

Financial Statement

Bali Management Group
ISLAND VIEW TERRACE HOA, INC.

Wednesday, October 15, 2025

Table of Contents

Section	Report	Description
1	Balance Sheet - By Range	The financial summary of a community or other business entity at a point in time.
2	Reserve Statement	The financial summary of a community's reserves showing funding and expense as of a given date.
3	Detailed Income Statement - By Range	The income minus the expenses of a community or other business entity over a period of time compared to budgets.
4	Yearly Income Statement	A cumulative income statement displaying for each accounting period.
5	Yearly Spreadsheet	A cumulative income statement with budget comparison displaying for each accounting period.
6	Check Register	The list of all checks written for a community during a period of time.
7	AP Open Items	The AP Open Item Report shows all Open (unpaid) Invoices for each Vendor 'as of' a date specified by the user.
8	General Ledger Detail	Shows General Ledger activity and supporting information for a given time period.

ISLAND VIEW TERRACE HOA, INC.

Run Date: 10/15/2025

Run Time: 03:25 PM

BALANCE SHEET

As of: 09/30/2025

Assets

Account #	Account Name	Total
Asset		
1000	NEW US BANK OPERATING ACCOUNT	\$27,415.87
1010	US BANK RESERVE ACCT 7960	\$22,513.07
1011	US BANK RES ACCT 1863	\$59,681.62
1012	BANK OF AMERICA CD	\$50,000.00
1901	ASSESSMENTS RECEIVABLE	\$200.00
1975	EXP REIMB RECEIVABLE	\$1,845.00
	ASSET TOTAL:	<u>\$161,655.56</u>
	TOTAL ASSETS:	<u>\$161,655.56</u>

Liabilities

Account #	Account Name	Total
Liability		
2000	ACCOUNTS PAYABLE	\$4,330.74
2005	PREPAID ASSESSMENTS	\$3,924.50
	LIABILITY TOTAL:	<u>\$8,255.24</u>
	TOTAL LIABILITIES:	<u>\$8,255.24</u>

Equity

Account #	Account Name	Total
Reserves		
3025	RENOVATION CONSULTANT	(\$11,687.27)
3350	SB 326 BALCONY INSPECTIONS	(\$7,250.00)
3860	GENERAL RESERVES	\$150,511.25
3900	RESERVE ACCOUNT INTEREST	\$620.71
	RESERVES TOTAL:	<u>\$132,194.69</u>
Members Equity		
3999	RETAINED EARNINGS	\$31,088.99
	MEMBERS EQUITY TOTAL:	<u>\$31,088.99</u>
	Current Year Net Income/(Loss)	(\$9,883.36)
	TOTAL EQUITY:	<u>\$153,400.32</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$161,655.56</u>

ISLAND VIEW TERRACE HOA, INC.

Run Date: 10/15/2025

Run Time: 03:25 PM

RESERVE STATEMENT

Start: 01/01/2025 | End: 09/30/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
3025 RENOVATION CONSULTANT	\$0.00	\$0.00	\$11,687.27	(\$11,687.27)
3350 SB 326 BALCONY INSPECTIONS	(\$4,900.00)	\$1,550.00	\$3,900.00	(\$7,250.00)
3860 GENERAL RESERVES	\$135,001.23	\$43,776.00	\$28,265.98	\$150,511.25
3900 RESERVE ACCOUNT INTEREST	\$404.95	\$215.76	\$0.00	\$620.71
	\$130,506.18	\$45,541.76	\$43,853.25	\$132,194.69

ISLAND VIEW TERRACE HOA, INC.

RESERVE STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
3025 RENOVATION CONSULTANT	(\$11,687.27)	\$0.00	\$0.00	(\$11,687.27)
3350 SB 326 BALCONY INSPECTIONS	(\$7,250.00)	\$0.00	\$0.00	(\$7,250.00)
3860 GENERAL RESERVES	\$151,740.48	\$4,864.00	\$6,093.23	\$150,511.25
3900 RESERVE ACCOUNT INTEREST	\$587.36	\$33.35	\$0.00	\$620.71
	\$133,390.57	\$4,897.35	\$6,093.23	\$132,194.69

ISLAND VIEW TERRACE HOA, INC.

