

**Harborview Homeowners Association, Inc.**

**Balance Sheet**

**9/30/2025**

**Assets**

Cash-Operating

11100-000 - Cash Operating Account - AAB \$57,637.49

11202-000 - Money Market Account - AAB \$33,697.53

Cash-Operating Total \$91,335.02

*Assets Total* \$91,335.02

**Liabilities and Equity**

Capital

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

Capital Total \$74,460.21

Retained Earnings \$0.00

Net Income \$16,874.81

*Liabilities & Equity Total* \$91,335.02

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**9/1/2025 - 9/30/2025**

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u><b>MAIN REVENUE</b></u>							
50020-000 - Association Dues	\$42.00	\$0.00	\$42.00	\$91,362.88	\$98,897.00	(\$7,534.12)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$42.00	\$0.00	\$42.00	\$91,362.88	\$98,897.00	(\$7,534.12)	\$98,897.00
<u><b>OTHER REVENUE</b></u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$516.01	\$0.00	\$516.01	\$0.00
58100-000 - Interest Income	\$1.33	\$0.00	\$1.33	\$15.54	\$0.00	\$15.54	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$37.78	\$0.00	\$37.78	\$0.00
<u>Total OTHER REVENUE</u>	\$5.48	\$0.00	\$5.48	\$569.33	\$0.00	\$569.33	\$0.00
<b>Total Income</b>	\$47.48	\$0.00	\$47.48	\$91,932.21	\$98,897.00	(\$6,964.79)	\$98,897.00
<b>Expense</b>							
<u><b>Capital Reserves Improvements</b></u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$371.25	\$371.25	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$371.25	\$371.25	\$495.00
<u><b>GENERAL AND ADMINISTRATIVE</b></u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$479.97	\$479.97	\$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	\$3,937.50	\$3,937.50	\$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	\$1,950.03	(\$335.15)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$152.77	\$125.00	(\$27.77)	\$1,222.76	\$1,125.00	(\$97.76)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$152.77	\$832.50	\$679.73	\$3,628.79	\$7,842.50	\$4,213.71	\$10,340.00
<u><b>INSURANCE</b></u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$4,748.00	\$4,500.00	(\$248.00)	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$4,748.00	\$4,500.00	(\$248.00)	\$6,000.00
<u><b>MANAGEMENT FEE</b></u>							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$4,050.00	\$6,075.00	\$2,025.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$675.00	\$675.00	\$4,050.00	\$6,075.00	\$2,025.00	\$8,100.00
<u><b>REPAIRS AND MAINTENANCE</b></u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$1,958.40	\$400.00	(\$1,558.40)	\$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	\$2,370.00	\$2,370.00	\$14,500.00	\$14,200.00	(\$300.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$629.04	\$749.97	\$120.93	\$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	\$150.03	\$150.03	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$2,570.00	\$2,570.00	\$26,697.44	\$15,500.00	(\$11,197.44)	\$15,980.00
<u><b>RESERVE EXPENSES</b></u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$12,000.00
<u><b>SERVICES</b></u>							

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**9/1/2025 - 9/30/2025**

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$28,346.08	\$24,900.00	(\$3,446.08)	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$198.00	\$198.00	\$250.00
<b><u>Total SERVICES</u></b>	<b>\$3,689.44</b>	<b>\$4,172.00</b>	<b>\$482.56</b>	<b>\$28,346.08</b>	<b>\$25,098.00</b>	<b>(\$3,248.08)</b>	<b>\$33,455.00</b>
<b><u>TAXES</u></b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b><u>Total TAXES</u></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><u>UTILITIES</u></b>							
67110-000 - Electricity	\$942.79	\$850.00	(\$92.79)	\$5,669.82	\$6,333.33	\$663.51	\$8,000.00
67310-000 - Water & Sewer	\$1,008.69	\$370.83	(\$637.86)	\$1,917.27	\$3,337.47	\$1,420.20	\$4,450.00
<b><u>Total UTILITIES</u></b>	<b>\$1,951.48</b>	<b>\$1,220.83</b>	<b>(\$730.65)</b>	<b>\$7,587.09</b>	<b>\$9,670.80</b>	<b>\$2,083.71</b>	<b>\$12,450.00</b>
<b>Total Expense</b>	<b>\$5,793.69</b>	<b>\$11,011.58</b>	<b>\$5,217.89</b>	<b>\$75,057.40</b>	<b>\$78,132.55</b>	<b>\$3,075.15</b>	<b>\$98,895.00</b>
Operating Net Income	(\$5,746.21)	(\$11,011.58)	\$5,265.37	\$16,874.81	\$20,764.45	(\$3,889.64)	\$2.00
Net Income	(\$5,746.21)	(\$11,011.58)	\$5,265.37	\$16,874.81	\$20,764.45	(\$3,889.64)	\$2.00