

Harper's Preserve Community Association Inc.

Balance Sheet as of 9/30/2024

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$988,560.65		\$988,560.65
1013 - First Citizens Bank - Operating ICS *8199	\$634,516.00		\$634,516.00
1030 - First Citizens Bank -Petty Cash *4657	\$1,143.54		\$1,143.54
1510 - First Citizens Bank - Reserve MM *6818		\$402,858.84	\$402,858.84
Total Cash	\$1,624,220.19	\$402,858.84	\$2,027,079.03
Receivables			
1600 - Assessments Receivable	\$468,072.36		\$468,072.36
1690 - A/R Other	\$5,140.00		\$5,140.00
Total Receivables	\$473,212.36		\$473,212.36
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	\$16,552.16		\$16,552.16
Total Other Assets	\$16,552.16		\$16,552.16
Total Assets	\$2,645,164.05	\$402,858.84	\$3,048,022.89

Harper's Preserve Community Association Inc.

Balance Sheet as of 9/30/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$100.00		\$100.00
2050 - Prepaid Assessments	\$213,992.36		\$213,992.36
2080 - Unearned Revenue	\$602,336.57		\$602,336.57
2111 - Deposits - Pool	\$55,000.00		\$55,000.00
2113 - Deposits - Clubhouse	\$1,850.00		\$1,850.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$891,310.23		\$891,310.23
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	\$769,560.61	\$188,539.07	\$958,099.68
Total Equity	\$1,753,853.82	\$402,858.84	\$2,156,712.66
Total Liabilities / Equity	\$2,645,164.05	\$402,858.84	\$3,048,022.89

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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)	1,659,656.12	1,801,181.25	(141,525.13)	2,401,575.00
4105 - Other Assessment - Mowing Fee	119,249.49	123,540.00	(4,290.51)	1,200,366.96	1,111,860.00	88,506.96	1,482,480.00
4113 - Builder Assessment	19,261.45	-	19,261.45	154,091.60	-	154,091.60	-
Total Assessment Revenue	320,028.63	323,671.25	(3,642.62)	3,014,114.68	2,913,041.25	101,073.43	3,884,055.00
Other Income							
4200 - Late Fee/Interest	9,716.14	6,666.67	3,049.47	51,106.45	60,000.03	(8,893.58)	80,000.00
4215 - NFC Event Income	813.69	-	813.69	4,912.68	-	4,912.68	-
4305 - Return Item Fee Income	1,080.00	-	1,080.00	1,080.00	-	1,080.00	-
4410 - Demand Letter Income	4,740.00	-	4,740.00	15,620.00	-	15,620.00	-
4411 - Payment Plan Setup Fee	25.00	-	25.00	705.00	-	705.00	-
4412 - Payment Plan Demand Letter	-	-	-	75.00	-	75.00	-
4440 - Reminder Notice Income	925.00	-	925.00	14,005.00	-	14,005.00	-
4500 - Interest Income - OP	408.91	41.67	367.24	3,944.91	375.03	3,569.88	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	1,550.00	1,500.03	49.97	2,000.00
4800 - Working Capital	4,510.00	9,395.83	(4,885.83)	124,588.75	84,562.47	40,026.28	112,750.00
4801 - Closing Revenue	(563.75)	-	(563.75)	-	-	-	-
4807 - Violation Fees 1st Letter	1,962.08	-	1,962.08	9,932.64	-	9,932.64	-
4808 - Certified Violation Notice Income	5,180.00	-	5,180.00	5,180.00	-	5,180.00	-
4809 - 2nd Compliance Letter Service Fee	624.00	-	624.00	1,120.00	-	1,120.00	-
4830 - Access Gate Card	260.00	416.67	(156.67)	3,275.00	3,750.03	(475.03)	5,000.00
4836 - Rental Revenue	550.00	-	550.00	550.00	-	550.00	-
4901 - Collection Facilitation	90.00	-	90.00	1,560.00	-	1,560.00	-
4921 - Payment Plan Administration Fees	70.00	-	70.00	255.00	-	255.00	-
Total Other Income	30,391.07	16,687.51	13,703.56	239,460.43	150,187.59	89,272.84	200,250.00
Total Operating Income	350,419.70	340,358.76	10,060.94	3,253,575.11	3,063,228.84	190,346.27	4,084,305.00

