

Harper's Preserve Community Association Inc.

Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,422,059.57		\$1,422,059.57
1013 - First Citizens Bank - Operating ICS *8199	\$123,300.33		\$123,300.33
1014 - First Citizens Bank - Reserve ICS Account *0741		\$982,896.55	\$982,896.55
1030 - First Citizens Bank -Petty Cash *4657	\$1,700.69		\$1,700.69
1510 - First Citizens Bank - Reserve MM *6818		\$248,449.12	\$248,449.12
Total Cash	\$1,547,060.59	\$1,231,345.67	\$2,778,406.26
Receivables			
1600 - Assessments Receivable	\$642,038.16		\$642,038.16
Total Receivables	\$642,038.16		\$642,038.16
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	\$24,569.43		\$24,569.43
Total Other Assets	\$24,569.43		\$24,569.43
Total Assets	\$2,744,847.52	\$1,231,345.67	\$3,976,193.19

Harper's Preserve Community Association Inc.

Balance Sheet as of 7/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$5,638.00		\$5,638.00
2050 - Prepaid Assessments	\$178,378.74		\$178,378.74
2080 - Unearned Revenue	\$1,247,613.49		\$1,247,613.49
2111 - Deposits - Pool	\$49,000.00		\$49,000.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$1,500,011.53		\$1,500,011.53
Equity			
3500 - Fund Balance Retained	\$930,185.70	\$965,970.43	\$1,896,156.13
3915 - Current Year Gain / Loss	\$314,650.29	\$265,375.24	\$580,025.53
Total Equity	\$1,244,835.99	\$1,231,345.67	\$2,476,181.66
Total Liabilities / Equity	\$2,744,847.52	\$1,231,345.67	\$3,976,193.19

