

**Harborview Homeowners Association, Inc.**  
**Balance Sheet**  
**5/31/2025**

**Assets**

Cash-Operating

|  |                            |
|--|----------------------------|
| 11100-000 - Cash Operating Account - AAB | \$84,783.23                |
| 11202-000 - Money Market Account - AAB   | \$33,680.64                |
| <b><u>Cash-Operating Total</u></b>       | <b><u>\$118,463.87</u></b> |

*Assets Total*

\$118,463.87

**Liabilities and Equity**

Capital

|   |                           |
|---|---------------------------|
| 45110-000 - Prior Years Retained Earnings | \$74,460.21               |
| <b><u>Capital Total</u></b>               | <b><u>\$74,460.21</u></b> |

Retained Earnings

\$0.00

Net Income

\$44,003.66

*Liabilities & Equity Total*

\$118,463.87

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2025 - 5/31/2025**

|  | 5/1/2025 - 5/31/2025 |                   |                      | 1/1/2025 - 5/31/2025 |                    |                      |                    |
|--|----------------------|-------------------|----------------------|----------------------|--------------------|----------------------|--------------------|
|  | Actual               | Budget            | Variance             | Actual               | Budget             | Variance             | Annual Budget      |
| <b>Income</b>                              |                      |                   |                      |                      |                    |                      |                    |
| <b>MAIN REVENUE</b>                        |                      |                   |                      |                      |                    |                      |                    |
| 50020-000 - Association Dues               | \$6,051.38           | \$0.00            | \$6,051.38           | \$80,414.55          | \$98,897.00        | (\$18,482.45)        | \$98,897.00        |
| <b>Total MAIN REVENUE</b>                  | <b>\$6,051.38</b>    | <b>\$0.00</b>     | <b>\$6,051.38</b>    | <b>\$80,414.55</b>   | <b>\$98,897.00</b> | <b>(\$18,482.45)</b> | <b>\$98,897.00</b> |
| <b>OTHER REVENUE</b>                       |                      |                   |                      |                      |                    |                      |                    |
| 57100-000 - Late Fees                      | \$106.53             | \$0.00            | \$106.53             | \$253.75             | \$0.00             | \$253.75             | \$0.00             |
| 58100-000 - Interest Income                | \$2.14               | \$0.00            | \$2.14               | \$9.01               | \$0.00             | \$9.01               | \$0.00             |
| 58110-000 - Reserve Interest               | \$4.29               | \$0.00            | \$4.29               | \$20.89              | \$0.00             | \$20.89              | \$0.00             |
| <b>Total OTHER REVENUE</b>                 | <b>\$112.96</b>      | <b>\$0.00</b>     | <b>\$112.96</b>      | <b>\$283.65</b>      | <b>\$0.00</b>      | <b>\$283.65</b>      | <b>\$0.00</b>      |
| <b>Total Income</b>                        | <b>\$6,164.34</b>    | <b>\$0.00</b>     | <b>\$6,164.34</b>    | <b>\$80,698.20</b>   | <b>\$98,897.00</b> | <b>(\$18,198.80)</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               | \$206.25           | \$206.25             | \$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>\$206.25</b>    | <b>\$206.25</b>      | <b>\$495.00</b>    |
| <b>GENERAL AND ADMINISTRATIVE</b>          |                      |                   |                      |                      |                    |                      |                    |
| 61106-004 - Meeting Expenses               | \$0.00               | \$53.33           | \$53.33              | \$0.00               | \$266.65           | \$266.65             | \$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               | \$2,187.50         | \$2,187.50           | \$5,250.00         |
| 63120-000 - License, Permits, Reg Fees     | \$0.00               | \$0.00            | \$0.00               | \$0.00               | \$150.00           | \$150.00             | \$350.00           |
| 63180-000 - Printing/Postage/Mailings      | \$830.87             | \$216.67          | (\$614.20)           | \$1,991.77           | \$1,083.35         | (\$908.42)           | \$2,600.00         |
| 63200-000 - Telephone/Beeper/Answering     | \$152.90             | \$125.00          | (\$27.90)            | \$611.42             | \$625.00           | \$13.58              | \$1,500.00         |
| <b>Total GENERAL AND ADMINISTRATIVE</b>    | <b>\$983.77</b>      | <b>\$832.50</b>   | <b>(\$151.27)</b>    | <b>\$2,613.19</b>    | <b>\$4,312.50</b>  | <b>\$1,699.31</b>    | <b>\$10,340.00</b> |
| <b>INSURANCE</b>                           |                      |                   |                      |                      |                    |                      |                    |
| 72010-000 - Insurance Expense              | \$0.00               | \$500.00          | \$500.00             | \$0.00               | \$2,500.00         | \$2,500.00           | \$6,000.00         |
| <b>Total INSURANCE</b>                     | <b>\$0.00</b>        | <b>\$500.00</b>   | <b>\$500.00</b>      | <b>\$0.00</b>        | <b>\$2,500.00</b>  | <b>\$2,500.00</b>    | <b>\$6,000.00</b>  |
| <b>MANAGEMENT FEE</b>                      |                      |                   |                      |                      |                    |                      |                    |
| 73010-000 - Management Fee Expense         | \$10,775.00          | \$675.00          | (\$10,100.00)        | \$12,800.00          | \$3,375.00         | (\$9,425.00)         | \$8,100.00         |
| <b>Total MANAGEMENT FEE</b>                | <b>\$10,775.00</b>   | <b>\$675.00</b>   | <b>(\$10,100.00)</b> | <b>\$12,800.00</b>   | <b>\$3,375.00</b>  | <b>(\$9,425.00)</b>  | <b>\$8,100.00</b>  |
| <b>REPAIRS AND MAINTENANCE</b>             |                      |                   |                      |                      |                    |                      |                    |
| 61140-000 - Pool Repair & Supplies         | \$1,640.00           | \$0.00            | (\$1,640.00)         | \$1,640.00           | \$0.00             | (\$1,640.00)         | \$580.00           |
| 61145-000 - Pool Service Contract          | \$0.00               | \$2,366.00        | \$2,366.00           | \$0.00               | \$4,732.00         | \$4,732.00           | \$14,200.00        |
| 61146-000 - Pool Security Equipment        | \$0.00               | \$83.33           | \$83.33              | \$629.04             | \$416.65           | (\$212.39)           | \$1,000.00         |
| 61147-000 - Contingency - Pool             | \$9,425.00           | \$0.00            | (\$9,425.00)         | \$9,425.00           | \$0.00             | (\$9,425.00)         | \$0.00             |
| 61950-000 - Clubhouse Maintenance          | \$0.00               | \$16.67           | \$16.67              | \$0.00               | \$83.35            | \$83.35              | \$200.00           |
| <b>Total REPAIRS AND MAINTENANCE</b>       | <b>\$11,065.00</b>   | <b>\$2,466.00</b> | <b>(\$8,599.00)</b>  | <b>\$11,694.04</b>   | <b>\$5,232.00</b>  | <b>(\$6,462.04)</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               | \$5,000.00         | \$5,000.00           | \$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>\$5,000.00</b>  | <b>\$5,000.00</b>    | <b>\$12,000.00</b> |
| <b>SERVICES</b>                            |                      |                   |                      |                      |                    |                      |                    |
| 62020-000 - Lawn/Plant Care                | \$0.00               | \$4,150.00        | \$4,150.00           | \$7,378.88           | \$8,300.00         | \$921.12             | \$33,205.00        |

