

Harper's Preserve Community Association Inc.

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,512,341.27		\$1,512,341.27
1013 - First Citizens Bank - Operating ICS *8199	\$123,277.34		\$123,277.34
1014 - First Citizens Bank - Reserve ICS Account *0741		\$945,012.54	\$945,012.54
1030 - First Citizens Bank -Petty Cash *4657	\$822.78		\$822.78
1510 - First Citizens Bank - Reserve MM *6818		\$248,402.71	\$248,402.71
Total Cash	\$1,636,441.39	\$1,193,415.25	\$2,829,856.64
Receivables			
1600 - Assessments Receivable	\$578,040.46		\$578,040.46
Total Receivables	\$578,040.46		\$578,040.46
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	\$40,137.41		\$40,137.41
Total Other Assets	\$40,137.41		\$40,137.41
Total Assets	\$2,785,798.60	\$1,193,415.25	\$3,979,213.85

Harper's Preserve Community Association Inc.

Balance Sheet as of 6/30/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$100.00		\$100.00
2050 - Prepaid Assessments	\$265,156.60		\$265,156.60
2080 - Unearned Revenue	\$1,200,897.48		\$1,200,897.48
2111 - Deposits - Pool	\$52,000.00		\$52,000.00
2113 - Deposits - Clubhouse	\$1,350.00		\$1,350.00
2700 - Recovered Funds	\$18,031.30		\$18,031.30
Total Liabilities	\$1,537,535.38		\$1,537,535.38
Equity			
3500 - Fund Balance Retained	\$930,185.70	\$965,970.43	\$1,896,156.13
3915 - Current Year Gain / Loss	\$318,077.52	\$227,444.82	\$545,522.34
Total Equity	\$1,248,263.22	\$1,193,415.25	\$2,441,678.47
Total Liabilities / Equity	\$2,785,798.60	\$1,193,415.25	\$3,979,213.85

