

# Harper's Preserve Community Association Inc.

Balance Sheet as of 2/28/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash</b>			
1009 - First Citizens Bank - Operating Account *8736	\$348,464.55		\$348,464.55
1013 - First Citizens Bank - Operating ICS *8199	\$1,644,041.16		\$1,644,041.16
1014 - First Citizens Bank - Reserve ICS Account *0741		\$1,248,788.86	\$1,248,788.86
1030 - First Citizens Bank -Petty Cash *4657	\$2,405.06		\$2,405.06
1510 - First Citizens Bank - Reserve MM *6818		\$248,756.01	\$248,756.01
<b>Total Cash</b>	<b>\$1,994,910.77</b>	<b>\$1,497,544.87</b>	<b>\$3,492,455.64</b>
<b>Receivables</b>			
1600 - Assessments Receivable	\$932,876.88		\$932,876.88
1690 - A/R Other	(\$492.00)		(\$492.00)
<b>Total Receivables</b>	<b>\$932,384.88</b>		<b>\$932,384.88</b>
<b>Fixed Assets</b>			
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)
<b>Total Fixed Assets</b>	<b>\$531,179.34</b>		<b>\$531,179.34</b>
<b>Other Assets</b>			
1902 - Prepaid Expenses	\$150.00		\$150.00
<b>Total Other Assets</b>	<b>\$150.00</b>		<b>\$150.00</b>
<b>Total Assets</b>	<b>\$3,458,624.99</b>	<b>\$1,497,544.87</b>	<b>\$4,956,169.86</b>

# Harper's Preserve Community Association Inc.

Balance Sheet as of 2/28/2026

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<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
2020 - A/P Other	(\$518.49)		(\$518.49)
2050 - Prepaid Assessments	\$181,094.68		\$181,094.68
2080 - Unearned Revenue	\$2,348,505.20		\$2,348,505.20
2111 - Deposits - Pool	\$45,000.00		\$45,000.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2225 - Homeowner Refunds	\$2,150.00		\$2,150.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
<b>Total Liabilities</b>	<b>\$2,595,612.69</b>		<b>\$2,595,612.69</b>
<b>Equity</b>			
3500 - Fund Balance Retained	\$1,126,404.30	\$1,421,451.67	\$2,547,855.97
3915 - Current Year Gain / Loss	(\$263,392.00)	\$76,093.20	(\$187,298.80)
<b>Total Equity</b>	<b>\$863,012.30</b>	<b>\$1,497,544.87</b>	<b>\$2,360,557.17</b>
<b>Total Liabilities / Equity</b>	<b>\$3,458,624.99</b>	<b>\$1,497,544.87</b>	<b>\$4,956,169.86</b>

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
4100 - Assessment	200,256.79	-	200,256.79	400,413.44	-	400,413.44	-
4105 - Other Assessment - Mowing Fee	34,593.73	-	34,593.73	69,197.56	-	69,197.56	-
<b>Total Assessment Revenue</b>	<b>234,850.52</b>	<b>-</b>	<b>234,850.52</b>	<b>469,611.00</b>	<b>-</b>	<b>469,611.00</b>	<b>-</b>
<b>Other Income</b>							
4200 - Late Fee/Interest	12,815.21	-	12,815.21	36,987.77	-	36,987.77	-
4305 - Return Item Fee Income	60.00	-	60.00	360.00	-	360.00	-
4410 - Demand Letter Income	(140.00)	-	(140.00)	1,000.00	-	1,000.00	-
4411 - Payment Plan Setup Fee	120.00	-	120.00	315.00	-	315.00	-
4412 - Payment Plan Demand Letter	-	-	-	50.00	-	50.00	-
4440 - Reminder Notice Income	2,000.00	-	2,000.00	2,755.00	-	2,755.00	-
4500 - Interest Income - OP	632.52	-	632.52	716.88	-	716.88	-
4801 - Closing Revenue	5,073.75	-	5,073.75	8,456.25	-	8,456.25	-
4807 - Violation Fees 1st Letter	1,958.00	-	1,958.00	4,118.00	-	4,118.00	-
4808 - Certified Violation Notice Income	1,144.00	-	1,144.00	3,244.00	-	3,244.00	-
4809 - 2nd Compliance Letter Service Fee	384.00	-	384.00	520.00	-	520.00	-
4810 - Fines	-	-	-	(16.00)	-	(16.00)	-
4830 - Access Gate Card	70.00	-	70.00	175.00	-	175.00	-
4901 - Collection Facilitation	(30.00)	-	(30.00)	30.00	-	30.00	-
4921 - Payment Plan Administration Fees	20.00	-	20.00	55.00	-	55.00	-
<b>Total Other Income</b>	<b>24,107.48</b>	<b>-</b>	<b>24,107.48</b>	<b>58,766.90</b>	<b>-</b>	<b>58,766.90</b>	<b>-</b>
<b>Total Operating Income</b>	<b>258,958.00</b>	<b>-</b>	<b>258,958.00</b>	<b>528,377.90</b>	<b>-</b>	<b>528,377.90</b>	<b>-</b>
<b>Operating Expense</b>							
<b>General and Administrative</b>							
5101 - Office Supplies - Postage	-	-	-	16,224.57	-	(16,224.57)	-
5102 - Office Supplies - NFC	-	-	-	495.00	-	(495.00)	-
5104 - Administrative Expenses	(57.56)	-	57.56	688.00	-	(688.00)	-
5105 - Website Expenses	2,250.00	-	(2,250.00)	6,000.00	-	(6,000.00)	-
5106 - Event Coordinator	-	-	-	5,061.00	-	(5,061.00)	-
5107 - Community Events - NFC	8,000.00	-	(8,000.00)	8,204.00	-	(8,204.00)	-
5109 - Admin Expenses - NFC Software	45.00	-	(45.00)	90.00	-	(90.00)	-
5110 - Professional Fees - Legal	3,865.45	-	(3,865.45)	18,064.46	-	(18,064.46)	-
5113 - Professional Fees - Management	5,538.00	-	(5,538.00)	11,076.00	-	(11,076.00)	-
5122 - Violation Notices	16.00	-	(16.00)	1,072.00	-	(1,072.00)	-
5124 - Certified Violation Notices Expense	-	-	-	5,700.00	-	(5,700.00)	-
5126 - Holiday Decorations	-	-	-	155.00	-	(155.00)	-
5128 - Collection Facilitation	-	-	-	330.00	-	(330.00)	-
5129 - Reminder Notice Expense	-	-	-	4,573.07	-	(4,573.07)	-

