

Harper's Preserve Community Association Inc.

Balance Sheet as of 4/30/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,883,250.91		\$1,883,250.91
1013 - First Citizens Bank - Operating ICS *8199	\$123,232.08		\$123,232.08
1014 - First Citizens Bank - Reserve ICS Account *0741		\$869,302.96	\$869,302.96
1030 - First Citizens Bank -Petty Cash *4657	\$1,656.75		\$1,656.75
1510 - First Citizens Bank - Reserve MM *6818		\$248,311.40	\$248,311.40
Total Cash	\$2,008,139.74	\$1,117,614.36	\$3,125,754.10
Receivables			
1600 - Assessments Receivable	\$733,087.32		\$733,087.32
Total Receivables	\$733,087.32		\$733,087.32
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	\$26,519.43		\$26,519.43
Total Other Assets	\$26,519.43		\$26,519.43
Total Assets	\$3,298,925.83	\$1,117,614.36	\$4,416,540.19

Harper's Preserve Community Association Inc.

Balance Sheet as of 4/30/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$100.00		\$100.00
2050 - Prepaid Assessments	\$175,475.16		\$175,475.16
2080 - Unearned Revenue	\$1,848,082.10		\$1,848,082.10
2111 - Deposits - Pool	\$52,000.00		\$52,000.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$2,095,038.56		\$2,095,038.56
Equity			
3500 - Fund Balance Retained	\$935,473.25	\$965,970.43	\$1,901,443.68
3915 - Current Year Gain / Loss	\$268,414.02	\$151,643.93	\$420,057.95
Total Equity	\$1,203,887.27	\$1,117,614.36	\$2,321,501.63
Total Liabilities / Equity	\$3,298,925.83	\$1,117,614.36	\$4,416,540.19

