

Harper's Preserve Community Association Inc.

Balance Sheet as of 8/31/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,144,889.71		\$1,144,889.71
1013 - First Citizens Bank - Operating ICS *8199	\$123,323.36		\$123,323.36
1014 - First Citizens Bank - Reserve ICS Account *0741		\$1,020,831.58	\$1,020,831.58
1030 - First Citizens Bank -Petty Cash *4657	\$883.14		\$883.14
1510 - First Citizens Bank - Reserve MM *6818		\$248,495.54	\$248,495.54
Total Cash	\$1,269,096.21	\$1,269,327.12	\$2,538,423.33
Receivables			
1600 - Assessments Receivable	\$601,901.66		\$601,901.66
Total Receivables	\$601,901.66		\$601,901.66
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	\$22,519.43		\$22,519.43
Total Other Assets	\$22,519.43		\$22,519.43
Total Assets	\$2,424,696.64	\$1,269,327.12	\$3,694,023.76

Harper's Preserve Community Association Inc.

Balance Sheet as of 8/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$100.00		\$100.00
2050 - Prepaid Assessments	\$188,527.77		\$188,527.77
2080 - Unearned Revenue	\$924,031.11		\$924,031.11
2111 - Deposits - Pool	\$50,000.00		\$50,000.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$1,182,040.18		\$1,182,040.18
Equity			
3500 - Fund Balance Retained	\$930,185.70	\$965,970.43	\$1,896,156.13
3915 - Current Year Gain / Loss	\$314,945.90	\$303,356.69	\$618,302.59
30005 - Suspense	(\$2,475.14)		(\$2,475.14)
Total Equity	\$1,242,656.46	\$1,269,327.12	\$2,511,983.58
Total Liabilities / Equity	\$2,424,696.64	\$1,269,327.12	\$3,694,023.76