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
5131 - Administrative Expenses - NFC Software	-	-	-	106.93	-	(106.93)	-
5160 - Bad Debt Expense	-	-	-	1,470.52	-	(1,470.52)	-
5177 - Legal Fees - Collection	(2,585.96)	-	2,585.96	4,346.56	-	(4,346.56)	-
5195 - Demand Letter Expense	-	-	-	7,110.00	-	(7,110.00)	-
5197 - Payment Plan Demand Letter Expense	-	-	-	175.00	-	(175.00)	-
<b>Total General and Administrative</b>	<b>17,070.93</b>	<b>-</b>	<b>(17,070.93)</b>	<b>90,942.11</b>	<b>-</b>	<b>(90,942.11)</b>	<b>-</b>
<b>Taxes</b>							
5201 - Property Tax	-	-	-	732.24	-	(732.24)	-
5203 - Audit/Tax Preparation	3,814.00	-	(3,814.00)	3,814.00	-	(3,814.00)	-
<b>Total Taxes</b>	<b>3,814.00</b>	<b>-</b>	<b>(3,814.00)</b>	<b>4,546.24</b>	<b>-</b>	<b>(4,546.24)</b>	<b>-</b>
<b>Utilities</b>							
5301 - Gas	132.25	-	(132.25)	238.57	-	(238.57)	-
5302 - Telephone	438.37	-	(438.37)	1,813.31	-	(1,813.31)	-
5303 - Electricity - Common Area	2,928.01	-	(2,928.01)	6,164.45	-	(6,164.45)	-
5305 - Water - Irrigation	(1,944.18)	-	1,944.18	16,939.94	-	(16,939.94)	-
5308 - Electricity - Streetlights	2,273.40	-	(2,273.40)	4,516.52	-	(4,516.52)	-
<b>Total Utilities</b>	<b>3,827.85</b>	<b>-</b>	<b>(3,827.85)</b>	<b>29,672.79</b>	<b>-</b>	<b>(29,672.79)</b>	<b>-</b>
<b>Common Area Maintenance</b>							
5406 - Electrical Repairs & Maintenance	-	-	-	4,269.01	-	(4,269.01)	-
5407 - Maint & Rprs - Electrical	20,121.40	-	(20,121.40)	80,043.89	-	(80,043.89)	-
5456 - Clubhouse - Cleaning	1,913.00	-	(1,913.00)	5,563.00	-	(5,563.00)	-
5466 - Pest Control - Mosquito Spray	-	-	-	(300.94)	-	300.94	-
5469 - Signs & Monuments	-	-	-	360.00	-	(360.00)	-
5470 - Maint & Rprs - Common Area	3,899.28	-	(3,899.28)	15,533.21	-	(15,533.21)	-
5471 - Maint & Rprs - Streets/Drive	2,080.00	-	(2,080.00)	2,080.00	-	(2,080.00)	-
<b>Total Common Area Maintenance</b>	<b>28,013.68</b>	<b>-</b>	<b>(28,013.68)</b>	<b>107,548.17</b>	<b>-</b>	<b>(107,548.17)</b>	<b>-</b>
<b>Swimming Pool</b>							
5502 - Pool - Maintenance Contract	2,729.50	-	(2,729.50)	5,459.00	-	(5,459.00)	-
5503 - Pool - Furniture	-	-	-	155.00	-	(155.00)	-
5504 - Pool - Repairs	614.95	-	(614.95)	9,492.52	-	(9,492.52)	-
<b>Total Swimming Pool</b>	<b>3,344.45</b>	<b>-</b>	<b>(3,344.45)</b>	<b>15,106.52</b>	<b>-</b>	<b>(15,106.52)</b>	<b>-</b>
<b>Landscape Maintenance</b>							
5605 - Landscape - Service Contract	34,566.83	-	(34,566.83)	69,133.67	-	(69,133.67)	-
5606 - Landscape - Additional Services	360.00	-	(360.00)	360.00	-	(360.00)	-
5608 - Landscape - Trees & Shrubs Maint	928.00	-	(928.00)	928.00	-	(928.00)	-
5610 - Force Mows	-	-	-	25.00	-	(25.00)	-
5615 - Landscape - Front Yards	138,769.50	-	(138,769.50)	277,539.00	-	(277,539.00)	-
<b>Total Landscape Maintenance</b>	<b>174,624.33</b>	<b>-</b>	<b>(174,624.33)</b>	<b>347,985.67</b>	<b>-</b>	<b>(347,985.67)</b>	<b>-</b>

