Harper's Preserve Community Association Inc.

Balance Sheet as of 5/31/2025

Assets	Operating	Reserve	Total
Cash			
1009 - First Citizens Bank - Operating Account *8736	$1,704,952.20		$1,704,952.20
1013 - First Citizens Bank - Operating ICS *8199	$123,255.08		$123,255.08
1014 - First Citizens Bank - Reserve ICS Account *0741		$907,155.80	$907,155.80
1030 - First Citizens Bank -Petty Cash *4657	$488.54		$488.54
1510 - First Citizens Bank - Reserve MM *6818		$248,357.80	$248,357.80
Total Cash	**$1,828,695.82**	**$1,155,513.60**	**$2,984,209.42**
Receivables			
1600 - Assessments Receivable	$635,282.64		$635,282.64
Total Receivables	**$635,282.64**		**$635,282.64**
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	$38,444.43		$38,444.43
Total Other Assets	**$38,444.43**		**$38,444.43**
Total Assets	**$3,033,602.23**	**$1,155,513.60**	**$4,189,115.83**

Harper's Preserve Community Association Inc.

Balance Sheet as of 5/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2020 - A/P Other	$100.00		$100.00
2050 - Prepaid Assessments	$188,409.61		$188,409.61
2080 - Unearned Revenue	$1,524,489.79		$1,524,489.79
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	**$1,784,380.70**		**$1,784,380.70**
Equity			
3500 - Fund Balance Retained	$929,873.77	$965,970.43	$1,895,844.20
3915 - Current Year Gain / Loss	$319,347.76	$189,543.17	$508,890.93
Total Equity	**$1,249,221.53**	**$1,155,513.60**	**$2,404,735.13**
Total Liabilities / Equity	**$3,033,602.23**	**$1,155,513.60**	**$4,189,115.83**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Revenue							
4100 - Assessment	200,149.58	200,131.25	18.33	1,000,747.90	1,000,656.25	91.65	2,401,575.00
4105 - Other Assessment - Mowing Fee	123,442.73	123,540.00	(97.27)	616,445.49	617,700.00	(1,254.51)	1,482,480.00
Total Assessment Revenue	**323,592.31**	**323,671.25**	**(78.94)**	**1,617,193.39**	**1,618,356.25**	**(1,162.86)**	**3,884,055.00**
Other Income							
4200 - Late Fee/Interest	14,734.20	6,666.67	8,067.53	85,624.52	33,333.35	52,291.17	80,000.00
4215 - NFC Event Income	355.92	-	355.92	1,781.74	-	1,781.74	-
4305 - Return Item Fee Income	90.00	-	90.00	1,140.00	-	1,140.00	-
4410 - Demand Letter Income	1,260.00	-	1,260.00	9,278.26	-	9,278.26	-
4411 - Payment Plan Setup Fee	25.00	-	25.00	580.00	-	580.00	-
4412 - Payment Plan Demand Letter	25.00	-	25.00	150.00	-	150.00	-
4440 - Reminder Notice Income	5,586.00	-	5,586.00	10,053.61	-	10,053.61	-
4500 - Interest Income - OP	99.06	41.67	57.39	489.68	208.35	281.33	500.00
4606 - Facilities - Social Room Rental	-	166.67	(166.67)	650.00	833.35	(183.35)	2,000.00
4800 - Working Capital	3,946.25	5,872.40	(1,926.15)	38,123.00	29,362.00	8,761.00	70,468.75
4807 - Violation Fees 1st Letter	1,158.37	-	1,158.37	3,683.47	-	3,683.47	-
4808 - Certified Violation Notice Income	1,980.00	-	1,980.00	7,494.00	-	7,494.00	-
4809 - 2nd Compliance Letter Service Fee	528.00	-	528.00	2,174.00	-	2,174.00	-
4810 - Fines	(46.00)	-	(46.00)	(92.00)	-	(92.00)	-
4830 - Access Gate Card	285.00	416.67	(131.67)	790.00	2,083.35	(1,293.35)	5,000.00
4901 - Collection Facilitation	540.00	-	540.00	1,050.00	-	1,050.00	-
4921 - Payment Plan Administration Fees	95.00	-	95.00	315.00	-	315.00	-
Total Other Income	**30,661.80**	**13,164.08**	**17,497.72**	**163,285.28**	**65,820.40**	**97,464.88**	**157,968.75**
Total Operating Income	**354,254.11**	**336,835.33**	**17,418.78**	**1,780,478.67**	**1,684,176.65**	**96,302.02**	**4,042,023.75**
Operating Expense							
General and Administrative							
5101 - Office Supplies - Postage	-	333.33	333.33	272.65	1,666.65	1,394.00	4,000.00
5103 - Meeting Expense	-	83.33	83.33	-	416.65	416.65	1,000.00
5104 - Administrative Expenses	189.00	1,958.33	1,769.33	2,029.91	9,791.65	7,761.74	23,500.00
5105 - Website Expenses	1,000.00	-	(1,000.00)	2,000.00	-	(2,000.00)	-
5106 - Event Coordinator	-	10,000.00	10,000.00	50,802.94	50,000.00	(802.94)	120,000.00
5107 - Community Events - NFC	16,883.16	10,000.00	(6,883.16)	61,065.95	50,000.00	(11,065.95)	120,000.00
5109 - Admin Expenses - NFC Software	144.43	141.67	(2.76)	547.43	708.35	160.92	1,700.00
5110 - Professional Fees - Legal	-	2,083.33	2,083.33	2,808.57	10,416.65	7,608.08	25,000.00
5113 - Professional Fees - Management	5,540.60	6,083.33	542.73	22,162.40	30,416.65	8,254.25	73,000.00
5114 - Professional Fees - Consulting	-	1,666.67	1,666.67	375.30	8,333.35	7,958.05	20,000.00
5122 - Violation Notices	1,752.00	-	(1,752.00)	4,279.73	-	(4,279.73)	-
5123 - Return Item Fee Expense	-	-	-	110.00	-	(110.00)	-

