



December 2025 Financial Overview

December finished approximately \$240,000 under budget and year end finished \$430,000 under budget.

1. Approximately \$200,000 in December invoices were paid in January. This will be adjusted, December 2025 will finish approximately \$40,000.00 under budget.

2. Once adjustments are made year end will be close to \$230,000 under budget. In large part there were no significant capital projects. Funds will be used for capital projects in 2026: 1. Continued lighting repairs. 2. Access Control Gates 3. Pool restoration and repair. 4. Street repairs (3-5 years).



December 2025

Financial Overview

- We exceeded the budget on water usage by \$30,000.00. We are approximately 14" below the annual average rainfall. Currently working with landscaper to get a better idea on irrigation. A part of the pool project is an auto water fill system which will include direct monitoring of water usage at both pools.



Accounts Receivable

The year finished with \$539, 072.00 owed in accounts receivable. In December just over \$32,000.00 was collected. The year ended with a net increase of \$85,141.00.

Accounts Receivable- Past due assessments with the associated fees.



Pool Proposals

The board is voting on five projects.

1. Maintenance contract- This is a part of the process of moving to Swim At Your Own Risk (SAYOR). Bather load will increase and the need for a far more proactive pool management company will increase.
2. Pool Plaster at the Pool Barn- This has been needed since end of the 2023 season. This project needs to be booked by the end of January to ensure completion before the pool season begins.



Pool Proposals

3. Auto Chemical Delivery System- This to meet State and Federal guidelines in preparation for SAYOR. This ensures the pools are always safe and sanitary in real time. Reduces wear on the plaster since chemicals are balanced. It's a liquid delivery system thus requiring very little down time for shocking the pool.
4. Auto Fill System- This ensures that pools never drop below safe levels , protecting the equipment. Prevents overfilling with a hose.
5. Leak Detection- Identify and repair all leaks.

HARPER'S  **PRESERVE**
New Items

1. ARC Process- There a lot of unapproved improvements. The board is examining ways to streamline the process for a limited grace period.

Per State Law the board cannot be involved in the initial approval of an application, because they are the board that hears and rules on appeals.



Old Items

1. Gate Systems- Manager has met with two companies, actively looking for third.
 - a) Harpers Way Entry- Controller boards have failed, no longer in production will have to be replaced.
 - b) Harpers Trace Entry- Actively bidding this project, both gates to be setup in a similar fashion.
 - c) Pool Gate Access System- Company making readers and FOBs has gone out of business. Exploring options to maintain current system until 2027 or update to HID.



Old Items

2. Parking/Towing/Fine policy(s)- There is a first draft that has been submitted by the attorney. A survey is forthcoming which will be considered in formulating a policy. Once completed the attorney will draft the final policy. It will then be voted on by the board during an open session. Published legally at the county and on the internet. Board will then decide on how and when the policy is to be implemented.
3. Website Restructure- Still ongoing. Once complete, all new forms will be placed on the website.



Recent Projects

1. Lighting Projects

- Lake Palmetto Park
- Both Entries
 - Expect lane closures
 - Harpers Trace Bridge

2. Fire Pit at Lake Palmetto Park

- Wi-Fi coming
- New seating coming

3. Lighting Detection System

- Both pools for SAYOR
- AEDs for SAYOR



Owner Comments

At this time, homeowners are invited to address the board for up to two minutes each. Please note that the board and management may choose to respond either during this session or at a later time. The board reserves the right to limit or conclude comments at its discretion.



Winterizing Basics

Plumbing Basics

- Insulate exposed pipes in unheated areas (attics, garages, crawl spaces). Particularly outdoor faucets.
- Open cabinets and linen closets next to and under all facets, showers and tubs.
- Know the location of your main water shut-off valve in case of emergency.
 - o Find main shut off, make sure valve does work.
 - o Find water meter, consider purchasing tool to shut off water at the meter.



Winterizing Basics

Plumbing Basics

- If your home is empty, shut off water at the water meter and open all facets in the home to drain all pipes and the hot water heaters.
- Close bathtub drain and fill tub with water, water source to flush toilet should water be turned off in any scenario.

Heating

- Schedule a professional inspection and tune-up for your furnace or heat pump.
- Replace or clean furnace filters.



Winterizing Basics

Heating

- Do not use open flame portable heaters, carbon monoxide poisoning.
- Use only UL listed heaters. Do not leave unattended. Turn off when leaving the room or home or going to sleep.

Landscaping

- Mulch around plants and trees to protect roots from freezing.
- Winterize irrigation systems by draining and blowing out lines.



Winterizing Basics

Landscaping

- Ensure delicate /tropical plants are covered.

General

- Reverse ceiling fans to clockwise to circulate warm air.
- Check smoke and carbon monoxide detectors; replace batteries.
- Stock up on winter essentials (ice melt, shovels, emergency supplies).