

**Harborview Homeowners Association, Inc.**  
**Balance Sheet**  
**7/31/2025**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB	\$76,154.79
11202-000 - Money Market Account - AAB	\$33,689.09
<b><u>Cash-Operating Total</u></b>	<b>\$109,843.88</b>

*Assets Total*

\$109,843.88

**Liabilities and Equity**

Capital

45110-000 - Prior Years Retained Earnings	\$74,460.21
<b><u>Capital Total</u></b>	<b>\$74,460.21</b>

Retained Earnings

\$0.00

Net Income

\$35,383.67

*Liabilities & Equity Total*

\$109,843.88

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2025 - 7/31/2025**

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b><u>MAIN REVENUE</u></b>							
50020-000 - Association Dues	\$5,459.63	\$0.00	\$5,459.63	\$90,212.83	\$98,897.00	(\$8,684.17)	\$98,897.00
<b>Total MAIN REVENUE</b>	<b>\$5,459.63</b>	<b>\$0.00</b>	<b>\$5,459.63</b>	<b>\$90,212.83</b>	<b>\$98,897.00</b>	<b>(\$8,684.17)</b>	<b>\$98,897.00</b>
<b><u>OTHER REVENUE</u></b>							
57100-000 - Late Fees	\$131.35	\$0.00	\$131.35	\$473.11	\$0.00	\$473.11	\$0.00
58100-000 - Interest Income	\$1.84	\$0.00	\$1.84	\$12.57	\$0.00	\$12.57	\$0.00
58110-000 - Reserve Interest	\$4.29	\$0.00	\$4.29	\$29.34	\$0.00	\$29.34	\$0.00
<b>Total OTHER REVENUE</b>	<b>\$137.48</b>	<b>\$0.00</b>	<b>\$137.48</b>	<b>\$515.02</b>	<b>\$0.00</b>	<b>\$515.02</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$5,597.11</b>	<b>\$0.00</b>	<b>\$5,597.11</b>	<b>\$90,727.85</b>	<b>\$98,897.00</b>	<b>(\$8,169.15)</b>	<b>\$98,897.00</b>
<b>Expense</b>							
<b><u>Capital Reserves Improvements</u></b>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$288.75	\$288.75	\$495.00
<b>Total Capital Reserves Improvements</b>	<b>\$0.00</b>	<b>\$41.25</b>	<b>\$41.25</b>	<b>\$0.00</b>	<b>\$288.75</b>	<b>\$288.75</b>	<b>\$495.00</b>
<b><u>GENERAL AND ADMINISTRATIVE</u></b>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$373.31	\$373.31	\$640.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$437.50	\$437.50	\$0.00	\$3,062.50	\$3,062.50	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$200.00	\$200.00	\$110.85	\$350.00	\$239.15	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$216.67	\$216.67	\$2,285.18	\$1,516.69	(\$768.49)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.90	\$125.00	(\$27.90)	\$917.22	\$875.00	(\$42.22)	\$1,500.00
<b>Total GENERAL AND ADMINISTRATIVE</b>	<b>\$152.90</b>	<b>\$1,032.50</b>	<b>\$879.60</b>	<b>\$3,323.25</b>	<b>\$6,177.50</b>	<b>\$2,854.25</b>	<b>\$10,340.00</b>
<b><u>INSURANCE</u></b>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
<b>Total INSURANCE</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>	<b>\$6,000.00</b>
<b><u>MANAGEMENT FEE</u></b>							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$4,050.00	\$4,725.00	\$675.00	\$8,100.00
<b>Total MANAGEMENT FEE</b>	<b>\$0.00</b>	<b>\$675.00</b>	<b>\$675.00</b>	<b>\$4,050.00</b>	<b>\$4,725.00</b>	<b>\$675.00</b>	<b>\$8,100.00</b>
<b><u>REPAIRS AND MAINTENANCE</u></b>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$1,640.00	\$200.00	(\$1,440.00)	\$580.00
61140-001 - Pool Repair and Supplies	\$185.00	\$0.00	(\$185.00)	\$185.00	\$0.00	(\$185.00)	\$0.00
61145-000 - Pool Service Contract	\$4,900.00	\$2,366.00	(\$2,534.00)	\$14,500.00	\$9,464.00	(\$5,036.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$629.04	\$583.31	(\$45.73)	\$1,000.00
61147-000 - Contingency - Pool	\$0.00	\$0.00	\$0.00	\$9,425.00	\$0.00	(\$9,425.00)	\$0.00
61950-000 - Clubhouse Maintenance	\$0.00	\$16.67	\$16.67	\$0.00	\$116.69	\$116.69	\$200.00
<b>Total REPAIRS AND MAINTENANCE</b>	<b>\$5,085.00</b>	<b>\$2,566.00</b>	<b>(\$2,519.00)</b>	<b>\$26,379.04</b>	<b>\$10,364.00</b>	<b>(\$16,015.04)</b>	<b>\$15,980.00</b>
<b><u>RESERVE EXPENSES</u></b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$12,000.00
<b>Total RESERVE EXPENSES</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>	<b>\$12,000.00</b>

## SERVICES

**Harborview Homeowners Association, Inc.**

**Budget Comparison Report**

**7/1/2025 - 7/31/2025**

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$17,277.76	\$16,600.00	(\$677.76)	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$154.00	\$154.00	\$250.00
<b>Total SERVICES</b>	<b>\$3,689.44</b>	<b>\$4,172.00</b>	<b>\$482.56</b>	<b>\$17,277.76</b>	<b>\$16,754.00</b>	<b>(\$523.76)</b>	<b>\$33,455.00</b>
<b>TAXES</b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b>Total TAXES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$75.00</b>
<b>UTILITIES</b>							
67110-000 - Electricity	\$631.01	\$900.00	\$268.99	\$3,713.79	\$4,583.33	\$869.54	\$8,000.00
67310-000 - Water & Sewer	\$526.61	\$370.83	(\$155.78)	\$600.34	\$2,595.81	\$1,995.47	\$4,450.00
<b>Total UTILITIES</b>	<b>\$1,157.62</b>	<b>\$1,270.83</b>	<b>\$113.21</b>	<b>\$4,314.13</b>	<b>\$7,179.14</b>	<b>\$2,865.01</b>	<b>\$12,450.00</b>
<b>Total Expense</b>	<b>\$10,084.96</b>	<b>\$11,257.58</b>	<b>\$1,172.62</b>	<b>\$55,344.18</b>	<b>\$56,063.39</b>	<b>\$719.21</b>	<b>\$98,895.00</b>
Operating Net Income	(\$4,487.85)	(\$11,257.58)	\$6,769.73	\$35,383.67	\$42,833.61	(\$7,449.94)	\$2.00
Net Income	(\$4,487.85)	(\$11,257.58)	\$6,769.73	\$35,383.67	\$42,833.61	(\$7,449.94)	\$2.00