

Harper's Preserve Community Association Inc.

Balance Sheet as of 2/28/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,949,058.10		\$1,949,058.10
1013 - First Citizens Bank - Operating ICS *8199	\$123,178.70		\$123,178.70
1014 - First Citizens Bank - Reserve ICS Account *0741		\$793,599.66	\$793,599.66
1030 - First Citizens Bank -Petty Cash *4657	\$2,897.95		\$2,897.95
1510 - First Citizens Bank - Reserve MM *6818		\$248,214.69	\$248,214.69
Total Cash	\$2,075,134.75	\$1,041,814.35	\$3,116,949.10
Receivables			
1600 - Assessments Receivable	\$832,251.90		\$832,251.90
Total Receivables	\$832,251.90		\$832,251.90
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	\$12,690.86		\$12,690.86
Total Other Assets	\$12,690.86		\$12,690.86
Total Assets	\$3,451,256.85	\$1,041,814.35	\$4,493,071.20

Harper's Preserve Community Association Inc.

Balance Sheet as of 2/28/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$100.00		\$100.00
2050 - Prepaid Assessments	\$169,401.97		\$169,401.97
2080 - Unearned Revenue	\$2,124,553.44		\$2,124,553.44
2111 - Deposits - Pool	\$49,000.00		\$49,000.00
2113 - Deposits - Clubhouse	\$1,650.00		\$1,650.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$2,362,736.71		\$2,362,736.71
Equity			
3500 - Fund Balance Retained	\$935,473.25	\$965,970.43	\$1,901,443.68
3915 - Current Year Gain / Loss	\$153,046.89	\$75,843.92	\$228,890.81
Total Equity	\$1,088,520.14	\$1,041,814.35	\$2,130,334.49
Total Liabilities / Equity	\$3,451,256.85	\$1,041,814.35	\$4,493,071.20