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	1,601,196.64	1,601,050.00	146.64	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,432.80	123,540.00	(107.20)	986,717.04	988,320.00	(1,602.96)	1,482,480.00
Total Assessment Revenue	323,582.38	323,671.25	(88.87)	2,587,913.68	2,589,370.00	(1,456.32)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	12,665.37	6,666.67	5,998.70	123,070.50	53,333.36	69,737.14	80,000.00
4215 - NFC Event Income	(114.80)	-	(114.80)	1,951.07	-	1,951.07	-
4305 - Return Item Fee Income	120.00	-	120.00	1,634.25	-	1,634.25	-
4410 - Demand Letter Income	300.00	-	300.00	15,868.26	-	15,868.26	-
4411 - Payment Plan Setup Fee	-	-	-	635.00	-	635.00	-
4412 - Payment Plan Demand Letter	25.00	-	25.00	375.00	-	375.00	-
4440 - Reminder Notice Income	2,720.00	-	2,720.00	13,918.61	-	13,918.61	-
4500 - Interest Income - OP	83.30	41.67	41.63	756.99	333.36	423.63	500.00
4602 - CC Pro Fees	-	-	-	40.00	-	40.00	-
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	1,333.36	(683.36)	2,000.00
4800 - Working Capital	6,201.25	5,872.40	328.85	52,750.50	46,979.20	5,771.30	70,468.75
4807 - Violation Fees 1st Letter	2,032.00	-	2,032.00	8,302.03	-	8,302.03	-
4808 - Certified Violation Notice Income	5,175.22	-	5,175.22	18,425.22	-	18,425.22	-
4809 - 2nd Compliance Letter Service Fee	568.00	-	568.00	3,910.00	-	3,910.00	-
4810 - Fines	-	-	-	(100.00)	-	(100.00)	-
4830 - Access Gate Card	35.00	416.67	(381.67)	2,320.00	3,333.36	(1,013.36)	5,000.00
4901 - Collection Facilitation	300.00	-	300.00	1,980.00	-	1,980.00	-
4921 - Payment Plan Administration Fees	70.00	-	70.00	520.00	-	520.00	-
Total Other Income	30,180.34	13,164.08	17,016.26	247,007.43	105,312.64	141,694.79	157,968.75
Total Operating Income	353,762.72	336,835.33	16,927.39	2,834,921.11	2,694,682.64	140,238.47	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	(64.25)	333.33	397.58	477.93	2,666.64	2,188.71	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	666.64	666.64	1,000.00
5104 - Administrative Expenses	(171.34)	1,958.33	2,129.67	3,286.28	15,666.64	12,380.36	23,500.00
5105 - Website Expenses	500.00	-	(500.00)	3,500.00	-	(3,500.00)	-
5106 - Event Coordinator	10,459.43	10,000.00	(459.43)	82,181.23	80,000.00	(2,181.23)	120,000.00
5107 - Community Events - NFC	2,463.73	10,000.00	7,536.27	74,832.84	80,000.00	5,167.16	120,000.00
5109 - Admin Expenses - NFC Software	142.50	141.67	(.83)	889.47	1,133.36	243.89	1,700.00
5110 - Professional Fees - Legal	11,502.55	2,083.33	(9,419.22)	20,111.92	16,666.64	(3,445.28)	25,000.00
5113 - Professional Fees - Management	5,538.00	6,083.33	545.33	44,314.40	48,666.64	4,352.24	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	13,333.36	12,958.06	20,000.00
5122 - Violation Notices	3,392.00	-	(3,392.00)	10,823.73	-	(10,823.73)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
5124 - Certified Violation Notices Expense	12,000.00	-	(12,000.00)	33,360.00	-	(33,360.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
5128 - Collection Facilitation	600.00	-	(600.00)	1,800.00	-	(1,800.00)	-
5129 - Reminder Notice Expense	1,130.00	-	(1,130.00)	15,008.61	-	(15,008.61)	-
5131 - Administrative Expenses - NFC Software	135.00	-	(135.00)	310.00	-	(310.00)	-
5132 - Payment Plan Admin Fee Expense	-	-	-	160.00	-	(160.00)	-
5160 - Bad Debt Expense	-	-	-	175.28	-	(175.28)	-
5168 - ARC Review	2,500.00	1,250.00	(1,250.00)	17,800.00	10,000.00	(7,800.00)	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	66.64	66.64	100.00
5177 - Legal Fees - Collection	(10,023.42)	1,250.00	11,273.42	(7,170.71)	10,000.00	17,170.71	15,000.00
5195 - Demand Letter Expense	6,185.00	-	(6,185.00)	17,946.37	-	(17,946.37)	-
5196 - Payment Plan Setup Fee Expense	55.00	-	(55.00)	690.00	-	(690.00)	-
5197 - Payment Plan Demand Letter Expense	200.00	-	(200.00)	350.00	-	(350.00)	-
Total General and Administrative	46,544.20	36,524.99	(10,019.21)	321,222.65	292,199.92	(29,022.73)	438,300.00
Taxes							
5201 - Property Tax	-	125.00	125.00	333.16	1,000.00	666.84	1,500.00
5203 - Audit/Tax Preparation	-	100.00	100.00	1,320.00	800.00	(520.00)	1,200.00
Total Taxes	-	225.00	225.00	1,653.16	1,800.00	146.84	2,700.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	30,548.64	30,548.64	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	30,548.64	30,548.64	45,823.00
Utilities							
5301 - Gas	81.56	100.00	18.44	627.50	800.00	172.50	1,200.00
5302 - Telephone	3,432.57	1,666.67	(1,765.90)	13,211.44	13,333.36	121.92	20,000.00
5303 - Electricity - Common Area	6,823.21	2,916.67	(3,906.54)	30,384.22	23,333.36	(7,050.86)	35,000.00
5305 - Water - Irrigation	-	16,666.67	16,666.67	86,464.33	133,333.36	46,869.03	200,000.00
