

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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)	1,840,955.27	2,001,312.50	(160,357.23)	2,401,575.00
4105 - Other Assessment - Mowing Fee	119,057.04	123,540.00	(4,482.96)	1,319,424.00	1,235,400.00	84,024.00	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	173,353.05	-	173,353.05	-
Total Assessment Revenue	319,617.64	323,671.25	(4,053.61)	3,333,732.32	3,236,712.50	97,019.82	3,884,055.00
Other Income							
4200 - Late Fee/Interest	23,897.10	6,666.67	17,230.43	75,407.69	66,666.70	8,740.99	80,000.00
4215 - NFC Event Income	714.43	-	714.43	5,627.11	-	5,627.11	-
4305 - Return Item Fee Income	150.00	-	150.00	1,230.00	-	1,230.00	-
4410 - Demand Letter Income	2,130.00	-	2,130.00	17,840.00	-	17,840.00	-
4411 - Payment Plan Setup Fee	30.00	-	30.00	735.00	-	735.00	-
4412 - Payment Plan Demand Letter	25.00	-	25.00	100.00	-	100.00	-
4440 - Reminder Notice Income	440.00	-	440.00	14,515.00	-	14,515.00	-
4500 - Interest Income - OP	634.88	41.67	593.21	4,579.79	416.70	4,163.09	500.00
4510 - Interest Income - RSV	126.62	-	126.62	1,165.69	-	1,165.69	-
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	1,550.00	1,666.70	(116.70)	2,000.00
4800 - Working Capital	11,838.75	9,395.83	2,442.92	136,427.50	93,958.30	42,469.20	112,750.00
4801 - Closing Revenue	(563.75)	-	(563.75)	-	-	-	-
4807 - Violation Fees 1st Letter	1,312.00	-	1,312.00	11,268.64	-	11,268.64	-
4808 - Certified Violation Notice Income	750.00	-	750.00	5,930.00	-	5,930.00	-
4809 - 2nd Compliance Letter Service Fee	416.00	-	416.00	1,536.00	-	1,536.00	-
4810 - Fines	-	-	-	54.00	-	54.00	-
4830 - Access Gate Card	145.00	416.67	(271.67)	3,420.00	4,166.70	(746.70)	5,000.00
4836 - Rental Revenue	-	-	-	550.00	-	550.00	-
4900 - Reserve Contribution - Road Fund	375,000.00	-	375,000.00	562,500.00	-	562,500.00	-
4901 - Collection Facilitation	870.00	-	870.00	2,490.00	-	2,490.00	-
4921 - Payment Plan Administration Fees	60.00	-	60.00	320.00	-	320.00	-
Total Other Income	417,976.03	16,687.51	401,288.52	847,246.42	166,875.10	680,371.32	200,250.00
Total Income	737,593.67	340,358.76	397,234.91	4,180,978.74	3,403,587.60	777,391.14	4,084,305.00

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	-	166.67	166.67	2,841.66	1,666.70	(1,174.96)	2,000.00
5102 - Office Supplies - NFC	104.94	500.00	395.06	104.94	5,000.00	4,895.06	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	666.70	666.70	800.00
5104 - Administrative Expenses	1,245.81	2,500.00	1,254.19	13,103.53	25,000.00	11,896.47	30,000.00
5105 - Website Expenses	2,000.00	-	(2,000.00)	5,500.00	-	(5,500.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	98,190.55	90,352.50	(7,838.05)	108,423.00
5107 - Community Events - NFC	6,481.95	10,000.00	3,518.05	85,662.42	100,000.00	14,337.58	120,000.00
5109 - Admin Expenses - NFC Software	103.01	89.99	(13.02)	1,346.26	899.90	(446.36)	1,079.85
5110 - Professional Fees - Legal	1,526.10	4,166.67	2,640.57	7,064.76	41,666.70	34,601.94	50,000.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5113 - Professional Fees - Management	11,081.20	6,083.33	(4,997.87)	55,395.60	60,833.30	5,437.70	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	33,333.30	31,833.30	40,000.00