Run Date: 10/15/2025

Run Time: 03:25 PM

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
4001 ASSOCIATION DUES INCOME	15,540.00	15,540.00	0.00	139,860.00	139,860.00	0.00	186,480.00
4020 INTEREST INCOME	33.35	30.00	3.35	215.76	270.00	(54.24)	360.00
4130 MOVE-IN FEE	0.00	0.00	0.00	300.00	0.00	300.00	0.00
4575 REIMBURSED INCOME	725.00	0.00	725.00	1,665.00	0.00	1,665.00	0.00
INCOME Total	16,298.35	15,570.00	728.35	142,040.76	140,130.00	1,910.76	186,840.00
Total Income	16,298.35	15,570.00	728.35	142,040.76	140,130.00	1,910.76	186,840.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
EXPENSE							
5210 GAS	1,430.02	1,359.00	(71.02)	13,119.23	12,231.00	(888.23)	16,308.00
5220 ELECTRIC	983.45	661.00	(322.45)	6,773.58	5,949.00	(824.58)	7,932.00
5230 WATER/SEWER	1,915.72	1,861.00	(54.72)	17,877.05	16,749.00	(1,128.05)	22,332.00
5250 TELEPHONE/INTERNET	180.29	180.00	(0.29)	2,430.18	1,620.00	(810.18)	2,160.00
5590 LANDSCAPE	0.00	350.00	350.00	2,800.00	3,150.00	350.00	4,200.00
5591 LANDSCAPE EXTRAS	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
5600 POOL/SPA	400.00	400.00	0.00	3,600.00	3,600.00	0.00	4,800.00
5601 POOL/SPA EXTRAS	256.00	109.00	(147.00)	2,406.00	981.00	(1,425.00)	1,308.00
5610 JANITORIAL	580.00	700.00	120.00	6,235.00	6,300.00	65.00	8,400.00
5630 DISPOSAL	481.51	480.00	(1.51)	4,184.49	4,320.00	135.51	5,760.00
5650 PEST CONTROL	240.00	240.00	0.00	2,410.00	2,160.00	(250.00)	2,880.00
5670 ELEVATOR SERVICE	218.00	208.00	(10.00)	4,186.00	1,872.00	(2,314.00)	2,496.00
5870 PROFESSIONAL MANAGEMENT	1,100.00	1,100.00	0.00	9,900.00	9,900.00	0.00	13,200.00
6010 REPAIRS/MAINTENANCE	885.00	120.00	(765.00)	2,595.00	1,080.00	(1,515.00)	1,440.00
6016 ROOF & GUTTER REPAIR/CLEANING	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
6030 PLUMBING REPAIRS	165.00	500.00	335.00	3,731.58	4,500.00	768.42	6,000.00
6031 BOILER SERVICE/REPAIRS	0.00	182.00	182.00	2,130.50	1,638.00	(492.50)	2,184.00
6032 ELECTRICAL REPAIRS	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6300 COMMON AREA SUPPLIES	58.47	100.00	41.53	530.32	900.00	369.68	1,200.00
6450 ADMINISTRATIVE EXPENSE	233.52	70.00	(163.52)	1,003.13	630.00	(373.13)	840.00
6452 POSTAGE/COPIES/SUPPLIES	172.90	150.00	(22.90)	1,442.29	1,350.00	(92.29)	1,800.00
6454 MISCELLANEOUS/CONSULTING	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6575 REIMBURSED EXPENSES	0.00	0.00	0.00	1,915.00	0.00	(1,915.00)	0.00
7010 INSURANCE	1,688.33	1,323.00	(365.33)	13,771.01	11,907.00	(1,864.01)	15,876.00
7050 ACCOUNTING/TAX RETURN	0.00	140.00	140.00	1,375.00	1,260.00	(115.00)	1,680.00
7100 LEGAL/COLLECTIONS	0.00	100.00	100.00	2,600.00	900.00	(1,700.00)	1,200.00
7150 LICENSE & PERMITS	0.00	63.00	63.00	814.00	567.00	(247.00)	756.00
7200 TAXES	103.00	10.00	(93.00)	103.00	90.00	(13.00)	120.00
EXPENSE Total	11,091.21	10,706.00	(385.21)	107,932.36	96,354.00	(11,578.36)	128,472.00
RESERVE ALLOCATION							
9860 GENERAL RESERVES	4,864.00	4,864.00	0.00	43,776.00	43,776.00	0.00	58,368.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
9900 RESERVE INTEREST	33.35	0.00	(33.35)	215.76	0.00	(215.76)	0.00
RESERVE ALLOCATION Total	4,897.35	4,864.00	(33.35)	43,991.76	43,776.00	(215.76)	58,368.00
Total Expense	15,988.56	15,570.00	(418.56)	151,924.12	140,130.00	(11,794.12)	186,840.00
Net Income	309.79	0.00	309.79	(9,883.36)	0.00	(9,883.36)	0.00