

Harper's Preserve Community Association Inc.

Balance Sheet as of 3/31/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	\$1,921,687.21		\$1,921,687.21
1013 - First Citizens Bank - Operating ICS *8199	\$123,209.81		\$123,209.81
1014 - First Citizens Bank - Reserve ICS Account *0741		\$831,475.45	\$831,475.45
1030 - First Citizens Bank -Petty Cash *4657	\$2,224.68		\$2,224.68
1510 - First Citizens Bank - Reserve MM *6818		\$248,266.51	\$248,266.51
Total Cash	\$2,047,121.70	\$1,079,741.96	\$3,126,863.66
Receivables			
1600 - Assessments Receivable	\$674,555.76		\$674,555.76
Total Receivables	\$674,555.76		\$674,555.76
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	\$2,860.00		\$2,860.00
Total Other Assets	\$2,860.00		\$2,860.00
Total Assets	\$3,255,716.80	\$1,079,741.96	\$4,335,458.76

Harper's Preserve Community Association Inc.

Balance Sheet as of 3/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	\$5,640.60		\$5,640.60
2050 - Prepaid Assessments	\$223,828.96		\$223,828.96
2080 - Unearned Revenue	\$1,801,346.22		\$1,801,346.22
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	\$2,099,497.08		\$2,099,497.08
Equity			
3500 - Fund Balance Retained	\$935,473.25	\$965,970.43	\$1,901,443.68
3915 - Current Year Gain / Loss	\$220,746.47	\$113,771.53	\$334,518.00
Total Equity	\$1,156,219.72	\$1,079,741.96	\$2,235,961.68
Total Liabilities / Equity	\$3,255,716.80	\$1,079,741.96	\$4,335,458.76

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	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	600,448.74	600,393.75	54.99	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,602.30	123,540.00	62.30	369,560.03	370,620.00	(1,059.97)	1,482,480.00
Total Assessment Revenue	323,751.88	323,671.25	80.63	970,008.77	971,013.75	(1,004.98)	3,884,055.00
Other Income							
4200 - Late Fee/Interest	9,228.29	6,666.67	2,561.62	43,618.39	20,000.01	23,618.38	80,000.00
4215 - NFC Event Income	-	-	-	311.08	-	311.08	-
4305 - Return Item Fee Income	210.00	-	210.00	990.00	-	990.00	-
4410 - Demand Letter Income	5,100.00	-	5,100.00	7,528.11	-	7,528.11	-
4411 - Payment Plan Setup Fee	130.00	-	130.00	480.00	-	480.00	-
4412 - Payment Plan Demand Letter	75.00	-	75.00	75.00	-	75.00	-
4440 - Reminder Notice Income	270.00	-	270.00	3,722.61	-	3,722.61	-
4500 - Interest Income - OP	116.01	41.67	74.34	285.02	125.01	160.01	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	500.01	149.99	2,000.00
4800 - Working Capital	6,765.00	5,872.40	892.60	25,932.50	17,617.20	8,315.30	70,468.75
4807 - Violation Fees 1st Letter	439.04	-	439.04	797.10	-	797.10	-
4808 - Certified Violation Notice Income	1,750.00	-	1,750.00	4,112.00	-	4,112.00	-
4809 - 2nd Compliance Letter Service Fee	392.00	-	392.00	1,166.00	-	1,166.00	-
4810 - Fines	-	-	-	(46.00)	-	(46.00)	-
4830 - Access Gate Card	-	416.67	(416.67)	70.00	1,250.01	(1,180.01)	5,000.00
4901 - Collection Facilitation	150.00	-	150.00	480.00	-	480.00	-
4921 - Payment Plan Administration Fees	90.00	-	90.00	135.00	-	135.00	-
Total Other Income	24,715.34	13,164.08	11,551.26	90,306.81	39,492.24	50,814.57	157,968.75
Total Operating Income	348,467.22	336,835.33	11,631.89	1,060,315.58	1,010,505.99	49,809.59	4,042,023.75