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	1,401,047.06	1,400,918.75	128.31	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,432.80	123,540.00	(107.20)	863,284.24	864,780.00	(1,495.76)	1,482,480.00
Total Assessment Revenue	323,582.38	323,671.25	(88.87)	2,264,331.30	2,265,698.75	(1,367.45)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	16,841.16	6,666.67	10,174.49	110,405.13	46,666.69	63,738.44	80,000.00
4215 - NFC Event Income	229.60	-	229.60	2,065.87	-	2,065.87	-
4305 - Return Item Fee Income	224.25	-	224.25	1,514.25	-	1,514.25	-
4410 - Demand Letter Income	370.00	-	370.00	15,568.26	-	15,568.26	-
4411 - Payment Plan Setup Fee	25.00	-	25.00	635.00	-	635.00	-
4412 - Payment Plan Demand Letter	100.00	-	100.00	350.00	-	350.00	-
4440 - Reminder Notice Income	1,130.00	-	1,130.00	11,198.61	-	11,198.61	-
4500 - Interest Income - OP	93.06	41.67	51.39	673.69	291.69	382.00	500.00
4602 - CC Pro Fees	-	-	-	40.00	-	40.00	-
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	1,166.69	(516.69)	2,000.00
4800 - Working Capital	3,946.25	5,872.40	(1,926.15)	46,549.25	41,106.80	5,442.45	70,468.75
4807 - Violation Fees 1st Letter	658.00	-	658.00	6,230.03	-	6,230.03	-
4808 - Certified Violation Notice Income	2,160.00	-	2,160.00	12,920.00	-	12,920.00	-
4809 - 2nd Compliance Letter Service Fee	352.00	-	352.00	3,310.00	-	3,310.00	-
4810 - Fines	-	-	-	(100.00)	-	(100.00)	-
4830 - Access Gate Card	1,355.00	416.67	938.33	2,285.00	2,916.69	(631.69)	5,000.00
4901 - Collection Facilitation	300.00	-	300.00	1,680.00	-	1,680.00	-
4921 - Payment Plan Administration Fees	80.00	-	80.00	450.00	-	450.00	-
Total Other Income	27,864.32	13,164.08	14,700.24	216,425.09	92,148.56	124,276.53	157,968.75
Total Operating Income	351,446.70	336,835.33	14,611.37	2,480,756.39	2,357,847.31	122,909.08	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	198.64	333.33	134.69	542.18	2,333.31	1,791.13	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	583.31	583.31	1,000.00
5104 - Administrative Expenses	1,222.71	1,958.33	735.62	3,457.62	13,708.31	10,250.69	23,500.00
5105 - Website Expenses	500.00	-	(500.00)	3,000.00	-	(3,000.00)	-
5106 - Event Coordinator	10,459.43	10,000.00	(459.43)	71,721.80	70,000.00	(1,721.80)	120,000.00
5107 - Community Events - NFC	6,218.47	10,000.00	3,781.53	72,369.11	70,000.00	(2,369.11)	120,000.00
5109 - Admin Expenses - NFC Software	110.00	141.67	31.67	746.97	991.69	244.72	1,700.00
5110 - Professional Fees - Legal	5,123.40	2,083.33	(3,040.07)	8,609.37	14,583.31	5,973.94	25,000.00
5113 - Professional Fees - Management	11,076.00	6,083.33	(4,992.67)	38,776.40	42,583.31	3,806.91	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	11,666.69	11,291.39	20,000.00
5122 - Violation Notices	1,312.00	-	(1,312.00)	7,431.73	-	(7,431.73)	-
5123 - Return Item Fee Expense	(110.00)	-	110.00	-	-	-	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
5124 - Certified Violation Notices Expense	3,960.00	-	(3,960.00)	21,360.00	-	(21,360.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
5128 - Collection Facilitation	540.00	-	(540.00)	1,200.00	-	(1,200.00)	-
5129 - Reminder Notice Expense	5,586.00	-	(5,586.00)	13,878.61	-	(13,878.61)	-
5131 - Administrative Expenses - NFC Software	-	-	-	175.00	-	(175.00)	-
5132 - Payment Plan Admin Fee Expense	95.00	-	(95.00)	160.00	-	(160.00)	-
5160 - Bad Debt Expense	-	-	-	175.28	-	(175.28)	-
5168 - ARC Review	2,500.00	1,250.00	(1,250.00)	15,300.00	8,750.00	(6,550.00)	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	58.31	58.31	100.00
5177 - Legal Fees - Collection	64.25	1,250.00	1,185.75	2,852.71	8,750.00	5,897.29	15,000.00
5195 - Demand Letter Expense	1,290.00	-	(1,290.00)	11,761.37	-	(11,761.37)	-
5196 - Payment Plan Setup Fee Expense	25.00	-	(25.00)	635.00	-	(635.00)	-
5197 - Payment Plan Demand Letter Expense	25.00	-	(25.00)	150.00	-	(150.00)	-
Total General and Administrative	50,195.90	36,524.99	(13,670.91)	274,678.45	255,674.93	(19,003.52)	438,300.00
Taxes							
5201 - Property Tax	-	125.00	125.00	333.16	875.00	541.84	1,500.00
5203 - Audit/Tax Preparation	-	100.00	100.00	1,320.00	700.00	(620.00)	1,200.00
Total Taxes	-	225.00	225.00	1,653.16	1,575.00	(78.16)	2,700.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	26,730.06	26,730.06	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	26,730.06	26,730.06	45,823.00
Utilities							
5301 - Gas	83.39	100.00	16.61	545.94	700.00	154.06	1,200.00
5302 - Telephone	914.20	1,666.67	752.47	9,778.87	11,666.69	1,887.82	20,000.00
5303 - Electricity - Common Area	3,556.93	2,916.67	(640.26)	23,561.01	20,416.69	(3,144.32)	35,000.00