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	-	166.67	166.67	2,841.66	1,500.03	(1,341.63)	2,000.00
5102 - Office Supplies - NFC	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
5103 - Meeting Expense	-	66.67	66.67	-	600.03	600.03	800.00
5104 - Administrative Expenses	3,031.30	2,500.00	(531.30)	11,857.72	22,500.00	10,642.28	30,000.00
5105 - Website Expenses	-	-	-	3,500.00	-	(3,500.00)	-
5106 - Event Coordinator	9,961.36	9,035.25	(926.11)	88,229.19	81,317.25	(6,911.94)	108,423.00
5107 - Community Events - NFC	5,758.85	10,000.00	4,241.15	79,180.47	90,000.00	10,819.53	120,000.00
5109 - Admin Expenses - NFC Software	1,052.56	89.99	(962.57)	1,243.25	809.91	(433.34)	1,079.85
5110 - Professional Fees - Legal	-	4,166.67	4,166.67	5,538.66	37,500.03	31,961.37	50,000.00
5113 - Professional Fees - Management	-	6,083.33	6,083.33	44,314.40	54,749.97	10,435.57	73,000.00
5114 - Professional Fees - Consulting	-	3,333.33	3,333.33	1,500.00	29,999.97	28,499.97	40,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5122 - Violation Notices	208.00	-	(208.00)	5,632.00	-	(5,632.00)	-
5123 - Return Item Fee Expense	915.00	-	(915.00)	915.00	-	(915.00)	-
5124 - Certified Violation Notices Expense	3,660.00	-	(3,660.00)	3,660.00	-	(3,660.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	10,884.45	15,000.03	4,115.58	20,000.00
5129 - Reminder Notice Expense	150.00	-	(150.00)	7,855.00	-	(7,855.00)	-
5131 - Administrative Expenses - NFC Software	-	-	-	5.00	-	(5.00)	-
5132 - Payment Plan Admin Fee Expense	-	-	-	90.00	-	(90.00)	-
5160 - Bad Debt Expense	-	-	-	9,591.49	-	(9,591.49)	-
5168 - ARC Review	2,158.75	729.17	(1,429.58)	10,195.00	6,562.53	(3,632.47)	8,750.00
5170 - Bank Fees	(315.00)	8.33	323.33	-	74.97	74.97	100.00
5177 - Legal Fees - Collection	-	1,250.00	1,250.00	(16,935.73)	11,250.00	28,185.73	15,000.00
5195 - Demand Letter Expense	129.39	-	(129.39)	10,969.39	-	(10,969.39)	-
5196 - Payment Plan Setup Fee Expense	-	-	-	470.00	-	(470.00)	-
5197 - Payment Plan Demand Letter Expense	-	-	-	75.00	-	(75.00)	-
Total General and Administrative	26,710.21	39,596.08	12,885.87	281,611.95	356,364.72	74,752.77	475,152.85
Taxes							
5201 - Property Tax	-	125.00	125.00	836.60	1,125.00	288.40	1,500.00
5203 - Audit/Tax Preparation	-	83.33	83.33	900.00	749.97	(150.03)	1,000.00
Total Taxes	-	208.33	208.33	1,736.60	1,874.97	138.37	2,500.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	34,367.22	34,367.22	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	34,367.22	34,367.22	45,823.00
Utilities							
5301 - Gas	61.76	100.00	38.24	527.13	900.00	372.87	1,200.00
5302 - Telephone	1,087.73	1,000.00	(87.73)	13,309.49	9,000.00	(4,309.49)	12,000.00
5303 - Electricity - Common Area	2,970.93	3,333.33	362.40	21,442.96	29,999.97	8,557.01	40,000.00
5305 - Water - Irrigation	25,736.43	11,250.00	(14,486.43)	143,072.45	101,250.00	(41,822.45)	135,000.00
5308 - Electricity - Streetlights	2,133.34	1,666.67	(466.67)	19,155.57	15,000.03	(4,155.54)	20,000.00
Total Utilities	31,990.19	17,350.00	(14,640.19)	197,507.60	156,150.00	(41,357.60)	208,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	19,000.00	2,500.00	(16,500.00)	45,872.94	22,500.00	(23,372.94)	30,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	2,916.67	2,916.67	6,515.00	26,250.03	19,735.03	35,000.00
5417 - Maint & Rprs - Recreation	-	2,916.67	2,916.67	1,943.97	26,250.03	24,306.06	35,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	875.00	875.00	-	7,875.00	7,875.00	10,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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	16,499.97	14,582.67	22,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
