

Harborview Homeowners Association, Inc.

Balance Sheet

8/31/2025

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB \$63,387.85

11202-000 - Money Market Account - AAB \$33,693.38

Cash-Operating Total \$97,081.23

Assets Total \$97,081.23

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings \$74,460.21

Capital Total \$74,460.21

Retained Earnings \$0.00

Net Income \$22,621.02

Liabilities & Equity Total \$97,081.23

Harborview Homeowners Association, Inc.
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$1,108.05	\$0.00	\$1,108.05	\$91,320.88	\$98,897.00	(\$7,576.12)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$1,108.05	\$0.00	\$1,108.05	\$91,320.88	\$98,897.00	(\$7,576.12)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$42.90	\$0.00	\$42.90	\$516.01	\$0.00	\$516.01	\$0.00
58100-000 - Interest Income	\$1.64	\$0.00	\$1.64	\$14.21	\$0.00	\$14.21	\$0.00
58110-000 - Reserve Interest	\$4.29	\$0.00	\$4.29	\$33.63	\$0.00	\$33.63	\$0.00
<u>Total OTHER REVENUE</u>	\$48.83	\$0.00	\$48.83	\$563.85	\$0.00	\$563.85	\$0.00
Total Income	\$1,156.88	\$0.00	\$1,156.88	\$91,884.73	\$98,897.00	(\$7,012.27)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$330.00	\$330.00	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$330.00	\$330.00	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$426.64	\$426.64	\$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	\$3,500.00	\$3,500.00	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$110.85	\$350.00	\$239.15	\$350.00
63180-000 - Printing/Postage/Mailings	\$0.00	\$216.67	\$216.67	\$2,285.18	\$1,733.36	(\$551.82)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.77	\$125.00	(\$27.77)	\$1,069.99	\$1,000.00	(\$69.99)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$152.77	\$832.50	\$679.73	\$3,476.02	\$7,010.00	\$3,533.98	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$4,748.00	\$500.00	(\$4,248.00)	\$4,748.00	\$4,000.00	(\$748.00)	\$6,000.00
<u>Total INSURANCE</u>	\$4,748.00	\$500.00	(\$4,248.00)	\$4,748.00	\$4,000.00	(\$748.00)	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$4,050.00	\$5,400.00	\$1,350.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$675.00	\$675.00	\$4,050.00	\$5,400.00	\$1,350.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$318.40	\$100.00	(\$218.40)	\$1,958.40	\$300.00	(\$1,658.40)	\$580.00
61140-001 - Pool Repair and Supplies	\$0.00	\$0.00	\$0.00	\$185.00	\$0.00	(\$185.00)	\$0.00
61145-000 - Pool Service Contract	\$0.00	\$2,366.00	\$2,366.00	\$14,500.00	\$11,830.00	(\$2,670.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$629.04	\$666.64	\$37.60	\$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	\$133.36	\$133.36	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$318.40	\$2,566.00	\$2,247.60	\$26,697.44	\$12,930.00	(\$13,767.44)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$12,000.00
<u>SERVICES</u>							

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	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
62020-000 - Lawn/Plant Care	\$7,378.88	\$4,150.00	(\$3,228.88)	\$24,656.64	\$20,750.00	(\$3,906.64)	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$176.00	\$176.00	\$250.00
<u>Total SERVICES</u>	\$7,378.88	\$4,172.00	(\$3,206.88)	\$24,656.64	\$20,926.00	(\$3,730.64)	\$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	\$1,013.24	\$900.00	(\$113.24)	\$4,727.03	\$5,483.33	\$756.30	\$8,000.00
67310-000 - Water & Sewer	\$308.24	\$370.83	\$62.59	\$908.58	\$2,966.64	\$2,058.06	\$4,450.00
<u>Total UTILITIES</u>	\$1,321.48	\$1,270.83	(\$50.65)	\$5,635.61	\$8,449.97	\$2,814.36	\$12,450.00
Total Expense	\$13,919.53	\$11,057.58	(\$2,861.95)	\$69,263.71	\$67,120.97	(\$2,142.74)	\$98,895.00
Operating Net Income	(\$12,762.65)	(\$11,057.58)	(\$1,705.07)	\$22,621.02	\$31,776.03	(\$9,155.01)	\$2.00
Net Income	(\$12,762.65)	(\$11,057.58)	(\$1,705.07)	\$22,621.02	\$31,776.03	(\$9,155.01)	\$2.00