



HAVEN
COMMUNITY MANAGEMENT

AAMC®- ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

Park Glen Neighborhood Association, Inc.

01/31/2026

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking*4480	\$6,351.52		\$6,351.52
1020 - CB Operating Account *1794	\$186,765.53		\$186,765.53
1021 - CB ICS Operating MM *1794	\$232,377.87		\$232,377.87
1120 - CB Reserve Money Mkt *1785		\$38,792.52	\$38,792.52
1121 - CB ICS Reserve MM *1785		\$40,022.93	\$40,022.93
1600 - Accounts Receivable	\$110,107.19		\$110,107.19
1605 - Allowance for Doubtful Accts	(\$5,572.44)		(\$5,572.44)
Total Current Assets	\$530,029.67	\$78,815.45	\$608,845.12
Total Assets	\$530,029.67	\$78,815.45	\$608,845.12
Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$325.00		\$325.00
2050 - Prepaid Owners Assessments	\$19,161.48		\$19,161.48
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$3,140.00		\$3,140.00
Total Current Liabilities	\$22,626.48		\$22,626.48
Equity			
3500 - Fund Balance Retained	\$163,551.04	\$78,525.96	\$242,077.00
3550 - Current Year Gain / Loss	\$339,146.79	\$289.49	\$339,436.28
3600 - Prior Year Adjustments	\$4,705.36		\$4,705.36
Total Equity	\$507,403.19	\$78,815.45	\$586,218.64
Total Liabilities / Equity	\$530,029.67	\$78,815.45	\$608,845.12

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Assessments	-	-	-	364,870.00	364,870.00	-	364,870.00
4200 - Late Fee	1,435.00	-	1,435.00	5,282.20	-	5,282.20	-
4250 - Collection Fee HOA	3,010.00	-	3,010.00	6,160.00	-	6,160.00	-
4500 - Interest Income	227.11	-	227.11	708.52	-	708.52	-
4550 - Interest on Assessments (Delinquent)	388.38	-	388.38	1,253.16	-	1,253.16	-
4603 - Social Event Income	164.00	-	164.00	22,821.80	14,000.00	8,821.80	15,000.00
Total Operating Income	5,224.49	-	5,224.49	401,095.68	378,870.00	22,225.68	379,870.00
Operating Expense							
General and Administrative Expenses							
5104 - Administrative	308.75	583.33	274.58	4,203.79	2,333.32	(1,870.47)	7,000.00
5105 - Postage	5,913.97	1,250.00	(4,663.97)	11,616.88	5,000.00	(6,616.88)	15,000.00
5107 - Social Committee/Community Events	118.91	3,333.33	3,214.42	10,977.23	13,333.32	2,356.09	40,000.00
5107-02 - Community Programs	-	283.33	283.33	1,375.00	2,533.32	1,158.32	5,249.96
5113 - Professional Management	6,942.00	6,942.00	-	27,768.00	27,768.00	-	83,304.00
5114 - Storage	345.00	334.00	(11.00)	1,317.00	1,316.00	(1.00)	3,988.00
5115 - Website/Portal	23.19	125.00	101.81	23.19	500.00	476.81	1,500.00
5116 - Association Meetings	-	402.54	402.54	-	1,610.16	1,610.16	4,830.50
5176 - Legal Fees	1,335.00	666.67	(668.33)	2,142.80	2,666.68	523.88	8,000.00
5180 - Other Professional	-	50.00	50.00	-	200.00	200.00	600.00
5181 - Audit & Accounting	-	50.00	50.00	275.00	200.00	(75.00)	600.00
5184 - Scholarships/Charity	-	-	-	-	-	-	10,000.00
Total General and Administrative Expenses	14,986.82	14,020.20	(966.62)	59,698.89	57,460.80	(2,238.09)	180,072.46
Taxes							
5202 - Corporate Income Tax	2,250.00	-	(2,250.00)	2,250.00	3,303.00	1,053.00	3,303.00
Total Taxes	2,250.00	-	(2,250.00)	2,250.00	3,303.00	1,053.00	3,303.00
Insurance							
5250 - Commercial Package Insurance	-	-	-	-	-	-	14,437.10
5251 - Directors' & Officers' Ins.	-	-	-	-	-	-	8,268.50
5252 - Umbrella Policy	-	618.53	618.53	-	2,474.12	2,474.12	7,422.35
5253 - Workers Compensation	-	-	-	-	-	-	364.55
Total Insurance	-	618.53	618.53	-	2,474.12	2,474.12	30,492.50
Infrastructure and Maintenance							
5404 - Mailbox Repair	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
5478 - Sidewalk Repair & Root Mitigation	-	10,833.33	10,833.33	-	43,333.32	43,333.32	130,000.00
Total Infrastructure and Maintenance	-	11,250.00	11,250.00	-	45,000.00	45,000.00	135,000.00
Reserves							

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6000 - Reserve Contribution	-	2,583.50	2,583.50	-	10,334.00	10,334.00	31,002.04
Total Reserves	-	2,583.50	2,583.50	-	10,334.00	10,334.00	31,002.04
Total Operating Expense	17,236.82	28,472.23	11,235.41	61,948.89	118,571.92	56,623.03	379,870.00
Net Operating Income (Loss)	(12,012.33)	(28,472.23)	16,459.90	339,146.79	260,298.08	78,848.71	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	70.24	-	70.24	289.49	-	289.49	-
4750 - Reserve Fund Contribution Income	-	2,583.50	(2,583.50)	-	10,334.00	(10,334.00)	31,002.04
Total Reserve Income	70.24	2,583.50	(2,513.26)	289.49	10,334.00	(10,044.51)	31,002.04
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
Total Infrastructure and Maintenance	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
Total Reserve Expense	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
Net Reserve Income (Loss)	70.24	1,750.17	(1,679.93)	289.49	7,000.68	(6,711.19)	21,002.04
Net Total	(11,942.09)	(26,722.06)	14,779.97	339,436.28	267,298.76	72,137.52	21,002.04