

Harper's Preserve Community Association Inc.

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$798,952.33		\$798,952.33
1013 - First Citizens Bank - Operating ICS *8199	\$123,407.79		\$123,407.79
1014 - First Citizens Bank - Reserve ICS Account *0741		\$1,172,776.06	\$1,172,776.06
1030 - First Citizens Bank -Petty Cash *4657	\$2,363.34		\$2,363.34
1510 - First Citizens Bank - Reserve MM *6818		\$248,675.61	\$248,675.61
Total Cash	\$924,723.46	\$1,421,451.67	\$2,346,175.13
Receivables			
1600 - Assessments Receivable	\$594,341.03		\$594,341.03
Total Receivables	\$594,341.03		\$594,341.03
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
Total Assets	\$2,050,243.83	\$1,421,451.67	\$3,471,695.50

Harper's Preserve Community Association Inc.

Balance Sheet as of 12/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2001 - Accounts Payable Accruals	\$235,667.68		\$235,667.68
2020 - A/P Other	\$5,638.00		\$5,638.00
2050 - Prepaid Assessments	\$616,102.55		\$616,102.55
2111 - Deposits - Pool	\$47,150.00		\$47,150.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$923,939.53		\$923,939.53
Equity			
3500 - Fund Balance Retained	\$930,185.70	\$965,970.43	\$1,896,156.13
3915 - Current Year Gain / Loss	\$198,272.42	\$455,481.24	\$653,753.66
30005 - Suspense	(\$2,153.82)		(\$2,153.82)
Total Equity	\$1,126,304.30	\$1,421,451.67	\$2,547,755.97
Total Liabilities / Equity	\$2,050,243.83	\$1,421,451.67	\$3,471,695.50