**Harborview Homeowners Association, Inc.**

**Budget Comparison Report**

**5/1/2025 - 5/31/2025**

|  | 5/1/2025 - 5/31/2025 |                      |                      | 1/1/2025 - 5/31/2025 |                    |                      |                    |
|--|----------------------|----------------------|----------------------|----------------------|--------------------|----------------------|--------------------|
|  | Actual               | Budget               | Variance             | Actual               | Budget             | Variance             | Annual Budget      |
| 62080-000 - Pest Control                 | \$0.00               | \$22.00              | \$22.00              | \$0.00               | \$110.00           | \$110.00             | \$250.00           |
| <b>Total SERVICES</b>                    | <b>\$0.00</b>        | <b>\$4,172.00</b>    | <b>\$4,172.00</b>    | <b>\$7,378.88</b>    | <b>\$8,410.00</b>  | <b>\$1,031.12</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                  | \$431.47             | \$900.00             | \$468.53             | \$2,134.70           | \$2,783.33         | \$648.63             | \$8,000.00         |
| 67310-000 - Water & Sewer                | \$0.00               | \$370.83             | \$370.83             | \$73.73              | \$1,854.15         | \$1,780.42           | \$4,450.00         |
| <b>Total UTILITIES</b>                   | <b>\$431.47</b>      | <b>\$1,270.83</b>    | <b>\$839.36</b>      | <b>\$2,208.43</b>    | <b>\$4,637.48</b>  | <b>\$2,429.05</b>    | <b>\$12,450.00</b> |
| <b>Total Expense</b>                     | <b>\$23,255.24</b>   | <b>\$10,957.58</b>   | <b>(\$12,297.66)</b> | <b>\$36,694.54</b>   | <b>\$33,748.23</b> | <b>(\$2,946.31)</b>  | <b>\$98,895.00</b> |
| Operating Net Income                     | (\$17,090.90)        | (\$10,957.58)        | (\$6,133.32)         | \$44,003.66          | \$65,148.77        | (\$21,145.11)        | \$2.00             |
| <b>Net Income</b>                        | <b>(\$17,090.90)</b> | <b>(\$10,957.58)</b> | <b>(\$6,133.32)</b>  | <b>\$44,003.66</b>   | <b>\$65,148.77</b> | <b>(\$21,145.11)</b> | <b>\$2.00</b>      |