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	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	400,299.16	400,262.50	36.66	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,057.64	123,540.00	(482.36)	245,957.73	247,080.00	(1,122.27)	1,482,480.00
Total Assessment Revenue	323,207.22	323,671.25	(464.03)	646,256.89	647,342.50	(1,085.61)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	15,344.45	6,666.67	8,677.78	34,390.10	13,333.34	21,056.76	80,000.00
4215 - NFC Event Income	311.08	-	311.08	311.08	-	311.08	-
4305 - Return Item Fee Income	180.00	-	180.00	780.00	-	780.00	-
4410 - Demand Letter Income	330.00	-	330.00	2,428.11	-	2,428.11	-
4411 - Payment Plan Setup Fee	180.00	-	180.00	350.00	-	350.00	-
4440 - Reminder Notice Income	3,285.00	-	3,285.00	3,452.61	-	3,452.61	-
4500 - Interest Income - OP	92.18	41.67	50.51	169.01	83.34	85.67	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	333.34	316.66	2,000.00
4800 - Working Capital	4,510.00	5,872.40	(1,362.40)	19,167.50	11,744.80	7,422.70	70,468.75
4807 - Violation Fees 1st Letter	711.96	-	711.96	358.06	-	358.06	-
4808 - Certified Violation Notice Income	750.00	-	750.00	2,362.00	-	2,362.00	-
4809 - 2nd Compliance Letter Service Fee	128.00	-	128.00	774.00	-	774.00	-
4810 - Fines	-	-	-	(46.00)	-	(46.00)	-
4830 - Access Gate Card	-	416.67	(416.67)	70.00	833.34	(763.34)	5,000.00
4901 - Collection Facilitation	-	-	-	330.00	-	330.00	-
4921 - Payment Plan Administration Fees	25.00	-	25.00	45.00	-	45.00	-
Total Other Income	25,847.67	13,164.08	12,683.59	65,591.47	26,328.16	39,263.31	157,968.75
Total Operating Income	349,054.89	336,835.33	12,219.56	711,848.36	673,670.66	38,177.70	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	-	333.33	333.33	.69	666.66	665.97	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	166.66	166.66	1,000.00
5104 - Administrative Expenses	590.28	1,958.33	1,368.05	1,393.91	3,916.66	2,522.75	23,500.00
5105 - Website Expenses	-	-	-	500.00	-	(500.00)	-
5106 - Event Coordinator	9,961.36	10,000.00	38.64	19,922.72	20,000.00	77.28	120,000.00
5107 - Community Events - NFC	22,446.35	10,000.00	(12,446.35)	29,888.09	20,000.00	(9,888.09)	120,000.00
5109 - Admin Expenses - NFC Software	61.60	141.67	80.07	109.39	283.34	173.95	1,700.00
5110 - Professional Fees - Legal	-	2,083.33	2,083.33	2,808.57	4,166.66	1,358.09	25,000.00
5113 - Professional Fees - Management	-	6,083.33	6,083.33	5,540.60	12,166.66	6,626.06	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	3,333.34	2,958.04	20,000.00
5122 - Violation Notices	80.00	-	(80.00)	1,609.73	-	(1,609.73)	-
5123 - Return Item Fee Expense	20.00	-	(20.00)	70.00	-	(70.00)	-
5124 - Certified Violation Notices Expense	150.00	-	(150.00)	5,820.00	-	(5,820.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
5128 - Collection Facilitation	60.00	-	(60.00)	90.00	-	(90.00)	-
5129 - Reminder Notice Expense	48.00	-	(48.00)	3,556.00	-	(3,556.00)	-
5132 - Payment Plan Admin Fee Expense	-	-	-	20.00	-	(20.00)	-
5160 - Bad Debt Expense	175.28	-	(175.28)	175.28	-	(175.28)	-
5168 - ARC Review	-	1,250.00	1,250.00	300.00	2,500.00	2,200.00	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	16.66	16.66	100.00
5177 - Legal Fees - Collection	525.00	1,250.00	725.00	1,837.93	2,500.00	662.07	15,000.00
5195 - Demand Letter Expense	13.11	-	(13.11)	2,293.11	-	(2,293.11)	-
5196 - Payment Plan Setup Fee Expense	-	-	-	30.00	-	(30.00)	-
Total General and Administrative	34,130.98	36,524.99	2,394.01	76,341.32	73,049.98	(3,291.34)	438,300.00
Taxes							
5201 - Property Tax	-	125.00	125.00	-	250.00	250.00	1,500.00
5203 - Audit/Tax Preparation	-	100.00	100.00	-	200.00	200.00	1,200.00
Total Taxes	-	225.00	225.00	-	450.00	450.00	2,700.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	7,637.16	7,637.16	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	7,637.16	7,637.16	45,823.00
Utilities							
5301 - Gas	91.74	100.00	8.26	151.68	200.00	48.32	1,200.00
5302 - Telephone	1,163.07	1,666.67	503.60	2,915.74	3,333.34	417.60	20,000.00
5303 - Electricity - Common Area	3,812.36	2,916.67	(895.69)	7,660.63	5,833.34	(1,827.29)	35,000.00
5305 - Water - Irrigation	13.24	16,666.67	16,653.43	18,343.26	33,333.34	14,990.08	200,000.00