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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	2,401,794.96	2,401,575.00	219.96	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,385.65	123,540.00	(154.35)	1,480,555.83	1,482,480.00	(1,924.17)	1,482,480.00
Total Assessment Revenue	323,535.23	323,671.25	(136.02)	3,882,350.79	3,884,055.00	(1,704.21)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	9,357.02	6,666.63	2,690.39	172,608.60	80,000.00	92,608.60	80,000.00
4215 - NFC Event Income	334.14	-	334.14	3,342.60	-	3,342.60	-
4305 - Return Item Fee Income	30.00	-	30.00	1,994.25	-	1,994.25	-
4410 - Demand Letter Income	3,270.00	-	3,270.00	24,648.26	-	24,648.26	-
4411 - Payment Plan Setup Fee	-	-	-	660.00	-	660.00	-
4412 - Payment Plan Demand Letter	100.00	-	100.00	575.00	-	575.00	-
4440 - Reminder Notice Income	655.00	-	655.00	18,998.61	-	18,998.61	-
4500 - Interest Income - OP	40.90	41.63	(.73)	968.34	500.00	468.34	500.00
4602 - CC Pro Fees	-	-	-	40.00	-	40.00	-
4606 - Facilities - Social Room Rental	-	166.63	(166.63)	650.00	2,000.00	(1,350.00)	2,000.00
4800 - Working Capital	2,818.75	5,872.35	(3,053.60)	66,844.25	70,468.75	(3,624.50)	70,468.75
4801 - Closing Revenue	-	-	-	563.75	-	563.75	-
4807 - Violation Fees 1st Letter	(64.00)	-	(64.00)	10,104.13	-	10,104.13	-
4808 - Certified Violation Notice Income	(596.00)	-	(596.00)	24,967.22	-	24,967.22	-
4809 - 2nd Compliance Letter Service Fee	(24.00)	-	(24.00)	4,590.00	-	4,590.00	-
4810 - Fines	-	-	-	(100.00)	-	(100.00)	-
4830 - Access Gate Card	175.00	416.63	(241.63)	3,155.00	5,000.00	(1,845.00)	5,000.00
4901 - Collection Facilitation	30.00	-	30.00	2,280.00	-	2,280.00	-
4921 - Payment Plan Administration Fees	5.00	-	5.00	645.00	-	645.00	-
Total Other Income	16,131.81	13,163.87	2,967.94	337,535.01	157,968.75	179,566.26	157,968.75
Total Operating Income	339,667.04	336,835.12	2,831.92	4,219,885.80	4,042,023.75	177,862.05	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	-	333.37	333.37	29,578.11	4,000.00	(25,578.11)	4,000.00
5103 - Meeting Expense	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5104 - Administrative Expenses	-	1,958.37	1,958.37	3,499.28	23,500.00	20,000.72	23,500.00
5105 - Website Expenses	-	-	-	25,000.00	-	(25,000.00)	-
5106 - Event Coordinator	10,459.43	10,000.00	(459.43)	124,018.95	120,000.00	(4,018.95)	120,000.00
5107 - Community Events - NFC	-	10,000.00	10,000.00	90,696.85	120,000.00	29,303.15	120,000.00
5109 - Admin Expenses - NFC Software	84.00	141.63	57.63	1,514.47	1,700.00	185.53	1,700.00
5110 - Professional Fees - Legal	-	2,083.37	2,083.37	35,994.54	25,000.00	(10,994.54)	25,000.00
5113 - Professional Fees - Management	5,538.00	6,083.37	545.37	66,466.40	73,000.00	6,533.60	73,000.00
5114 - Professional Fees - Consulting	-	1,666.63	1,666.63	375.30	20,000.00	19,624.70	20,000.00
5122 - Violation Notices	-	-	-	11,807.73	-	(11,807.73)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
5124 - Certified Violation Notices Expense	-	-	-	36,690.00	-	(36,690.00)	-
5126 - Holiday Decorations	-	1,666.63	1,666.63	21,768.92	20,000.00	(1,768.92)	20,000.00
5128 - Collection Facilitation	-	-	-	1,800.00	-	(1,800.00)	-
5129 - Reminder Notice Expense	-	-	-	16,843.61	-	(16,843.61)	-
5131 - Administrative Expenses - NFC Software	-	-	-	315.00	-	(315.00)	-
5132 - Payment Plan Admin Fee Expense	-	-	-	160.00	-	(160.00)	-
5160 - Bad Debt Expense	-	-	-	(530.21)	-	530.21	-
5168 - ARC Review	-	1,250.00	1,250.00	23,050.00	15,000.00	(8,050.00)	15,000.00
5170 - Bank Fees	-	8.37	8.37	-	100.00	100.00	100.00
5177 - Legal Fees - Collection	(6,697.57)	1,250.00	7,947.57	(24,494.54)	15,000.00	39,494.54	15,000.00
5195 - Demand Letter Expense	-	-	-	19,766.37	-	(19,766.37)	-
5196 - Payment Plan Setup Fee Expense	-	-	-	690.00	-	(690.00)	-
5197 - Payment Plan Demand Letter Expense	-	-	-	300.00	-	(300.00)	-
Total General and Administrative	9,383.86	36,525.11	27,141.25	485,310.78	438,300.00	(47,010.78)	438,300.00
Taxes							
5200 - Legal Fees - Corporate	-	-	-	980.00	-	(980.00)	-
5201 - Property Tax	(333.16)	125.00	458.16	-	1,500.00	1,500.00	1,500.00
5203 - Audit/Tax Preparation	-	100.00	100.00	1,320.00	1,200.00	(120.00)	1,200.00
Total Taxes	(333.16)	225.00	558.16	2,300.00	2,700.00	400.00	2,700.00
Insurance							
5251 - Insurance	-	3,818.62	3,818.62	59,532.00	45,823.00	(13,709.00)	45,823.00
Total Insurance	-	3,818.62	3,818.62	59,532.00	45,823.00	(13,709.00)	45,823.00
Utilities							
5301 - Gas	99.70	100.00	.30	972.84	1,200.00	227.16	1,200.00
5302 - Telephone	604.85	1,666.63	1,061.78	20,250.06	20,000.00	(250.06)	20,000.00
5303 - Electricity - Common Area	3,097.43	2,916.63	(180.80)	44,390.23	35,000.00	(9,390.23)	35,000.00