5122 - Violation Notices	1,416.00	-	(1,416.00)	7,048.00	-	(7,048.00)	-
5123 - Return Item Fee Expense	470.00	-	(470.00)	1,385.00	-	(1,385.00)	-
5124 - Certified Violation Notices Expense	1,830.00	-	(1,830.00)	5,490.00	-	(5,490.00)	-
5126 - Holiday Decorations	10,884.45	1,666.67	(9,217.78)	21,768.90	16,666.70	(5,102.20)	20,000.00
5128 - Collection Facilitation	1,470.00	-	(1,470.00)	1,470.00	-	(1,470.00)	-
5129 - Reminder Notice Expense	13,592.39	-	(13,592.39)	21,447.39	-	(21,447.39)	-
5131 - Administrative Expenses - NFC Software	-	-	-	5.00	-	(5.00)	-
5132 - Payment Plan Admin Fee Expense	185.00	-	(185.00)	275.00	-	(275.00)	-
5160 - Bad Debt Expense	-	-	-	9,591.49	-	(9,591.49)	-
5168 - ARC Review	-	729.17	729.17	10,195.00	7,291.70	(2,903.30)	8,750.00
5170 - Bank Fees	-	8.33	8.33	-	83.30	83.30	100.00
5177 - Legal Fees - Collection	7,869.00	1,250.00	(6,619.00)	(8,811.55)	12,500.00	21,311.55	15,000.00
5195 - Demand Letter Expense	11,290.00	-	(11,290.00)	22,259.39	-	(22,259.39)	-
5196 - Payment Plan Setup Fee Expense	520.00	-	(520.00)	990.00	-	(990.00)	-
5197 - Payment Plan Demand Letter Expense	75.00	-	(75.00)	150.00	-	(150.00)	-
Total General and Administrative	82,106.21	39,596.08	(42,510.13)	363,973.34	395,960.80	31,987.46	475,152.85
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	1,250.00	413.40	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	833.30	(66.70)	1,000.00
Total Taxes	-	208.33	208.33	1,736.60	2,083.30	346.70	2,500.00
Insurance							
5251 - Insurance	58,826.00	3,818.58	(55,007.42)	58,826.00	38,185.80	(20,640.20)	45,823.00
Total Insurance	58,826.00	3,818.58	(55,007.42)	58,826.00	38,185.80	(20,640.20)	45,823.00
Utilities							
5301 - Gas	60.96	100.00	39.04	588.09	1,000.00	411.91	1,200.00
5302 - Telephone	3,820.09	1,000.00	(2,820.09)	17,129.58	10,000.00	(7,129.58)	12,000.00
5303 - Electricity - Common Area	2,932.94	3,333.33	400.39	24,375.90	33,333.30	8,957.40	40,000.00
5305 - Water - Irrigation	25,223.61	11,250.00	(13,973.61)	168,296.06	112,500.00	(55,796.06)	135,000.00
5308 - Electricity - Streetlights	2,015.99	1,666.67	(349.32)	21,171.56	16,666.70	(4,504.86)	20,000.00
Total Utilities	34,053.59	17,350.00	(16,703.59)	231,561.19	173,500.00	(58,061.19)	208,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	-	2,500.00	2,500.00	45,872.94	25,000.00	(20,872.94)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	305.00	2,916.67	2,611.67	6,820.00	29,166.70	22,346.70	35,000.00
5417 - Maint & Rprs - Recreation	410.00	2,916.67	2,506.67	2,353.97	29,166.70	26,812.73	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	203.29	875.00	671.71	203.29	8,750.00	8,546.71	10,500.00
5455 - Clubhouse A/C Maintenance	-	-	-	4,875.58	-	(4,875.58)	-

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Operating Expense							
5456 - Clubhouse - Cleaning	-	1,833.33	1,833.33	1,917.30	18,333.30	16,416.00	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	194.02	833.33	639.31	194.02	8,333.30	8,139.28	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	3,136.70	3,136.70	3,764.00
5466 - Pest Control - Mosquito Spray	445.67	666.67	221.00	3,650.70	6,666.70	3,016.00	8,000.00