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5124 - Certified Violation Notices Expense	3,180.00	-	(3,180.00)	14,070.00	-	(14,070.00)	-
5126 - Holiday Decorations	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
5128 - Collection Facilitation	210.00	-	(210.00)	630.00	-	(630.00)	-
5129 - Reminder Notice Expense	300.00	-	(300.00)	7,477.61	-	(7,477.61)	-
5131 - Administrative Expenses - NFC Software	90.00	-	(90.00)	90.00	-	(90.00)	-
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)	10,300.00	6,250.00	(4,050.00)	15,000.00
5170 - Bank Fees	-	8.33	8.33	-	41.65	41.65	100.00
5177 - Legal Fees - Collection	(8,986.07)	1,250.00	10,236.07	(7,127.39)	6,250.00	13,377.39	15,000.00
5195 - Demand Letter Expense	5,100.00	-	(5,100.00)	9,971.22	-	(9,971.22)	-
5196 - Payment Plan Setup Fee Expense	130.00	-	(130.00)	535.00	-	(535.00)	-
5197 - Payment Plan Demand Letter Expense	75.00	-	(75.00)	75.00	-	(75.00)	-
Total General and Administrative	**28,108.12**	**36,524.99**	**8,416.87**	**182,716.60**	**182,624.95**	**(91.65)**	**438,300.00**
Taxes							
5201 - Property Tax	-	125.00	125.00	-	625.00	625.00	1,500.00
5203 - Audit/Tax Preparation	-	100.00	100.00	1,320.00	500.00	(820.00)	1,200.00
Total Taxes	**-**	**225.00**	**225.00**	**1,320.00**	**1,125.00**	**(195.00)**	**2,700.00**
Insurance							
5251 - Insurance	-	3,818.58	3,818.58	-	19,092.90	19,092.90	45,823.00
Total Insurance	**-**	**3,818.58**	**3,818.58**	**-**	**19,092.90**	**19,092.90**	**45,823.00**
Utilities							
5301 - Gas	71.30	100.00	28.70	381.58	500.00	118.42	1,200.00
5302 - Telephone	1,367.52	1,666.67	299.15	7,528.21	8,333.35	805.14	20,000.00
5303 - Electricity - Common Area	2,935.62	2,916.67	(18.95)	16,562.93	14,583.35	(1,979.58)	35,000.00
5305 - Water - Irrigation	7,554.02	16,666.67	9,112.65	36,079.23	83,333.35	47,254.12	200,000.00
5308 - Electricity - Streetlights	1,199.43	2,500.00	1,300.57	6,117.38	12,500.00	6,382.62	30,000.00
Total Utilities	**13,127.89**	**23,850.01**	**10,722.12**	**66,669.33**	**119,250.05**	**52,580.72**	**286,200.00**
Common Area Maintenance							
5407 - Maint & Rprs - Electrical	1,037.50	5,833.33	4,795.83	4,859.50	29,166.65	24,307.15	70,000.00
5408 - Maint & Rprs - Parks/Playgrounds	810.00	1,250.00	440.00	1,182.00	6,250.00	5,068.00	15,000.00
5417 - Maint & Rprs - Recreation	-	1,250.00	1,250.00	3,168.00	6,250.00	3,082.00	15,000.00
5425 - Clubhouse - NFC Kitchen Supplies	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5426 - Clubhouse - NFC Event Room Suppl	-	416.67	416.67	151.12	2,083.35	1,932.23	5,000.00
5455 - Clubhouse A/C Maintenance	-	541.67	541.67	-	2,708.35	2,708.35	6,500.00

