	18,108.37	20,000.00
5470 - Maint & Rprs - Common Area	8,835.42	5,833.33	(3,002.09)	66,881.65	64,166.63	(2,715.02)	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,225.00)	91,666.63	95,891.63	100,000.00
Total Common Area Maintenance	**11,287.62**	**31,605.33**	**20,317.71**	**131,461.65**	**347,658.63**	**216,196.98**	**379,264.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	2,729.50	8,833.33	6,103.83	100,704.50	97,166.63	(3,537.87)	106,000.00
5503 - Pool - Furniture	-	3,333.33	3,333.33	5,471.16	36,666.63	31,195.47	40,000.00
5504 - Pool - Repairs	-	3,333.33	3,333.33	39,548.20	36,666.63	(2,881.57)	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	975.70	9,166.63	8,190.93	10,000.00
Total Swimming Pool	**2,729.50**	**16,333.32**	**13,603.82**	**146,699.56**	**179,666.52**	**32,966.96**	**196,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	34,166.67	606.67	328,460.00	375,833.37	47,373.37	410,000.00
5606 - Landscape - Additional Services	129,325.36	8,333.33	(120,992.03)	154,814.71	91,666.63	(63,148.08)	100,000.00
5608 - Landscape - Trees & Shrubs Maint	13,205.20	5,000.00	(8,205.20)	35,616.20	55,000.00	19,383.80	60,000.00
5615 - Landscape - Front Yards	-	84,441.00	84,441.00	1,066,904.50	928,851.00	(138,053.50)	1,013,292.00
Total Landscape Maintenance	**176,090.56**	**131,941.00**	**(44,149.56)**	**1,585,795.41**	**1,451,351.00**	**(134,444.41)**	**1,583,292.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	-	5,000.00	5,000.00	40,055.69	55,000.00	14,944.31	60,000.00
Total Irrigation Maintenance	**-**	**5,000.00**	**5,000.00**	**40,055.69**	**55,000.00**	**14,944.31**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	18,755.00	50,416.63	31,661.63	55,000.00
5683 - Lake Repairs	-	91.67	91.67	492.31	1,008.37	516.06	1,100.00
5689 - Lake Supplies	3,330.96	1,166.67	(2,164.29)	12,272.50	12,833.37	560.87	14,000.00
Total Fountain and Lake Maintenance	**5,035.96**	**5,841.67**	**805.71**	**31,519.81**	**64,258.37**	**32,738.56**	**70,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	370.00	4,166.67	3,796.67	15,440.28	45,833.37	30,393.09	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
5742 - Patrol Service - Guard Shack	5,710.00	10,833.33	5,123.33	67,440.69	119,166.63	51,725.94	130,000.00
5744 - Access Control - Access Cntrl Maint.	86.90	666.67	579.77	1,326.00	7,333.37	6,007.37	8,000.00
Total Security	**6,166.90**	**16,500.00**	**10,333.10**	**84,206.97**	**181,500.00**	**97,293.03**	**198,000.00**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

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

Operating Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Special Projects							
5800 - Capital Improvements	-	9,664.45	9,664.45	95,187.75	106,308.95	11,121.20	115,973.35
Total Special Projects	**-**	**9,664.45**	**9,664.45**	**95,187.75**	**106,308.95**	**11,121.20**	**115,973.35**
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	562,500.00	687,500.00	125,000.00	750,000.00
Total Reserve Contribution	**-**	**62,500.00**	**62,500.00**	**562,500.00**	**687,500.00**	**125,000.00**	**750,000.00**
Total Operating Expense	**252,504.40**	**340,358.76**	**87,854.36**	**3,383,915.80**	**3,743,946.36**	**360,030.56**	**4,084,305.20**
Net Operating Income (Loss)	**108,419.88**	**-**	**108,419.88**	**593,741.42**	**-**	**593,741.42**	**(.20)**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	103.29	-	103.29	1,268.98	-	1,268.98	-
4900 - Reserve Contribution - Road Fund	-	-	-	562,500.00	-	562,500.00	-
Total Other Income	**103.29**	**-**	**103.29**	**563,768.98**	**-**	**563,768.98**	**-**
Total Reserve Income	**103.29**	**-**	**103.29**	**563,768.98**	**-**	**563,768.98**	**-**
Net Reserve Income (Loss)	**103.29**	**-**	**103.29**	**563,768.98**	**-**	**563,768.98**	**-**
Net Total	**108,523.17**	**-**	**108,523.17**	**1,157,510.40**	**-**	**1,157,510.40**	**(.20)**