5308 - Electricity - Streetlights	1,297.93	2,500.00	1,202.07	9,982.23	20,000.00	10,017.77	30,000.00
Total Utilities	11,635.27	23,850.01	12,214.74	140,669.72	190,800.08	50,130.36	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	21,891.68	5,833.33	(16,058.35)	54,825.41	46,666.64	(8,158.77)	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	1,250.00	1,250.00	2,822.00	10,000.00	7,178.00	15,000.00
5417 - Maint & Rprs - Recreation	-	1,250.00	1,250.00	3,168.00	10,000.00	6,832.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	(23.99)	416.67	440.66	235.11	3,333.36	3,098.25	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	4.91	416.67	411.76	786.66	3,333.36	2,546.70	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	4,333.36	4,333.36	6,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5456 - Clubhouse - Cleaning	1,825.00	1,250.00	(575.00)	14,956.17	10,000.00	(4,956.17)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5462 - Fitness Management - NFC Sports Rec	-	-	-	58.56	-	(58.56)	-
5466 - Pest Control - Mosquito Spray	1,686.14	541.67	(1,144.47)	3,231.48	4,333.36	1,101.88	6,500.00
5468 - Traffic Signs	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
5469 - Signs & Monuments	-	833.33	833.33	155.00	6,666.64	6,511.64	10,000.00
5470 - Maint & Rprs - Common Area	6,632.40	6,250.00	(382.40)	15,013.47	50,000.00	34,986.53	75,000.00
5471 - Maint & Rprs - Streets/Drive	2,947.50	8,333.33	5,385.83	2,947.50	66,666.64	63,719.14	100,000.00
Total Common Area Maintenance	34,963.64	28,583.34	(6,380.30)	98,199.36	228,666.72	130,467.36	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	14,110.00	10,000.00	(4,110.00)	98,881.48	80,000.00	(18,881.48)	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5504 - Pool - Repairs	11,143.11	5,000.00	(6,143.11)	36,839.27	40,000.00	3,160.73	60,000.00
5510 - Pool - Supplies	-	416.67	416.67	990.00	3,333.36	2,343.36	5,000.00
Total Swimming Pool	25,253.11	16,250.00	(9,003.11)	136,710.75	130,000.00	(6,710.75)	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	34,566.83	33,333.33	(1,233.50)	269,486.83	266,666.64	(2,820.19)	400,000.00
5606 - Landscape - Additional Services	3,150.00	4,166.67	1,016.67	40,653.50	33,333.36	(7,320.14)	50,000.00
5608 - Landscape - Trees & Shrubs Maint	3,140.00	4,166.67	1,026.67	5,950.00	33,333.36	27,383.36	50,000.00
5610 - Force Mows	25.00	-	(25.00)	25.00	-	(25.00)	-
5615 - Landscape - Front Yards	138,769.50	116,666.67	(22,102.83)	1,081,118.00	933,333.36	(147,784.64)	1,400,000.00
Total Landscape Maintenance	179,651.33	158,333.34	(21,317.99)	1,397,233.33	1,266,666.72	(130,566.61)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	4,817.85	5,000.00	182.15	33,867.66	40,000.00	6,132.34	60,000.00
Total Irrigation Maintenance	4,817.85	5,000.00	182.15	33,867.66	40,000.00	6,132.34	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	13,640.00	23,333.36	9,693.36	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	733.36	733.36	1,100.00
5689 - Lake Supplies	911.08	1,166.67	255.59	6,280.02	9,333.36	3,053.34	14,000.00
Total Fountain and Lake Maintenance	2,616.08	4,175.01	1,558.93	19,920.02	33,400.08	13,480.06	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	1,040.00	4,166.67	3,126.67	15,281.06	33,333.36	18,052.30	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
5742 - Patrol Service - Guard Shack	9,721.78	8,333.33	(1,388.45)	54,463.35	66,666.64	12,203.29	100,000.00
5744 - Access Control - Access Cntrl Maint.	125.85	666.67	540.82	754.15	5,333.36	4,579.21	8,000.00
Total Security	10,887.63	14,000.00	3,112.37	70,498.56	112,000.00	41,501.44	168,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Special Projects							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	68,600.48	68,600.48	102,900.75
Total Special Projects	-	8,575.06	8,575.06	-	68,600.48	68,600.48	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	300,000.00	300,000.00	-	450,000.00
Total Reserve Contribution	37,500.00	37,500.00	-	300,000.00	300,000.00	-	450,000.00
Total Operating Expense	353,869.11	336,835.33	(17,033.78)	2,519,975.21	2,694,682.64	174,707.43	4,042,023.75
Net Operating Income (Loss)	(106.39)	-	(106.39)	314,945.90	-	314,945.90	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	481.45	-	481.45	3,356.69	-	3,356.69	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	300,000.00	-	300,000.00	-
Total Other Income	37,981.45	-	37,981.45	303,356.69	-	303,356.69	-
Total Reserve Income	37,981.45	-	37,981.45	303,356.69	-	303,356.69	-
Net Reserve Income (Loss)	37,981.45	-	37,981.45	303,356.69	-	303,356.69	-
Net Total	37,875.06	-	37,875.06	618,302.59	-	618,302.59	-