Operating Expense

General and Administrative

5101 - Office Supplies - Postage	-	333.33	333.33	.69	999.99	999.30	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	249.99	249.99	1,000.00
5104 - Administrative Expenses	247.00	1,958.33	1,711.33	1,640.91	5,874.99	4,234.08	23,500.00
5105 - Website Expenses	-	-	-	500.00	-	(500.00)	-
5106 - Event Coordinator	9,961.36	10,000.00	38.64	29,884.08	30,000.00	115.92	120,000.00
5107 - Community Events - NFC	3,352.27	10,000.00	6,647.73	33,240.36	30,000.00	(3,240.36)	120,000.00
5109 - Admin Expenses - NFC Software	96.11	141.67	45.56	205.50	425.01	219.51	1,700.00
5110 - Professional Fees - Legal	-	2,083.33	2,083.33	2,808.57	6,249.99	3,441.42	25,000.00
5113 - Professional Fees - Management	5,540.60	6,083.33	542.73	11,081.20	18,249.99	7,168.79	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	5,000.01	4,624.71	20,000.00
5122 - Violation Notices	-	-	-	1,609.73	-	(1,609.73)	-
5123 - Return Item Fee Expense	40.00	-	(40.00)	110.00	-	(110.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

Current Period				Year To Date			Annual Budget
Actual	Budget	Variance	Actual	Budget	Variance		
Operating Expense							
5124 - Certified Violation Notices Expense	3,810.00	-	(3,810.00)	9,630.00	-	(9,630.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
5128 - Collection Facilitation	330.00	-	(330.00)	420.00	-	(420.00)	-
5129 - Reminder Notice Expense	307.61	-	(307.61)	3,863.61	-	(3,863.61)	-
5132 - Payment Plan Admin Fee Expense	20.00	-	(20.00)	40.00	-	(40.00)	-
5160 - Bad Debt Expense	-	-	-	175.28	-	(175.28)	-
5168 - ARC Review	5,000.00	1,250.00	(3,750.00)	5,300.00	3,750.00	(1,550.00)	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	24.99	24.99	100.00
5177 - Legal Fees - Collection	20.75	1,250.00	1,229.25	1,858.68	3,750.00	1,891.32	15,000.00
5195 - Demand Letter Expense	2,218.11	-	(2,218.11)	4,511.22	-	(4,511.22)	-
5196 - Payment Plan Setup Fee Expense	195.00	-	(195.00)	225.00	-	(225.00)	-
Total General and Administrative	31,138.81	36,524.99	5,386.18	107,480.13	109,574.97	2,094.84	438,300.00
Taxes							
5201 - Property Tax	-	125.00	125.00	-	375.00	375.00	1,500.00
5203 - Audit/Tax Preparation	900.00	100.00	(800.00)	900.00	300.00	(600.00)	1,200.00
Total Taxes	900.00	225.00	(675.00)	900.00	675.00	(225.00)	2,700.00
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	11,455.74	11,455.74	45,823.00
Total Insurance	-	3,818.58	3,818.58	-	11,455.74	11,455.74	45,823.00
Utilities							
5301 - Gas	74.07	100.00	25.93	225.75	300.00	74.25	1,200.00
5302 - Telephone	1,163.07	1,666.67	503.60	4,078.81	5,000.01	921.20	20,000.00
5303 - Electricity - Common Area	3,028.38	2,916.67	(111.71)	10,689.01	8,750.01	(1,939.00)	35,000.00
5305 - Water - Irrigation	8,153.46	16,666.67	8,513.21	26,496.72	50,000.01	23,503.29	200,000.00
5308 - Electricity - Streetlights	1,199.45	2,500.00	1,300.55	3,718.50	7,500.00	3,781.50	30,000.00
Total Utilities	13,618.43	23,850.01	10,231.58	45,208.79	71,550.03	26,341.24	286,200.00
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	-	5,833.33	5,833.33	465.00	17,499.99	17,034.99	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	-	1,250.00	1,250.00	372.00	3,750.00	3,378.00	15,000.00
5417 - Maint & Rprs - Recreation	-	1,250.00	1,250.00	2,178.00	3,750.00	1,572.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	1,625.01	1,625.01	6,500.00
5456 - Clubhouse - Cleaning	-	1,250.00	1,250.00	3,755.30	3,750.00	(5.30)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