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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	1,200,897.48	1,200,787.50	109.98	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,405.95	123,540.00	(134.05)	739,851.44	741,240.00	(1,388.56)	1,482,480.00
Total Assessment Revenue	323,555.53	323,671.25	(115.72)	1,940,748.92	1,942,027.50	(1,278.58)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	7,274.74	6,666.67	608.07	93,444.05	40,000.02	53,444.03	80,000.00
4215 - NFC Event Income	-	-	-	1,781.74	-	1,781.74	-
4305 - Return Item Fee Income	150.00	-	150.00	1,290.00	-	1,290.00	-
4410 - Demand Letter Income	5,830.00	-	5,830.00	15,168.26	-	15,168.26	-
4411 - Payment Plan Setup Fee	30.00	-	30.00	610.00	-	610.00	-
4412 - Payment Plan Demand Letter	100.00	-	100.00	250.00	-	250.00	-
4440 - Reminder Notice Income	(15.00)	-	(15.00)	10,068.61	-	10,068.61	-
4500 - Interest Income - OP	90.95	41.67	49.28	580.63	250.02	330.61	500.00
4602 - CC Pro Fees	40.00	-	40.00	40.00	-	40.00	-
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	1,000.02	(350.02)	2,000.00
4800 - Working Capital	4,480.00	5,872.40	(1,392.40)	42,603.00	35,234.40	7,368.60	70,468.75
4807 - Violation Fees 1st Letter	1,880.56	-	1,880.56	5,572.03	-	5,572.03	-
4808 - Certified Violation Notice Income	3,236.00	-	3,236.00	10,730.00	-	10,730.00	-
4809 - 2nd Compliance Letter Service Fee	784.00	-	784.00	2,958.00	-	2,958.00	-
4810 - Fines	(8.00)	-	(8.00)	(100.00)	-	(100.00)	-
4830 - Access Gate Card	194.53	416.67	(222.14)	984.53	2,500.02	(1,515.49)	5,000.00
4901 - Collection Facilitation	300.00	-	300.00	1,380.00	-	1,380.00	-
4921 - Payment Plan Administration Fees	55.00	-	55.00	370.00	-	370.00	-
Total Other Income	24,422.78	13,164.08	11,258.70	188,380.85	78,984.48	109,396.37	157,968.75
Total Operating Income	347,978.31	336,835.33	11,142.98	2,129,129.77	2,021,011.98	108,117.79	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	70.89	333.33	262.44	343.54	1,999.98	1,656.44	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	499.98	499.98	1,000.00
5104 - Administrative Expenses	205.00	1,958.33	1,753.33	2,234.91	11,749.98	9,515.07	23,500.00
5105 - Website Expenses	500.00	-	(500.00)	2,500.00	-	(2,500.00)	-
5106 - Event Coordinator	10,459.43	10,000.00	(459.43)	61,262.37	60,000.00	(1,262.37)	120,000.00
5107 - Community Events - NFC	5,084.69	10,000.00	4,915.31	66,150.64	60,000.00	(6,150.64)	120,000.00
5109 - Admin Expenses - NFC Software	89.54	141.67	52.13	636.97	850.02	213.05	1,700.00
5110 - Professional Fees - Legal	677.40	2,083.33	1,405.93	3,485.97	12,499.98	9,014.01	25,000.00
5113 - Professional Fees - Management	5,538.00	6,083.33	545.33	27,700.40	36,499.98	8,799.58	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	10,000.02	9,624.72	20,000.00
5122 - Violation Notices	1,840.00	-	(1,840.00)	6,119.73	-	(6,119.73)	-
5123 - Return Item Fee Expense	-	-	-	110.00	-	(110.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
5124 - Certified Violation Notices Expense	3,330.00	-	(3,330.00)	17,400.00	-	(17,400.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
5128 - Collection Facilitation	30.00	-	(30.00)	660.00	-	(660.00)	-
5129 - Reminder Notice Expense	815.00	-	(815.00)	8,292.61	-	(8,292.61)	-
5131 - Administrative Expenses - NFC Software	85.00	-	(85.00)	175.00	-	(175.00)	-
5132 - Payment Plan Admin Fee Expense	-	-	-	65.00	-	(65.00)	-
5160 - Bad Debt Expense	-	-	-	175.28	-	(175.28)	-
5168 - ARC Review	2,500.00	1,250.00	(1,250.00)	12,800.00	7,500.00	(5,300.00)	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	49.98	49.98	100.00
5177 - Legal Fees - Collection	9,915.85	1,250.00	(8,665.85)	2,788.46	7,500.00	4,711.54	15,000.00
5195 - Demand Letter Expense	500.15	-	(500.15)	10,471.37	-	(10,471.37)	-
5196 - Payment Plan Setup Fee Expense	75.00	-	(75.00)	610.00	-	(610.00)	-
5197 - Payment Plan Demand Letter Expense	50.00	-	(50.00)	125.00	-	(125.00)	-
Total General and Administrative	41,765.95	36,524.99	(5,240.96)	224,482.55	219,149.94	(5,332.61)	438,300.00
Taxes							
5201 - Property Tax	333.16	125.00	(208.16)	333.16	750.00	416.84	1,500.00
5203 - Audit/Tax Preparation	-	100.00	100.00	1,320.00	600.00	(720.00)	1,200.00
Total Taxes	333.16	225.00	(108.16)	1,653.16	1,350.00	(303.16)	2,700.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	22,911.48	22,911.48	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	22,911.48	22,911.48	45,823.00
Utilities							
5301 - Gas	80.97	100.00	19.03	462.55	600.00	137.45	1,200.00
5302 - Telephone	1,336.46	1,666.67	330.21	8,864.67	10,000.02	1,135.35	20,000.00
5303 - Electricity - Common Area	3,441.15	2,916.67	(524.48)	20,004.08	17,500.02	(2,504.06)	35,000.00