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Revenue							
4100 - Assessment	200,149.58	200,131.25	18.33	800,598.32	800,525.00	73.32	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,442.73	123,540.00	(97.27)	493,002.76	494,160.00	(1,157.24)	1,482,480.00
Total Assessment Revenue	323,592.31	323,671.25	(78.94)	1,293,601.08	1,294,685.00	(1,083.92)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	26,981.36	6,666.67	20,314.69	70,658.31	26,666.68	43,991.63	80,000.00
4215 - NFC Event Income	1,114.74	-	1,114.74	1,425.82	-	1,425.82	-
4305 - Return Item Fee Income	60.00	-	60.00	1,050.00	-	1,050.00	-
4410 - Demand Letter Income	400.15	-	400.15	7,988.26	-	7,988.26	-
4411 - Payment Plan Setup Fee	75.00	-	75.00	555.00	-	555.00	-
4412 - Payment Plan Demand Letter	50.00	-	50.00	125.00	-	125.00	-
4440 - Reminder Notice Income	725.00	-	725.00	4,457.61	-	4,457.61	-
4500 - Interest Income - OP	105.60	41.67	63.93	390.62	166.68	223.94	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	666.68	(16.68)	2,000.00
4800 - Working Capital	8,244.25	5,872.40	2,371.85	34,176.75	23,489.60	10,687.15	70,468.75
4807 - Violation Fees 1st Letter	1,712.00	-	1,712.00	2,517.10	-	2,517.10	-
4808 - Certified Violation Notice Income	1,402.00	-	1,402.00	5,514.00	-	5,514.00	-
4809 - 2nd Compliance Letter Service Fee	480.00	-	480.00	1,646.00	-	1,646.00	-
4810 - Fines	-	-	-	(46.00)	-	(46.00)	-
4830 - Access Gate Card	435.00	416.67	18.33	505.00	1,666.68	(1,161.68)	5,000.00
4901 - Collection Facilitation	30.00	-	30.00	510.00	-	510.00	-
4921 - Payment Plan Administration Fees	85.00	-	85.00	220.00	-	220.00	-
Total Other Income	41,900.10	13,164.08	28,736.02	132,343.47	52,656.32	79,687.15	157,968.75
Total Operating Income	365,492.41	336,835.33	28,657.08	1,425,944.55	1,347,341.32	78,603.23	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	271.96	333.33	61.37	272.65	1,333.32	1,060.67	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	333.32	333.32	1,000.00
5104 - Administrative Expenses	200.00	1,958.33	1,758.33	1,840.91	7,833.32	5,992.41	23,500.00
5105 - Website Expenses	500.00	-	(500.00)	1,000.00	-	(1,000.00)	-
5106 - Event Coordinator	10,459.43	10,000.00	(459.43)	40,343.51	40,000.00	(343.51)	120,000.00
5107 - Community Events - NFC	10,942.43	10,000.00	(942.43)	44,182.79	40,000.00	(4,182.79)	120,000.00
5109 - Admin Expenses - NFC Software	197.50	141.67	(55.83)	403.00	566.68	163.68	1,700.00
5110 - Professional Fees - Legal	-	2,083.33	2,083.33	2,808.57	8,333.32	5,524.75	25,000.00
5113 - Professional Fees - Management	5,540.60	6,083.33	542.73	16,621.80	24,333.32	7,711.52	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	6,666.68	6,291.38	20,000.00
5122 - Violation Notices	918.00	-	(918.00)	2,527.73	-	(2,527.73)	-
5123 - Return Item Fee Expense	-	-	-	110.00	-	(110.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
5124 - Certified Violation Notices Expense	1,260.00	-	(1,260.00)	10,890.00	-	(10,890.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
5128 - Collection Facilitation	-	-	-	420.00	-	(420.00)	-
5129 - Reminder Notice Expense	3,314.00	-	(3,314.00)	7,177.61	-	(7,177.61)	-
5132 - Payment Plan Admin Fee Expense	25.00	-	(25.00)	65.00	-	(65.00)	-
5160 - Bad Debt Expense	-	-	-	175.28	-	(175.28)	-
5168 - ARC Review	2,500.00	1,250.00	(1,250.00)	7,800.00	5,000.00	(2,800.00)	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	33.32	33.32	100.00
5177 - Legal Fees - Collection	-	1,250.00	1,250.00	1,858.68	5,000.00	3,141.32	15,000.00
5195 - Demand Letter Expense	360.00	-	(360.00)	4,871.22	-	(4,871.22)	-
5196 - Payment Plan Setup Fee Expense	180.00	-	(180.00)	405.00	-	(405.00)	-
Total General and Administrative	36,668.92	36,524.99	(143.93)	144,149.05	146,099.96	1,950.91	438,300.00
Taxes							
5201 - Property Tax	-	125.00	125.00	-	500.00	500.00	1,500.00
5203 - Audit/Tax Preparation	420.00	100.00	(320.00)	1,320.00	400.00	(920.00)	1,200.00
Total Taxes	420.00	225.00	(195.00)	1,320.00	900.00	(420.00)	2,700.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	15,274.32	15,274.32	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	15,274.32	15,274.32	45,823.00
Utilities							
5301 - Gas	84.53	100.00	15.47	310.28	400.00	89.72	1,200.00
5302 - Telephone	2,081.88	1,666.67	(415.21)	6,160.69	6,666.68	505.99	20,000.00
5303 - Electricity - Common Area	2,938.30	2,916.67	(21.63)	13,627.31	11,666.68	(1,960.63)	35,000.00