# Harper's Preserve Community Association Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Irrigation Maintenance</b>							
5651 - Irrigation Repairs	1,954.20	-	(1,954.20)	1,954.20	-	(1,954.20)	-
5658 - Fountain Maintenance	544.00	-	(544.00)	544.00	-	(544.00)	-
<b>Total Irrigation Maintenance</b>	<b>2,498.20</b>	<b>-</b>	<b>(2,498.20)</b>	<b>2,498.20</b>	<b>-</b>	<b>(2,498.20)</b>	<b>-</b>
<b>Fountain and Lake Maintenance</b>							
5680 - Lake Contract	1,705.00	-	(1,705.00)	5,115.00	-	(5,115.00)	-
5689 - Lake Supplies	163.00	-	(163.00)	383.00	-	(383.00)	-
<b>Total Fountain and Lake Maintenance</b>	<b>1,868.00</b>	<b>-</b>	<b>(1,868.00)</b>	<b>5,498.00</b>	<b>-</b>	<b>(5,498.00)</b>	<b>-</b>
<b>Security</b>							
5706 - Computers/Internet - CS	539.00	-	(539.00)	3,166.06	-	(3,166.06)	-
5711 - Maint & Rprs - Gate Maint.	360.00	-	(360.00)	1,035.00	-	(1,035.00)	-
5735 - Access Control - Devices	(300.00)	-	300.00	2,620.00	-	(2,620.00)	-
5742 - Patrol Service - Guard Shack	-	-	-	11,628.97	-	(11,628.97)	-
5744 - Access Control - Access Cntrl Maint.	172.90	-	(172.90)	220.85	-	(220.85)	-
<b>Total Security</b>	<b>771.90</b>	<b>-</b>	<b>(771.90)</b>	<b>18,670.88</b>	<b>-</b>	<b>(18,670.88)</b>	<b>-</b>
<b>Special Projects</b>							
5800 - Capital Improvements	94,301.32	-	(94,301.32)	94,301.32	-	(94,301.32)	-
<b>Total Special Projects</b>	<b>94,301.32</b>	<b>-</b>	<b>(94,301.32)</b>	<b>94,301.32</b>	<b>-</b>	<b>(94,301.32)</b>	<b>-</b>
<b>Reserve Contribution</b>							
6001 - Reserve Contribution - Road Funds	37,500.00	-	(37,500.00)	75,000.00	-	(75,000.00)	-
<b>Total Reserve Contribution</b>	<b>37,500.00</b>	<b>-</b>	<b>(37,500.00)</b>	<b>75,000.00</b>	<b>-</b>	<b>(75,000.00)</b>	<b>-</b>
<b>Total Operating Expense</b>	<b>367,634.66</b>	<b>-</b>	<b>(367,634.66)</b>	<b>791,769.90</b>	<b>-</b>	<b>(791,769.90)</b>	<b>-</b>
<b>Net Operating Income (Loss)</b>	<b>(108,676.66)</b>	<b>-</b>	<b>(108,676.66)</b>	<b>(263,392.00)</b>	<b>-</b>	<b>(263,392.00)</b>	<b>-</b>

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## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Other Income</b>							
4510 - Interest Income - RSV	532.95	-	532.95	1,093.20	-	1,093.20	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	75,000.00	-	75,000.00	-
<b>Total Other Income</b>	<b>38,032.95</b>	<b>-</b>	<b>38,032.95</b>	<b>76,093.20</b>	<b>-</b>	<b>76,093.20</b>	<b>-</b>
<b>Total Reserve Income</b>	<b>38,032.95</b>	<b>-</b>	<b>38,032.95</b>	<b>76,093.20</b>	<b>-</b>	<b>76,093.20</b>	<b>-</b>
<b>Net Reserve Income (Loss)</b>	<b>38,032.95</b>	<b>-</b>	<b>38,032.95</b>	<b>76,093.20</b>	<b>-</b>	<b>76,093.20</b>	<b>-</b>
<b>Net Total</b>	<b>(70,643.71)</b>	<b>-</b>	<b>(70,643.71)</b>	<b>(187,298.80)</b>	<b>-</b>	<b>(187,298.80)</b>	<b>-</b>