

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

Cash-Operating Total \$114,331.73

Assets Total \$114,331.73

Liabilities and Equity

Capital

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

Capital Total \$74,460.21

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
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$4,338.65	\$0.00	\$4,338.65	\$84,753.20	\$98,897.00	(\$14,143.80)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$4,338.65	\$0.00	\$4,338.65	\$84,753.20	\$98,897.00	(\$14,143.80)	\$98,897.00
<u>OTHER REVENUE</u>							
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
<u>Total OTHER REVENUE</u>	\$93.89	\$0.00	\$93.89	\$377.54	\$0.00	\$377.54	\$0.00
Total Income	\$4,432.54	\$0.00	\$4,432.54	\$85,130.74	\$98,897.00	(\$13,766.26)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$247.50	\$247.50	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$247.50	\$247.50	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
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
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$557.16	\$832.50	\$275.34	\$3,170.35	\$5,145.00	\$1,974.65	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	(\$8,750.00)	\$675.00	\$9,425.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	(\$8,750.00)	\$675.00	\$9,425.00	\$4,050.00	\$4,050.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
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
<u>Total REPAIRS AND MAINTENANCE</u>	\$9,600.00	\$2,566.00	(\$7,034.00)	\$21,294.04	\$7,798.00	(\$13,496.04)	\$15,980.00
<u>RESERVE EXPENSES</u>							
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
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$12,000.00
<u>SERVICES</u>							
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

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	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
<u>Total SERVICES</u>	\$6,209.44	\$4,172.00	(\$2,037.44)	\$13,588.32	\$12,582.00	(\$1,006.32)	\$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	\$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
<u>Total UTILITIES</u>	\$948.08	\$1,270.83	\$322.75	\$3,156.51	\$5,908.31	\$2,751.80	\$12,450.00
Total Expense	\$8,564.68	\$11,057.58	\$2,492.90	\$45,259.22	\$44,805.81	(\$453.41)	\$98,895.00
Operating Net Income	(\$4,132.14)	(\$11,057.58)	\$6,925.44	\$39,871.52	\$54,091.19	(\$14,219.67)	\$2.00
Net Income	(\$4,132.14)	(\$11,057.58)	\$6,925.44	\$39,871.52	\$54,091.19	(\$14,219.67)	\$2.00