5305 - Water - Irrigation	29,563.19	16,666.67	(12,896.52)	86,464.33	116,666.69	30,202.36	200,000.00
5308 - Electricity - Streetlights	1,269.56	2,500.00	1,230.44	8,684.30	17,500.00	8,815.70	30,000.00
Total Utilities	35,387.27	23,850.01	(11,537.26)	129,034.45	166,950.07	37,915.62	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	9,905.67	5,833.33	(4,072.34)	32,933.73	40,833.31	7,899.58	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	1,148.00	1,250.00	102.00	2,822.00	8,750.00	5,928.00	15,000.00
5417 - Maint & Rprs - Recreation	-	1,250.00	1,250.00	3,168.00	8,750.00	5,582.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	23.99	416.67	392.68	259.10	2,916.69	2,657.59	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	213.59	416.67	203.08	781.75	2,916.69	2,134.94	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	3,791.69	3,791.69	6,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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)	13,131.17	8,750.00	(4,381.17)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
5462 - Fitness Management - NFC Sports Rec	-	-	-	58.56	-	(58.56)	-
5466 - Pest Control - Mosquito Spray	-	541.67	541.67	1,545.34	3,791.69	2,246.35	6,500.00
5468 - Traffic Signs	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
5469 - Signs & Monuments	-	833.33	833.33	155.00	5,833.31	5,678.31	10,000.00
5470 - Maint & Rprs - Common Area	2,347.33	6,250.00	3,902.67	8,381.07	43,750.00	35,368.93	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	-	58,333.31	58,333.31	100,000.00
Total Common Area Maintenance	15,463.58	28,583.34	13,119.76	63,235.72	200,083.38	136,847.66	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	29,677.98	10,000.00	(19,677.98)	84,771.48	70,000.00	(14,771.48)	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5504 - Pool - Repairs	410.00	5,000.00	4,590.00	25,696.16	35,000.00	9,303.84	60,000.00
5510 - Pool - Supplies	495.00	416.67	(78.33)	990.00	2,916.69	1,926.69	5,000.00
Total Swimming Pool	30,582.98	16,250.00	(14,332.98)	111,457.64	113,750.00	2,292.36	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	33,333.33	(226.67)	234,920.00	233,333.31	(1,586.69)	400,000.00
5606 - Landscape - Additional Services	861.00	4,166.67	3,305.67	37,503.50	29,166.69	(8,336.81)	50,000.00
5608 - Landscape - Trees & Shrubs Maint	-	4,166.67	4,166.67	2,810.00	29,166.69	26,356.69	50,000.00
5615 - Landscape - Front Yards	134,772.50	116,666.67	(18,105.83)	942,348.50	816,666.69	(125,681.81)	1,400,000.00
Total Landscape Maintenance	169,193.50	158,333.34	(10,860.16)	1,217,582.00	1,108,333.38	(109,248.62)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	5,332.00	5,000.00	(332.00)	29,049.81	35,000.00	5,950.19	60,000.00
Total Irrigation Maintenance	5,332.00	5,000.00	(332.00)	29,049.81	35,000.00	5,950.19	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	11,935.00	20,416.69	8,481.69	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	641.69	641.69	1,100.00
5689 - Lake Supplies	872.74	1,166.67	293.93	5,368.94	8,166.69	2,797.75	14,000.00
Total Fountain and Lake Maintenance	2,577.74	4,175.01	1,597.27	17,303.94	29,225.07	11,921.13	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	1,550.00	4,166.67	2,616.67	14,241.06	29,166.69	14,925.63	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
5742 - Patrol Service - Guard Shack	7,179.98	8,333.33	1,153.35	44,741.57	58,333.31	13,591.74	100,000.00
5744 - Access Control - Access Cntrl Maint.	90.90	666.67	575.77	628.30	4,666.69	4,038.39	8,000.00
Total Security	8,820.88	14,000.00	5,179.12	59,610.93	98,000.00	38,389.07	168,000.00
Special Projects							

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	60,025.42	60,025.42	102,900.75
Total Special Projects	-	8,575.06	8,575.06	-	60,025.42	60,025.42	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	262,500.00	262,500.00	-	450,000.00
Total Reserve Contribution	37,500.00	37,500.00	-	262,500.00	262,500.00	-	450,000.00
Total Operating Expense	355,053.85	336,835.33	(18,218.52)	2,166,106.10	2,357,847.31	191,741.21	4,042,023.75
Net Operating Income (Loss)	(3,607.15)	-	(3,607.15)	314,650.29	-	314,650.29	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	430.42	-	430.42	2,875.24	-	2,875.24	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	262,500.00	-	262,500.00	-
Total Other Income	37,930.42	-	37,930.42	265,375.24	-	265,375.24	-
Total Reserve Income	37,930.42	-	37,930.42	265,375.24	-	265,375.24	-
Net Reserve Income (Loss)	37,930.42	-	37,930.42	265,375.24	-	265,375.24	-
Net Total	34,323.27	-	34,323.27	580,025.53	-	580,025.53	-