5308 - Electricity - Streetlights	1,264.61	2,500.00	1,235.39	2,519.05	5,000.00	2,480.95	30,000.00
Total Utilities	6,345.02	23,850.01	17,504.99	31,590.36	47,700.02	16,109.66	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	465.00	5,833.33	5,368.33	465.00	11,666.66	11,201.66	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	372.00	1,250.00	878.00	372.00	2,500.00	2,128.00	15,000.00
5417 - Maint & Rprs - Recreation	1,375.00	1,250.00	(125.00)	2,178.00	2,500.00	322.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	416.67	416.67	-	833.34	833.34	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	416.67	416.67	-	833.34	833.34	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	1,083.34	1,083.34	6,500.00
5456 - Clubhouse - Cleaning	1,877.65	1,250.00	(627.65)	3,755.30	2,500.00	(1,255.30)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	833.34	833.34	5,000.00
5466 - Pest Control - Mosquito Spray	-	541.67	541.67	-	1,083.34	1,083.34	6,500.00
5468 - Traffic Signs	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5469 - Signs & Monuments	-	833.33	833.33	155.00	1,666.66	1,511.66	10,000.00
5470 - Maint & Rprs - Common Area	632.23	6,250.00	5,617.77	2,448.07	12,500.00	10,051.93	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	-	16,666.66	16,666.66	100,000.00
Total Common Area Maintenance	4,721.88	28,583.34	23,861.46	9,373.37	57,166.68	47,793.31	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	2,729.50	10,000.00	7,270.50	4,094.25	20,000.00	15,905.75	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5504 - Pool - Repairs	-	5,000.00	5,000.00	-	10,000.00	10,000.00	60,000.00
5510 - Pool - Supplies	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Swimming Pool	2,729.50	16,250.00	13,520.50	4,094.25	32,500.00	28,405.75	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	33,333.33	(226.67)	67,120.00	66,666.66	(453.34)	400,000.00
5606 - Landscape - Additional Services	3,471.50	4,166.67	695.17	4,332.50	8,333.34	4,000.84	50,000.00
5608 - Landscape - Trees & Shrubs Maint	2,810.00	4,166.67	1,356.67	2,810.00	8,333.34	5,523.34	50,000.00
5615 - Landscape - Front Yards	134,469.50	116,666.67	(17,802.83)	268,939.00	233,333.34	(35,605.66)	1,400,000.00
Total Landscape Maintenance	174,311.00	158,333.34	(15,977.66)	343,201.50	316,666.68	(26,534.82)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	762.80	5,000.00	4,237.20	762.80	10,000.00	9,237.20	60,000.00
Total Irrigation Maintenance	762.80	5,000.00	4,237.20	762.80	10,000.00	9,237.20	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	3,410.00	5,833.34	2,423.34	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	183.34	183.34	1,100.00
5689 - Lake Supplies	1,380.00	1,166.67	(213.33)	1,380.00	2,333.34	953.34	14,000.00
Total Fountain and Lake Maintenance	3,085.00	4,175.01	1,090.01	4,790.00	8,350.02	3,560.02	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	260.00	4,166.67	3,906.67	1,660.00	8,333.34	6,673.34	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5742 - Patrol Service - Guard Shack	2,855.00	8,333.33	5,478.33	11,814.07	16,666.66	4,852.59	100,000.00
5744 - Access Control - Access Cntrl Maint.	86.90	666.67	579.77	173.80	1,333.34	1,159.54	8,000.00
Total Security	3,201.90	14,000.00	10,798.10	13,647.87	28,000.00	14,352.13	168,000.00
Special Projects							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	17,150.12	17,150.12	102,900.75
Total Special Projects	-	8,575.06	8,575.06	-	17,150.12	17,150.12	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	75,000.00	75,000.00	-	450,000.00
Total Reserve Contribution	37,500.00	37,500.00	-	75,000.00	75,000.00	-	450,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Operating Expense	266,788.08	336,835.33	70,047.25	558,801.47	673,670.66	114,869.19	4,042,023.75
Net Operating Income (Loss)	82,266.81	-	82,266.81	153,046.89	-	153,046.89	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	408.97	-	408.97	843.92	-	843.92	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	75,000.00	-	75,000.00	-
Total Other Income	37,908.97	-	37,908.97	75,843.92	-	75,843.92	-
Total Reserve Income	37,908.97	-	37,908.97	75,843.92	-	75,843.92	-
Net Reserve Income (Loss)	37,908.97	-	37,908.97	75,843.92	-	75,843.92	-
Net Total	120,175.78	-	120,175.78	228,890.81	-	228,890.81	-