5305 - Water - Irrigation	46,882.25	16,666.63	(30,215.62)	206,432.74	200,000.00	(6,432.74)	200,000.00
5308 - Electricity - Streetlights	565.30	2,500.00	1,934.70	14,506.78	30,000.00	15,493.22	30,000.00
Total Utilities	51,249.53	23,849.89	(27,399.64)	286,552.65	286,200.00	(352.65)	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	-	5,833.37	5,833.37	72,507.78	70,000.00	(2,507.78)	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	1,250.00	1,250.00	6,137.00	15,000.00	8,863.00	15,000.00
5417 - Maint & Rprs - Recreation	-	1,250.00	1,250.00	3,168.00	15,000.00	11,832.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	416.63	416.63	235.11	5,000.00	4,764.89	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	416.63	416.63	786.66	5,000.00	4,213.34	5,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5455 - Clubhouse A/C Maintenance	-	541.63	541.63	-	6,500.00	6,500.00	6,500.00
5456 - Clubhouse - Cleaning	-	1,250.00	1,250.00	20,519.79	15,000.00	(5,519.79)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
5462 - Fitness Management - NFC Sports Rec	-	-	-	58.56	-	(58.56)	-
5466 - Pest Control - Mosquito Spray	-	541.63	541.63	6,526.56	6,500.00	(26.56)	6,500.00
5468 - Traffic Signs	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
5469 - Signs & Monuments	-	833.37	833.37	1,264.00	10,000.00	8,736.00	10,000.00
5470 - Maint & Rprs - Common Area	307.74	6,250.00	5,942.26	33,100.94	75,000.00	41,899.06	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.37	8,333.37	47,082.75	100,000.00	52,917.25	100,000.00
Total Common Area Maintenance	307.74	28,583.26	28,275.52	191,387.15	343,000.00	151,612.85	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	2,860.00	10,000.00	7,140.00	119,521.48	120,000.00	478.52	120,000.00
5503 - Pool - Furniture	-	833.37	833.37	95.00	10,000.00	9,905.00	10,000.00
5504 - Pool - Repairs	(1,800.00)	5,000.00	6,800.00	57,813.27	60,000.00	2,186.73	60,000.00
5510 - Pool - Supplies	-	416.63	416.63	1,485.00	5,000.00	3,515.00	5,000.00
Total Swimming Pool	1,060.00	16,250.00	15,190.00	178,914.75	195,000.00	16,085.25	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	78,104.83	33,333.37	(44,771.46)	451,292.15	400,000.00	(51,292.15)	400,000.00
5606 - Landscape - Additional Services	2,200.00	4,166.63	1,966.63	52,063.50	50,000.00	(2,063.50)	50,000.00
5608 - Landscape - Trees & Shrubs Maint	8,950.00	4,166.63	(4,783.37)	36,939.25	50,000.00	13,060.75	50,000.00
5610 - Force Mows	250.00	-	(250.00)	300.00	-	(300.00)	-
5615 - Landscape - Front Yards	138,769.50	116,666.63	(22,102.87)	1,636,196.00	1,400,000.00	(236,196.00)	1,400,000.00
Total Landscape Maintenance	228,274.33	158,333.26	(69,941.07)	2,176,790.90	1,900,000.00	(276,790.90)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	7,393.35	5,000.00	(2,393.35)	60,978.61	60,000.00	(978.61)	60,000.00
Total Irrigation Maintenance	7,393.35	5,000.00	(2,393.35)	60,978.61	60,000.00	(978.61)	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	-	2,916.63	2,916.63	18,755.00	35,000.00	16,245.00	35,000.00
5683 - Lake Repairs	-	91.63	91.63	-	1,100.00	1,100.00	1,100.00
5689 - Lake Supplies	-	1,166.63	1,166.63	7,100.10	14,000.00	6,899.90	14,000.00
Total Fountain and Lake Maintenance	-	4,174.89	4,174.89	25,855.10	50,100.00	24,244.90	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	-	4,166.63	4,166.63	30,136.66	50,000.00	19,863.34	50,000.00
5735 - Access Control - Devices	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
5742 - Patrol Service - Guard Shack	-	8,333.37	8,333.37	72,818.93	100,000.00	27,181.07	100,000.00
5744 - Access Control - Access Cntrl Maint.	55.95	666.63	610.68	1,035.85	8,000.00	6,964.15	8,000.00
Total Security	55.95	14,000.00	13,944.05	103,991.44	168,000.00	64,008.56	168,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Special Projects							
5800 - Capital Improvements	-	8,575.09	8,575.09	-	102,900.75	102,900.75	102,900.75
Total Special Projects	-	8,575.09	8,575.09	-	102,900.75	102,900.75	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	450,000.00	450,000.00	-	450,000.00
Total Reserve Contribution	37,500.00	37,500.00	-	450,000.00	450,000.00	-	450,000.00
Total Operating Expense	334,891.60	336,835.12	1,943.52	4,021,613.38	4,042,023.75	20,410.37	4,042,023.75
Net Operating Income (Loss)	4,775.44	-	4,775.44	198,272.42	-	198,272.42	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	550.93	-	550.93	5,481.24	-	5,481.24	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	450,000.00	-	450,000.00	-
Total Other Income	38,050.93	-	38,050.93	455,481.24	-	455,481.24	-
Total Reserve Income	38,050.93	-	38,050.93	455,481.24	-	455,481.24	-
Net Reserve Income (Loss)	38,050.93	-	38,050.93	455,481.24	-	455,481.24	-
Net Total	42,826.37	-	42,826.37	653,753.66	-	653,753.66	-