5468 - Traffic Signs	-	2,083.33	2,083.33	240.00	20,833.30	20,593.30	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	16,666.70	16,441.70	20,000.00
5470 - Maint & Rprs - Common Area	2,170.00	5,833.33	3,663.33	58,046.23	58,333.30	287.07	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,225.00)	83,333.30	87,558.30	100,000.00
Total Common Area Maintenance	3,727.98	31,605.33	27,877.35	120,174.03	316,053.30	195,879.27	379,264.00
Swimming Pool							
5502 - Pool - Maintenance Contract	2,729.50	8,833.33	6,103.83	97,975.00	88,333.30	(9,641.70)	106,000.00
5503 - Pool - Furniture	1,412.25	3,333.33	1,921.08	5,471.16	33,333.30	27,862.14	40,000.00
5504 - Pool - Repairs	1,070.00	3,333.33	2,263.33	39,548.20	33,333.30	(6,214.90)	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	975.70	8,333.30	7,357.60	10,000.00
Total Swimming Pool	5,211.75	16,333.32	11,121.57	143,970.06	163,333.20	19,363.14	196,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	67,120.00	34,166.67	(32,953.33)	294,900.00	341,666.70	46,766.70	410,000.00
5606 - Landscape - Additional Services	-	8,333.33	8,333.33	25,489.35	83,333.30	57,843.95	100,000.00
5608 - Landscape - Trees & Shrubs Maint	-	5,000.00	5,000.00	22,411.00	50,000.00	27,589.00	60,000.00
5615 - Landscape - Front Yards	-	84,441.00	84,441.00	1,066,904.50	844,410.00	(222,494.50)	1,013,292.00
Total Landscape Maintenance	67,120.00	131,941.00	64,821.00	1,409,704.85	1,319,410.00	(90,294.85)	1,583,292.00
Irrigation Maintenance							
5651 - Irrigation Repairs	7,196.50	5,000.00	(2,196.50)	40,055.69	50,000.00	9,944.31	60,000.00
Total Irrigation Maintenance	7,196.50	5,000.00	(2,196.50)	40,055.69	50,000.00	9,944.31	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	17,050.00	45,833.30	28,783.30	55,000.00
5683 - Lake Repairs	492.31	91.67	(400.64)	492.31	916.70	424.39	1,100.00
5689 - Lake Supplies	1,351.90	1,166.67	(185.23)	8,941.54	11,666.70	2,725.16	14,000.00
Total Fountain and Lake Maintenance	3,549.21	5,841.67	2,292.46	26,483.85	58,416.70	31,932.85	70,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	2,381.27	4,166.67	1,785.40	15,070.28	41,666.70	26,596.42	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
5742 - Patrol Service - Guard Shack	8,684.34	10,833.33	2,148.99	61,730.69	108,333.30	46,602.61	130,000.00
5744 - Access Control - Access Cntrl Maint.	86.90	666.67	579.77	1,239.10	6,666.70	5,427.60	8,000.00
Total Security	11,152.51	16,500.00	5,347.49	78,040.07	165,000.00	86,959.93	198,000.00
Special Projects							
5800 - Capital Improvements	-	9,664.45	9,664.45	95,187.75	96,644.50	1,456.75	115,973.35
Total Special Projects	-	9,664.45	9,664.45	95,187.75	96,644.50	1,456.75	115,973.35

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	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	375,000.00	62,500.00	(312,500.00)	562,500.00	625,000.00	62,500.00	750,000.00
Total Reserve Contribution	375,000.00	62,500.00	(312,500.00)	562,500.00	625,000.00	62,500.00	750,000.00
Total Expense	647,943.75	340,358.76	(307,584.99)	3,132,213.43	3,403,587.60	271,374.17	4,084,305.20
Operating Net Total	89,649.92	-	89,649.92	1,048,765.31	-	1,048,765.31	(.20)
Net Total	89,649.92	-	89,649.92	1,048,765.31	-	1,048,765.31	(.20)