

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

Cash-Operating Total

\$109,843.88

Assets Total

\$109,843.88

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$74,460.21

Capital Total

\$74,460.21

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
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$5,459.63	\$0.00	\$5,459.63	\$90,212.83	\$98,897.00	(\$8,684.17)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$5,459.63	\$0.00	\$5,459.63	\$90,212.83	\$98,897.00	(\$8,684.17)	\$98,897.00
<u>OTHER REVENUE</u>							
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
<u>Total OTHER REVENUE</u>	\$137.48	\$0.00	\$137.48	\$515.02	\$0.00	\$515.02	\$0.00
Total Income	\$5,597.11	\$0.00	\$5,597.11	\$90,727.85	\$98,897.00	(\$8,169.15)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$288.75	\$288.75	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$288.75	\$288.75	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
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
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$152.90	\$1,032.50	\$879.60	\$3,323.25	\$6,177.50	\$2,854.25	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$4,050.00	\$4,725.00	\$675.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$675.00	\$675.00	\$4,050.00	\$4,725.00	\$675.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
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
<u>Total REPAIRS AND MAINTENANCE</u>	\$5,085.00	\$2,566.00	(\$2,519.00)	\$26,379.04	\$10,364.00	(\$16,015.04)	\$15,980.00
<u>RESERVE EXPENSES</u>							
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
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$12,000.00
<u>SERVICES</u>							

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	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
<u>Total SERVICES</u>	\$3,689.44	\$4,172.00	\$482.56	\$17,277.76	\$16,754.00	(\$523.76)	\$33,455.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>UTILITIES</u>							
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
<u>Total UTILITIES</u>	\$1,157.62	\$1,270.83	\$113.21	\$4,314.13	\$7,179.14	\$2,865.01	\$12,450.00
Total Expense	\$10,084.96	\$11,257.58	\$1,172.62	\$55,344.18	\$56,063.39	\$719.21	\$98,895.00
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