

**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
<b><u>Cash-Operating Total</u></b>	<b>\$97,081.23</b>

*Assets Total*

\$97,081.23

**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

\$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
<b>Income</b>							
<b><u>MAIN REVENUE</u></b>							
50020-000 - Association Dues	\$1,108.05	\$0.00	\$1,108.05	\$91,320.88	\$98,897.00	(\$7,576.12)	\$98,897.00
<b>Total MAIN REVENUE</b>	<b>\$1,108.05</b>	<b>\$0.00</b>	<b>\$1,108.05</b>	<b>\$91,320.88</b>	<b>\$98,897.00</b>	<b>(\$7,576.12)</b>	<b>\$98,897.00</b>
<b><u>OTHER REVENUE</u></b>							
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
<b>Total OTHER REVENUE</b>	<b>\$48.83</b>	<b>\$0.00</b>	<b>\$48.83</b>	<b>\$563.85</b>	<b>\$0.00</b>	<b>\$563.85</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$1,156.88</b>	<b>\$0.00</b>	<b>\$1,156.88</b>	<b>\$91,884.73</b>	<b>\$98,897.00</b>	<b>(\$7,012.27)</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	\$330.00	\$330.00	\$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>\$330.00</b>	<b>\$330.00</b>	<b>\$495.00</b>
<b><u>GENERAL AND ADMINISTRATIVE</u></b>							
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
<b>Total GENERAL AND ADMINISTRATIVE</b>	<b>\$152.77</b>	<b>\$832.50</b>	<b>\$679.73</b>	<b>\$3,476.02</b>	<b>\$7,010.00</b>	<b>\$3,533.98</b>	<b>\$10,340.00</b>
<b><u>INSURANCE</u></b>							
72010-000 - Insurance Expense	\$4,748.00	\$500.00	(\$4,248.00)	\$4,748.00	\$4,000.00	(\$748.00)	\$6,000.00
<b>Total INSURANCE</b>	<b>\$4,748.00</b>	<b>\$500.00</b>	<b>(\$4,248.00)</b>	<b>\$4,748.00</b>	<b>\$4,000.00</b>	<b>(\$748.00)</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	\$5,400.00	\$1,350.00	\$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>\$5,400.00</b>	<b>\$1,350.00</b>	<b>\$8,100.00</b>
<b><u>REPAIRS AND MAINTENANCE</u></b>							
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
<b>Total REPAIRS AND MAINTENANCE</b>	<b>\$318.40</b>	<b>\$2,566.00</b>	<b>\$2,247.60</b>	<b>\$26,697.44</b>	<b>\$12,930.00</b>	<b>(\$13,767.44)</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	\$8,000.00	\$8,000.00	\$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>\$8,000.00</b>	<b>\$8,000.00</b>	<b>\$12,000.00</b>

## SERVICES

**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
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
<b>Total SERVICES</b>	<b>\$7,378.88</b>	<b>\$4,172.00</b>	<b>(\$3,206.88)</b>	<b>\$24,656.64</b>	<b>\$20,926.00</b>	<b>(\$3,730.64)</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	\$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
<b>Total UTILITIES</b>	<b>\$1,321.48</b>	<b>\$1,270.83</b>	<b>(\$50.65)</b>	<b>\$5,635.61</b>	<b>\$8,449.97</b>	<b>\$2,814.36</b>	<b>\$12,450.00</b>
<b>Total Expense</b>	<b>\$13,919.53</b>	<b>\$11,057.58</b>	<b>(\$2,861.95)</b>	<b>\$69,263.71</b>	<b>\$67,120.97</b>	<b>(\$2,142.74)</b>	<b>\$98,895.00</b>
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