

Harborview Homeowners Association, Inc.

Balance Sheet

10/31/2025

Assets

Cash-Operating

11100-000 - Cash Operating Account - AAB

\$51,181.55

11202-000 - Money Market Account - AAB

\$33,701.83

Cash-Operating Total

\$84,883.38

Assets Total

\$84,883.38

Liabilities and Equity

Capital

45110-000 - Prior Years Retained Earnings

\$74,460.21

Capital Total

\$74,460.21

Retained Earnings

\$0.00

Net Income

\$10,423.17

Liabilities & Equity Total

\$84,883.38

Harborview Homeowners Association, Inc.
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$21.00	\$0.00	\$21.00	\$91,383.88	\$98,897.00	(\$7,513.12)	\$98,897.00
<u>Total MAIN REVENUE</u>	\$21.00	\$0.00	\$21.00	\$91,383.88	\$98,897.00	(\$7,513.12)	\$98,897.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$516.01	\$0.00	\$516.01	\$0.00
58100-000 - Interest Income	\$1.26	\$0.00	\$1.26	\$16.80	\$0.00	\$16.80	\$0.00
58110-000 - Reserve Interest	\$4.30	\$0.00	\$4.30	\$42.08	\$0.00	\$42.08	\$0.00
<u>Total OTHER REVENUE</u>	\$5.56	\$0.00	\$5.56	\$574.89	\$0.00	\$574.89	\$0.00
Total Income	\$26.56	\$0.00	\$26.56	\$91,958.77	\$98,897.00	(\$6,938.23)	\$98,897.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$412.50	\$412.50	\$495.00
<u>Total Capital Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$412.50	\$412.50	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$53.33	\$53.33	\$0.00	\$533.30	\$533.30	\$640.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
63110-000 - Legal Expense	\$157.50	\$437.50	\$280.00	\$157.50	\$4,375.00	\$4,217.50	\$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	\$527.58	\$216.67	(\$310.91)	\$2,812.76	\$2,166.70	(\$646.06)	\$2,600.00
63200-000 - Telephone/Beeper/Answering	\$305.96	\$125.00	(\$180.96)	\$1,528.72	\$1,250.00	(\$278.72)	\$1,500.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$991.04	\$832.50	(\$158.54)	\$4,619.83	\$8,675.00	\$4,055.17	\$10,340.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$500.00	\$500.00	\$4,748.00	\$5,000.00	\$252.00	\$6,000.00
<u>Total INSURANCE</u>	\$0.00	\$500.00	\$500.00	\$4,748.00	\$5,000.00	\$252.00	\$6,000.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$4,050.00	\$6,750.00	\$2,700.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$0.00	\$675.00	\$675.00	\$4,050.00	\$6,750.00	\$2,700.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$100.00	\$100.00	\$1,958.40	\$500.00	(\$1,458.40)	\$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	\$0.00	\$0.00	\$14,500.00	\$14,200.00	(\$300.00)	\$14,200.00
61146-000 - Pool Security Equipment	\$0.00	\$83.33	\$83.33	\$629.04	\$833.30	\$204.26	\$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	\$166.70	\$166.70	\$200.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$200.00	\$200.00	\$26,697.44	\$15,700.00	(\$10,997.44)	\$15,980.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$12,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$12,000.00
<u>SERVICES</u>							

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	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
62020-000 - Lawn/Plant Care	\$3,689.44	\$4,150.00	\$460.56	\$32,035.52	\$29,050.00	(\$2,985.52)	\$33,205.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$220.00	\$220.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$4,172.00	\$482.56	\$32,035.52	\$29,270.00	(\$2,765.52)	\$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	\$852.15	\$666.67	(\$185.48)	\$6,521.97	\$7,000.00	\$478.03	\$8,000.00
67310-000 - Water & Sewer	\$945.57	\$370.83	(\$574.74)	\$2,862.84	\$3,708.30	\$845.46	\$4,450.00
<u>Total UTILITIES</u>	\$1,797.72	\$1,037.50	(\$760.22)	\$9,384.81	\$10,708.30	\$1,323.49	\$12,450.00
Total Expense	\$6,478.20	\$8,458.25	\$1,980.05	\$81,535.60	\$86,590.80	\$5,055.20	\$98,895.00
Operating Net Income	(\$6,451.64)	(\$8,458.25)	\$2,006.61	\$10,423.17	\$12,306.20	(\$1,883.03)	\$2.00
Net Income	(\$6,451.64)	(\$8,458.25)	\$2,006.61	\$10,423.17	\$12,306.20	(\$1,883.03)	\$2.00