5466 - Pest Control - Mosquito Spray	-	541.67	541.67	-	1,625.01	1,625.01	6,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5468 - Traffic Signs	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
5469 - Signs & Monuments	-	833.33	833.33	155.00	2,499.99	2,344.99	10,000.00
5470 - Maint & Rprs - Common Area	189.18	6,250.00	6,060.82	2,637.25	18,750.00	16,112.75	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	-	24,999.99	24,999.99	100,000.00
Total Common Area Maintenance	189.18	28,583.34	28,394.16	9,562.55	85,750.02	76,187.47	343,000.00
Swimming Pool							
5502 - Pool - Maintenance Contract	2,729.50	10,000.00	7,270.50	6,823.75	30,000.00	23,176.25	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
5504 - Pool - Repairs	22,441.77	5,000.00	(17,441.77)	22,441.77	15,000.00	(7,441.77)	60,000.00
5510 - Pool - Supplies	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
Total Swimming Pool	25,171.27	16,250.00	(8,921.27)	29,265.52	48,750.00	19,484.48	195,000.00
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	33,333.33	(226.67)	100,680.00	99,999.99	(680.01)	400,000.00
5606 - Landscape - Additional Services	-	4,166.67	4,166.67	4,332.50	12,500.01	8,167.51	50,000.00
5608 - Landscape - Trees & Shrubs Maint	-	4,166.67	4,166.67	2,810.00	12,500.01	9,690.01	50,000.00
5615 - Landscape - Front Yards	134,469.50	116,666.67	(17,802.83)	403,408.50	350,000.01	(53,408.49)	1,400,000.00
Total Landscape Maintenance	168,029.50	158,333.34	(9,696.16)	511,231.00	475,000.02	(36,230.98)	1,900,000.00
Irrigation Maintenance							
5651 - Irrigation Repairs	2,424.55	5,000.00	2,575.45	3,187.35	15,000.00	11,812.65	60,000.00
Total Irrigation Maintenance	2,424.55	5,000.00	2,575.45	3,187.35	15,000.00	11,812.65	60,000.00
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	5,115.00	8,750.01	3,635.01	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	275.01	275.01	1,100.00
5689 - Lake Supplies	-	1,166.67	1,166.67	1,380.00	3,500.01	2,120.01	14,000.00
Total Fountain and Lake Maintenance	1,705.00	4,175.01	2,470.01	6,495.00	12,525.03	6,030.03	50,100.00
Security							
5711 - Maint & Rprs - Gate Maint.	-	4,166.67	4,166.67	1,660.00	12,500.01	10,840.01	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
5742 - Patrol Service - Guard Shack	-	8,333.33	8,333.33	11,814.07	24,999.99	13,185.92	100,000.00
5744 - Access Control - Access Cntrl Maint.	90.90	666.67	575.77	264.70	2,000.01	1,735.31	8,000.00
Total Security	90.90	14,000.00	13,909.10	13,738.77	42,000.00	28,261.23	168,000.00
Special Projects							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	25,725.18	25,725.18	102,900.75
Total Special Projects	-	8,575.06	8,575.06	-	25,725.18	25,725.18	102,900.75
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	112,500.00	112,500.00	-	450,000.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Reserve Contribution	37,500.00	37,500.00	-	112,500.00	112,500.00	-	450,000.00
Total Operating Expense	280,767.64	336,835.33	56,067.69	839,569.11	1,010,505.99	170,936.88	4,042,023.75
Net Operating Income (Loss)	67,699.58	-	67,699.58	220,746.47	-	220,746.47	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4510 - Interest Income - RSV	427.61	-	427.61	1,271.53	-	1,271.53	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	112,500.00	-	112,500.00	-
Total Other Income	37,927.61	-	37,927.61	113,771.53	-	113,771.53	-
Total Reserve Income	37,927.61	-	37,927.61	113,771.53	-	113,771.53	-
Net Reserve Income (Loss)	37,927.61	-	37,927.61	113,771.53	-	113,771.53	-
Net Total	105,627.19	-	105,627.19	334,518.00	-	334,518.00	-