5305 - Water - Irrigation	2,028.49	16,666.67	14,638.18	28,525.21	66,666.68	38,141.47	200,000.00
5308 - Electricity - Streetlights	1,199.45	2,500.00	1,300.55	4,917.95	10,000.00	5,082.05	30,000.00
Total Utilities	8,332.65	23,850.01	15,517.36	53,541.44	95,400.04	41,858.60	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	3,357.00	5,833.33	2,476.33	3,822.00	23,333.32	19,511.32	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	1,250.00	1,250.00	372.00	5,000.00	4,628.00	15,000.00
5417 - Maint & Rprs - Recreation	990.00	1,250.00	260.00	3,168.00	5,000.00	1,832.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	151.12	416.67	265.55	151.12	1,666.68	1,515.56	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	2,166.68	2,166.68	6,500.00
5456 - Clubhouse - Cleaning	3,812.00	1,250.00	(2,562.00)	7,567.30	5,000.00	(2,567.30)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
5466 - Pest Control - Mosquito Spray	1,333.08	541.67	(791.41)	1,333.08	2,166.68	833.60	6,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5468 - Traffic Signs	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
5469 - Signs & Monuments	-	833.33	833.33	155.00	3,333.32	3,178.32	10,000.00
5470 - Maint & Rprs - Common Area	1,026.37	6,250.00	5,223.63	3,663.62	25,000.00	21,336.38	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	-	33,333.32	33,333.32	100,000.00
Total Common Area Maintenance	10,669.57	28,583.34	17,913.77	20,232.12	114,333.36	94,101.24	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	2,860.00	10,000.00	7,140.00	9,683.75	40,000.00	30,316.25	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
5504 - Pool - Repairs	2,215.00	5,000.00	2,785.00	24,656.77	20,000.00	(4,656.77)	60,000.00
5510 - Pool - Supplies	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
Total Swimming Pool	5,075.00	16,250.00	11,175.00	34,340.52	65,000.00	30,659.48	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	33,333.33	(226.67)	134,240.00	133,333.32	(906.68)	400,000.00
5606 - Landscape - Additional Services	27,897.00	4,166.67	(23,730.33)	32,229.50	16,666.68	(15,562.82)	50,000.00
5608 - Landscape - Trees & Shrubs Maint	-	4,166.67	4,166.67	2,810.00	16,666.68	13,856.68	50,000.00
5615 - Landscape - Front Yards	134,722.50	116,666.67	(18,055.83)	538,131.00	466,666.68	(71,464.32)	1,400,000.00
Total Landscape Maintenance	196,179.50	158,333.34	(37,846.16)	707,410.50	633,333.36	(74,077.14)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	2,611.80	5,000.00	2,388.20	5,799.15	20,000.00	14,200.85	60,000.00
Total Irrigation Maintenance	2,611.80	5,000.00	2,388.20	5,799.15	20,000.00	14,200.85	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	6,820.00	11,666.68	4,846.68	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	366.68	366.68	1,100.00
5689 - Lake Supplies	1,213.08	1,166.67	(46.41)	2,593.08	4,666.68	2,073.60	14,000.00
Total Fountain and Lake Maintenance	2,918.08	4,175.01	1,256.93	9,413.08	16,700.04	7,286.96	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	7,502.50	4,166.67	(3,335.83)	9,162.50	16,666.68	7,504.18	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
5742 - Patrol Service - Guard Shack	9,992.50	8,333.33	(1,659.17)	21,806.57	33,333.32	11,526.75	100,000.00
5744 - Access Control - Access Cntrl Maint.	90.90	666.67	575.77	355.60	2,666.68	2,311.08	8,000.00
Total Security	17,585.90	14,000.00	(3,585.90)	31,324.67	56,000.00	24,675.33	168,000.00
Special Projects							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	34,300.24	34,300.24	102,900.75
Total Special Projects	-	8,575.06	8,575.06	-	34,300.24	34,300.24	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	150,000.00	150,000.00	-	450,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Reserve Contribution	37,500.00	37,500.00	-	150,000.00	150,000.00	-	450,000.00
Total Operating Expense	317,961.42	336,835.33	18,873.91	1,157,530.53	1,347,341.32	189,810.79	4,042,023.75
Net Operating Income (Loss)	47,530.99	-	47,530.99	268,414.02	-	268,414.02	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	372.40	-	372.40	1,643.93	-	1,643.93	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	150,000.00	-	150,000.00	-
Total Other Income	37,872.40	-	37,872.40	151,643.93	-	151,643.93	-
Total Reserve Income	37,872.40	-	37,872.40	151,643.93	-	151,643.93	-
Net Reserve Income (Loss)	37,872.40	-	37,872.40	151,643.93	-	151,643.93	-
Net Total	85,403.39	-	85,403.39	420,057.95	-	420,057.95	-