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5456 - Clubhouse - Cleaning	1,825.00	1,250.00	(575.00)	9,392.30	6,250.00	(3,142.30)	15,000.00
5457 - Janitorial - NFC Janitorial Supplies	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5466 - Pest Control - Mosquito Spray	404.20	541.67	137.47	1,737.28	2,708.35	971.07	6,500.00
5468 - Traffic Signs	-	1,250.00	1,250.00	-	6,250.00	6,250.00	15,000.00
5469 - Signs & Monuments	-	833.33	833.33	155.00	4,166.65	4,011.65	10,000.00
5470 - Maint & Rprs - Common Area	1,262.72	6,250.00	4,987.28	4,926.34	31,250.00	26,323.66	75,000.00
5471 - Maint & Rprs - Streets/Drive	-	8,333.33	8,333.33	-	41,666.65	41,666.65	100,000.00
Total Common Area Maintenance	**5,339.42**	**28,583.34**	**23,243.92**	**25,571.54**	**142,916.70**	**117,345.16**	**343,000.00**
Swimming Pool							
5502 - Pool - Maintenance Contract	16,060.00	10,000.00	(6,060.00)	25,743.75	50,000.00	24,256.25	120,000.00
5503 - Pool - Furniture	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5504 - Pool - Repairs	629.39	5,000.00	4,370.61	25,286.16	25,000.00	(286.16)	60,000.00
5510 - Pool - Supplies	495.00	416.67	(78.33)	495.00	2,083.35	1,588.35	5,000.00
Total Swimming Pool	**17,184.39**	**16,250.00**	**(934.39)**	**51,524.91**	**81,250.00**	**29,725.09**	**195,000.00**
Landscape Maintenance							
5605 - Landscape - Service Contract	33,560.00	33,333.33	(226.67)	167,800.00	166,666.65	(1,133.35)	400,000.00
5606 - Landscape - Additional Services	2,863.00	4,166.67	1,303.67	35,092.50	20,833.35	(14,259.15)	50,000.00
5608 - Landscape - Trees & Shrubs Maint	-	4,166.67	4,166.67	2,810.00	20,833.35	18,023.35	50,000.00
5615 - Landscape - Front Yards	134,722.50	116,666.67	(18,055.83)	672,853.50	583,333.35	(89,520.15)	1,400,000.00
Total Landscape Maintenance	**171,145.50**	**158,333.34**	**(12,812.16)**	**878,556.00**	**791,666.70**	**(86,889.30)**	**1,900,000.00**
Irrigation Maintenance							
5651 - Irrigation Repairs	2,877.20	5,000.00	2,122.80	8,676.35	25,000.00	16,323.65	60,000.00
Total Irrigation Maintenance	**2,877.20**	**5,000.00**	**2,122.80**	**8,676.35**	**25,000.00**	**16,323.65**	**60,000.00**
Fountain and Lake Maintenance							
5680 - Lake Contract	1,705.00	2,916.67	1,211.67	8,525.00	14,583.35	6,058.35	35,000.00
5683 - Lake Repairs	-	91.67	91.67	-	458.35	458.35	1,100.00
5689 - Lake Supplies	1,266.20	1,166.67	(99.53)	3,859.28	5,833.35	1,974.07	14,000.00
Total Fountain and Lake Maintenance	**2,971.20**	**4,175.01**	**1,203.81**	**12,384.28**	**20,875.05**	**8,490.77**	**50,100.00**
Security							
5711 - Maint & Rprs - Gate Maint.	3,258.56	4,166.67	908.11	12,421.06	20,833.35	8,412.29	50,000.00
5735 - Access Control - Devices	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
5742 - Patrol Service - Guard Shack	11,537.77	8,333.33	(3,204.44)	33,344.34	41,666.65	8,322.31	100,000.00
5744 - Access Control - Access Cntrl Maint.	90.90	666.67	575.77	446.50	3,333.35	2,886.85	8,000.00
Total Security	**14,887.23**	**14,000.00**	**(887.23)**	**46,211.90**	**70,000.00**	**23,788.10**	**168,000.00**
Special Projects							
5800 - Capital Improvements	-	8,575.06	8,575.06	-	42,875.30	42,875.30	102,900.75
Total Special Projects	**-**	**8,575.06**	**8,575.06**	**-**	**42,875.30**	**42,875.30**	**102,900.75**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contribution							
6001 - Reserve Contribution - Road Funds	37,500.00	37,500.00	-	187,500.00	187,500.00	-	450,000.00
Total Reserve Contribution	**37,500.00**	**37,500.00**	**-**	**187,500.00**	**187,500.00**	**-**	**450,000.00**
Total Operating Expense	**293,140.95**	**336,835.33**	**43,694.38**	**1,461,130.91**	**1,684,176.65**	**223,045.74**	**4,042,023.75**
Net Operating Income (Loss)	**61,113.16**	**-**	**61,113.16**	**319,347.76**	**-**	**319,347.76**	**-**

Harper's Preserve Community Association Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Reserve Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Other Income							
4510 - Interest Income - RSV	399.24	-	399.24	2,043.17	-	2,043.17	-
4900 - Reserve Contribution - Road Fund	37,500.00	-	37,500.00	187,500.00	-	187,500.00	-
Total Other Income	**37,899.24**	**-**	**37,899.24**	**189,543.17**	**-**	**189,543.17**	**-**
Total Reserve Income	**37,899.24**	**-**	**37,899.24**	**189,543.17**	**-**	**189,543.17**	**-**
Net Reserve Income (Loss)	**37,899.24**	**-**	**37,899.24**	**189,543.17**	**-**	**189,543.17**	**-**
Net Total	**99,012.40**	**-**	**99,012.40**	**508,890.93**	**-**	**508,890.93**	**-**