

**Harborview Homeowners Association, Inc.**  
**Balance Sheet**  
**6/30/2025**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB	\$80,646.93
11202-000 - Money Market Account - AAB	\$33,684.80
<b><u>Cash-Operating Total</u></b>	<b>\$114,331.73</b>

*Assets Total*

\$114,331.73

**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

\$39,871.52

*Liabilities & Equity Total*

\$114,331.73

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**6/1/2025 - 6/30/2025**

	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b>MAIN REVENUE</b>							
50020-000 - Association Dues	\$4,338.65	\$0.00	\$4,338.65	\$84,753.20	\$98,897.00	(\$14,143.80)	\$98,897.00
<b>Total MAIN REVENUE</b>	<b>\$4,338.65</b>	<b>\$0.00</b>	<b>\$4,338.65</b>	<b>\$84,753.20</b>	<b>\$98,897.00</b>	<b>(\$14,143.80)</b>	<b>\$98,897.00</b>
<b>OTHER REVENUE</b>							
57100-000 - Late Fees	\$88.01	\$0.00	\$88.01	\$341.76	\$0.00	\$341.76	\$0.00
58100-000 - Interest Income	\$1.72	\$0.00	\$1.72	\$10.73	\$0.00	\$10.73	\$0.00
58110-000 - Reserve Interest	\$4.16	\$0.00	\$4.16	\$25.05	\$0.00	\$25.05	\$0.00
<b>Total OTHER REVENUE</b>	<b>\$93.89</b>	<b>\$0.00</b>	<b>\$93.89</b>	<b>\$377.54</b>	<b>\$0.00</b>	<b>\$377.54</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$4,432.54</b>	<b>\$0.00</b>	<b>\$4,432.54</b>	<b>\$85,130.74</b>	<b>\$98,897.00</b>	<b>(\$13,766.26)</b>	<b>\$98,897.00</b>
<b>Expense</b>							
<b>Capital Reserves Improvements</b>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$247.50	\$247.50	\$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>\$247.50</b>	<b>\$247.50</b>	<b>\$495.00</b>
<b>GENERAL AND ADMINISTRATIVE</b>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$319.98	\$319.98	\$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	\$2,625.00	\$2,625.00	\$5,250.00
63120-000 - License, Permits, Reg Fees	\$110.85	\$0.00	(\$110.85)	\$110.85	\$150.00	\$39.15	\$350.00
63180-000 - Printing/Postage/Mailings	\$293.41	\$216.67	(\$76.74)	\$2,285.18	\$1,300.02	(\$985.16)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.90	\$125.00	(\$27.90)	\$764.32	\$750.00	(\$14.32)	\$1,500.00
<b>Total GENERAL AND ADMINISTRATIVE</b>	<b>\$557.16</b>	<b>\$832.50</b>	<b>\$275.34</b>	<b>\$3,170.35</b>	<b>\$5,145.00</b>	<b>\$1,974.65</b>	<b>\$10,340.00</b>
<b>INSURANCE</b>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
<b>Total INSURANCE</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>	<b>\$6,000.00</b>
<b>MANAGEMENT FEE</b>							
73010-000 - Management Fee Expense	(\$8,750.00)	\$675.00	\$9,425.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<b>Total MANAGEMENT FEE</b>	<b>(\$8,750.00)</b>	<b>\$675.00</b>	<b>\$9,425.00</b>	<b>\$4,050.00</b>	<b>\$4,050.00</b>	<b>\$0.00</b>	<b>\$8,100.00</b>
<b>REPAIRS AND MAINTENANCE</b>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$1,640.00	\$100.00	(\$1,540.00)	\$580.00
61145-000 - Pool Service Contract	\$9,600.00	\$2,366.00	(\$7,234.00)	\$9,600.00	\$7,098.00	(\$2,502.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$629.04	\$499.98	(\$129.06)	\$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	\$100.02	\$100.02	\$200.00
<b>Total REPAIRS AND MAINTENANCE</b>	<b>\$9,600.00</b>	<b>\$2,566.00</b>	<b>(\$7,034.00)</b>	<b>\$21,294.04</b>	<b>\$7,798.00</b>	<b>(\$13,496.04)</b>	<b>\$15,980.00</b>
<b>RESERVE EXPENSES</b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$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>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$12,000.00</b>
<b>SERVICES</b>							
62020-000 - Lawn/Plant Care	\$6,209.44	\$4,150.00	(\$2,059.44)	\$13,588.32	\$12,450.00	(\$1,138.32)	\$33,205.00

**Harborview Homeowners Association, Inc.**

**Budget Comparison Report**

**6/1/2025 - 6/30/2025**

	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$132.00	\$132.00	\$250.00
<b>Total SERVICES</b>	<b>\$6,209.44</b>	<b>\$4,172.00</b>	<b>(\$2,037.44)</b>	<b>\$13,588.32</b>	<b>\$12,582.00</b>	<b>(\$1,006.32)</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	\$948.08	\$900.00	(\$48.08)	\$3,082.78	\$3,683.33	\$600.55	\$8,000.00
67310-000 - Water & Sewer	\$0.00	\$370.83	\$370.83	\$73.73	\$2,224.98	\$2,151.25	\$4,450.00
<b>Total UTILITIES</b>	<b>\$948.08</b>	<b>\$1,270.83</b>	<b>\$322.75</b>	<b>\$3,156.51</b>	<b>\$5,908.31</b>	<b>\$2,751.80</b>	<b>\$12,450.00</b>
<b>Total Expense</b>	<b>\$8,564.68</b>	<b>\$11,057.58</b>	<b>\$2,492.90</b>	<b>\$45,259.22</b>	<b>\$44,805.81</b>	<b>(\$453.41)</b>	<b>\$98,895.00</b>
Operating Net Income	(\$4,132.14)	(\$11,057.58)	\$6,925.44	\$39,871.52	\$54,091.19	(\$14,219.67)	\$2.00
<b>Net Income</b>	<b>(\$4,132.14)</b>	<b>(\$11,057.58)</b>	<b>\$6,925.44</b>	<b>\$39,871.52</b>	<b>\$54,091.19</b>	<b>(\$14,219.67)</b>	<b>\$2.00</b>