

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

Cash-Operating Total \$118,463.87

Assets Total \$118,463.87

Liabilities and Equity

Capital

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

Capital Total \$74,460.21

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 |
| Income | | | | | | | |
| <u>MAIN REVENUE</u> | | | | | | | |
| 50020-000 - Association Dues | \$6,051.38 | \$0.00 | \$6,051.38 | \$80,414.55 | \$98,897.00 | (\$18,482.45) | \$98,897.00 |
| <u>Total MAIN REVENUE</u> | \$6,051.38 | \$0.00 | \$6,051.38 | \$80,414.55 | \$98,897.00 | (\$18,482.45) | \$98,897.00 |
| <u>OTHER REVENUE</u> | | | | | | | |
| 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 |
| <u>Total OTHER REVENUE</u> | \$112.96 | \$0.00 | \$112.96 | \$283.65 | \$0.00 | \$283.65 | \$0.00 |
| Total Income | \$6,164.34 | \$0.00 | \$6,164.34 | \$80,698.20 | \$98,897.00 | (\$18,198.80) | \$98,897.00 |
| Expense | | | | | | | |
| <u>Capital Reserves Improvements</u> | | | | | | | |
| 95035-000 - Computers & Software | \$0.00 | \$41.25 | \$41.25 | \$0.00 | \$206.25 | \$206.25 | \$495.00 |
| <u>Total Capital Reserves Improvements</u> | \$0.00 | \$41.25 | \$41.25 | \$0.00 | \$206.25 | \$206.25 | \$495.00 |
| <u>GENERAL AND ADMINISTRATIVE</u> | | | | | | | |
| 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 |
| <u>Total GENERAL AND ADMINISTRATIVE</u> | \$983.77 | \$832.50 | (\$151.27) | \$2,613.19 | \$4,312.50 | \$1,699.31 | \$10,340.00 |
| <u>INSURANCE</u> | | | | | | | |
| 72010-000 - Insurance Expense | \$0.00 | \$500.00 | \$500.00 | \$0.00 | \$2,500.00 | \$2,500.00 | \$6,000.00 |
| <u>Total INSURANCE</u> | \$0.00 | \$500.00 | \$500.00 | \$0.00 | \$2,500.00 | \$2,500.00 | \$6,000.00 |
| <u>MANAGEMENT FEE</u> | | | | | | | |
| 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 |
| <u>Total MANAGEMENT FEE</u> | \$10,775.00 | \$675.00 | (\$10,100.00) | \$12,800.00 | \$3,375.00 | (\$9,425.00) | \$8,100.00 |
| <u>REPAIRS AND MAINTENANCE</u> | | | | | | | |
| 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 |
| <u>Total REPAIRS AND MAINTENANCE</u> | \$11,065.00 | \$2,466.00 | (\$8,599.00) | \$11,694.04 | \$5,232.00 | (\$6,462.04) | \$15,980.00 |
| <u>RESERVE EXPENSES</u> | | | | | | | |
| 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 |
| <u>Total RESERVE EXPENSES</u> | \$0.00 | \$1,000.00 | \$1,000.00 | \$0.00 | \$5,000.00 | \$5,000.00 | \$12,000.00 |
| <u>SERVICES</u> | | | | | | | |
| 62020-000 - Lawn/Plant Care | \$0.00 | \$4,150.00 | \$4,150.00 | \$7,378.88 | \$8,300.00 | \$921.12 | \$33,205.00 |

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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 |
| <u>Total SERVICES</u> | \$0.00 | \$4,172.00 | \$4,172.00 | \$7,378.88 | \$8,410.00 | \$1,031.12 | \$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 | \$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 |
| <u>Total UTILITIES</u> | \$431.47 | \$1,270.83 | \$839.36 | \$2,208.43 | \$4,637.48 | \$2,429.05 | \$12,450.00 |
| Total Expense | \$23,255.24 | \$10,957.58 | (\$12,297.66) | \$36,694.54 | \$33,748.23 | (\$2,946.31) | \$98,895.00 |
| Operating Net Income | (\$17,090.90) | (\$10,957.58) | (\$6,133.32) | \$44,003.66 | \$65,148.77 | (\$21,145.11) | \$2.00 |
| Net Income | (\$17,090.90) | (\$10,957.58) | (\$6,133.32) | \$44,003.66 | \$65,148.77 | (\$21,145.11) | \$2.00 |