5305 - Water - Irrigation	20,821.91	16,666.67	(4,155.24)	56,901.14	100,000.02	43,098.88	200,000.00
5308 - Electricity - Streetlights	1,297.36	2,500.00	1,202.64	7,414.74	15,000.00	7,585.26	30,000.00
Total Utilities	26,977.85	23,850.01	(3,127.84)	93,647.18	143,100.06	49,452.88	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	18,168.56	5,833.33	(12,335.23)	23,028.06	34,999.98	11,971.92	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	492.00	1,250.00	758.00	1,674.00	7,500.00	5,826.00	15,000.00
5417 - Maint & Rprs - Recreation	-	1,250.00	1,250.00	3,168.00	7,500.00	4,332.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	235.11	416.67	181.56	235.11	2,500.02	2,264.91	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	417.04	416.67	(.37)	568.16	2,500.02	1,931.86	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	3,250.02	3,250.02	6,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5456 - Clubhouse - Cleaning	1,913.87	1,250.00	(663.87)	11,306.17	7,500.00	(3,806.17)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
5462 - Fitness Management - NFC Sports Rec	58.56	-	(58.56)	58.56	-	(58.56)	-
5466 - Pest Control - Mosquito Spray	(191.94)	541.67	733.61	1,545.34	3,250.02	1,704.68	6,500.00
5468 - Traffic Signs	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
5469 - Signs & Monuments	-	833.33	833.33	155.00	4,999.98	4,844.98	10,000.00
5470 - Maint & Rprs - Common Area	1,107.40	6,250.00	5,142.60	6,033.74	37,500.00	31,466.26	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	-	49,999.98	49,999.98	100,000.00
Total Common Area Maintenance	22,200.60	28,583.34	6,382.74	47,772.14	171,500.04	123,727.90	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	29,349.75	10,000.00	(19,349.75)	55,093.50	60,000.00	4,906.50	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
5504 - Pool - Repairs	-	5,000.00	5,000.00	25,286.16	30,000.00	4,713.84	60,000.00
5510 - Pool - Supplies	-	416.67	416.67	495.00	2,500.02	2,005.02	5,000.00
Total Swimming Pool	29,349.75	16,250.00	(13,099.75)	80,874.66	97,500.00	16,625.34	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	33,333.33	(226.67)	201,360.00	199,999.98	(1,360.02)	400,000.00
5606 - Landscape - Additional Services	1,550.00	4,166.67	2,616.67	36,642.50	25,000.02	(11,642.48)	50,000.00
5608 - Landscape - Trees & Shrubs Maint	-	4,166.67	4,166.67	2,810.00	25,000.02	22,190.02	50,000.00
5615 - Landscape - Front Yards	134,722.50	116,666.67	(18,055.83)	807,576.00	700,000.02	(107,575.98)	1,400,000.00
Total Landscape Maintenance	169,832.50	158,333.34	(11,499.16)	1,048,388.50	950,000.04	(98,388.46)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	15,041.46	5,000.00	(10,041.46)	23,717.81	30,000.00	6,282.19	60,000.00
Total Irrigation Maintenance	15,041.46	5,000.00	(10,041.46)	23,717.81	30,000.00	6,282.19	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	10,230.00	17,500.02	7,270.02	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	550.02	550.02	1,100.00
5689 - Lake Supplies	636.92	1,166.67	529.75	4,496.20	7,000.02	2,503.82	14,000.00
Total Fountain and Lake Maintenance	2,341.92	4,175.01	1,833.09	14,726.20	25,050.06	10,323.86	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	270.00	4,166.67	3,896.67	12,691.06	25,000.02	12,308.96	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
5742 - Patrol Service - Guard Shack	4,217.25	8,333.33	4,116.08	37,561.59	49,999.98	12,438.39	100,000.00
5744 - Access Control - Access Cntrl Maint.	90.90	666.67	575.77	537.40	4,000.02	3,462.62	8,000.00
Total Security	4,578.15	14,000.00	9,421.85	50,790.05	84,000.00	33,209.95	168,000.00
Special Projects							

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	51,450.36	51,450.36	102,900.75
Total Special Projects	-	8,575.06	8,575.06	-	51,450.36	51,450.36	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	225,000.00	225,000.00	-	450,000.00
Total Reserve Contribution	37,500.00	37,500.00	-	225,000.00	225,000.00	-	450,000.00
Total Operating Expense	349,921.34	336,835.33	(13,086.01)	1,811,052.25	2,021,011.98	209,959.73	4,042,023.75
Net Operating Income (Loss)	(1,943.03)	-	(1,943.03)	318,077.52	-	318,077.52	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	401.65	-	401.65	2,444.82	-	2,444.82	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	225,000.00	-	225,000.00	-
Total Other Income	37,901.65	-	37,901.65	227,444.82	-	227,444.82	-
Total Reserve Income	37,901.65	-	37,901.65	227,444.82	-	227,444.82	-
Net Reserve Income (Loss)	37,901.65	-	37,901.65	227,444.82	-	227,444.82	-
Net Total	35,958.62	-	35,958.62	545,522.34	-	545,522.34	-