5462 - Fitness Management - NFC Sports Rec	-	313.67	313.67	-	2,823.03	2,823.03	3,764.00
5466 - Pest Control - Mosquito Spray	-	666.67	666.67	3,205.03	6,000.03	2,795.00	8,000.00
5468 - Traffic Signs	-	2,083.33	2,083.33	240.00	18,749.97	18,509.97	25,000.00
5469 - Signs & Monuments	-	1,666.67	1,666.67	225.00	15,000.03	14,775.03	20,000.00
5470 - Maint & Rprs - Common Area	12,916.86	5,833.33	(7,083.53)	55,876.23	52,499.97	(3,376.26)	70,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	(4,225.00)	74,999.97	79,224.97	100,000.00
Total Common Area Maintenance	31,916.86	31,605.33	(311.53)	116,446.05	284,447.97	168,001.92	379,264.00
Swimming Pool							
5502 - Pool - Maintenance Contract	3,960.00	8,833.33	4,873.33	95,245.50	79,499.97	(15,745.53)	106,000.00
5503 - Pool - Furniture	-	3,333.33	3,333.33	4,058.91	29,999.97	25,941.06	40,000.00
5504 - Pool - Repairs	230.00	3,333.33	3,103.33	38,478.20	29,999.97	(8,478.23)	40,000.00
5510 - Pool - Supplies	-	833.33	833.33	975.70	7,499.97	6,524.27	10,000.00
Total Swimming Pool	4,190.00	16,333.32	12,143.32	138,758.31	146,999.88	8,241.57	196,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	-	34,166.67	34,166.67	227,780.00	307,500.03	79,720.03	410,000.00
5606 - Landscape - Additional Services	-	8,333.33	8,333.33	25,489.35	74,999.97	49,510.62	100,000.00
5608 - Landscape - Trees & Shrubs Maint	-	5,000.00	5,000.00	22,411.00	45,000.00	22,589.00	60,000.00
5615 - Landscape - Front Yards	120,466.00	84,441.00	(36,025.00)	1,066,904.50	759,969.00	(306,935.50)	1,013,292.00
Total Landscape Maintenance	120,466.00	131,941.00	11,475.00	1,342,584.85	1,187,469.00	(155,115.85)	1,583,292.00
Irrigation Maintenance							
5651 - Irrigation Repairs	-	5,000.00	5,000.00	32,859.19	45,000.00	12,140.81	60,000.00
Total Irrigation Maintenance	-	5,000.00	5,000.00	32,859.19	45,000.00	12,140.81	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	4,583.33	2,878.33	15,345.00	41,249.97	25,904.97	55,000.00
5683 - Lake Repairs	-	91.67	91.67	-	825.03	825.03	1,100.00
5689 - Lake Supplies	690.00	1,166.67	476.67	7,589.64	10,500.03	2,910.39	14,000.00
Total Fountain and Lake Maintenance	2,395.00	5,841.67	3,446.67	22,934.64	52,575.03	29,640.39	70,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	220.00	4,166.67	3,946.67	12,689.01	37,500.03	24,811.02	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
5742 - Patrol Service - Guard Shack	1,427.50	10,833.33	9,405.83	53,046.35	97,499.97	44,453.62	130,000.00
5744 - Access Control - Access Cntrl Maint.	51.95	666.67	614.72	1,152.20	6,000.03	4,847.83	8,000.00
Total Security	1,699.45	16,500.00	14,800.55	66,887.56	148,500.00	81,612.44	198,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Special Projects							
5800 - Capital Improvements	-	9,664.45	9,664.45	95,187.75	86,980.05	(8,207.70)	115,973.35
Total Special Projects	-	9,664.45	9,664.45	95,187.75	86,980.05	(8,207.70)	115,973.35
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	-	62,500.00	62,500.00	187,500.00	562,500.00	375,000.00	750,000.00
Total Reserve Contribution	-	62,500.00	62,500.00	187,500.00	562,500.00	375,000.00	750,000.00
Total Operating Expense	219,367.71	340,358.76	120,991.05	2,484,014.50	3,063,228.84	579,214.34	4,084,305.20
Net Operating Income (Loss)	131,051.99	-	131,051.99	769,560.61	-	769,560.61	(.20)

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	148.09	-	148.09	1,039.07	-	1,039.07	-
4900 - Reserve Contribution - Road Fund	-	-	-	187,500.00	-	187,500.00	-
Total Other Income	148.09	-	148.09	188,539.07	-	188,539.07	-
Total Reserve Income	148.09	-	148.09	188,539.07	-	188,539.07	-
Net Reserve Income (Loss)	148.09	-	148.09	188,539.07	-	188,539.07	-
Net Total	131,200.08	-	131,200.08	958,099.68	-	958,099.68	(.20)