



HAVEN
COMMUNITY MANAGEMENT

AAMC®- ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

Park Glen Neighborhood Association, Inc.

02/28/2026

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking*4480	\$6,351.76		\$6,351.76
1020 - CB Operating Account *1794	\$186,078.18		\$186,078.18
1021 - CB ICS Operating MM *1794	\$232,582.95		\$232,582.95
1120 - CB Reserve Money Mkt *1785		\$38,827.32	\$38,827.32
1121 - CB ICS Reserve MM *1785		\$40,043.99	\$40,043.99
1600 - Accounts Receivable	\$110,024.19		\$110,024.19
1605 - Allowance for Doubtful Accts	(\$5,572.44)		(\$5,572.44)
Total Current Assets	\$529,464.64	\$78,871.31	\$608,335.95
Total Assets	\$529,464.64	\$78,871.31	\$608,335.95
Liabilities / Equity	Operating	Reserve	Total
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$575.00		\$575.00
2050 - Prepaid Owners Assessments	\$19,604.62		\$19,604.62
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin/Lien	\$5,400.00		\$5,400.00
Total Current Liabilities	\$25,579.62		\$25,579.62
Equity			
3500 - Fund Balance Retained	\$163,551.04	\$78,525.96	\$242,077.00
3550 - Current Year Gain / Loss	\$335,628.62	\$345.35	\$335,973.97
3600 - Prior Year Adjustments	\$4,705.36		\$4,705.36
Total Equity	\$503,885.02	\$78,871.31	\$582,756.33
Total Liabilities / Equity	\$529,464.64	\$78,871.31	\$608,335.95

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	1,040.00	-	1,040.00	6,322.20	-	6,322.20	-
4250 - Collection Fee HOA	2,100.00	-	2,100.00	8,260.00	-	8,260.00	-
4500 - Interest Income	205.32	-	205.32	913.84	-	913.84	-
4550 - Interest on Assessments (Delinquent)	318.26	-	318.26	1,571.42	-	1,571.42	-
4603 - Social Event Income	-	-	-	22,821.80	14,000.00	8,821.80	15,000.00
Total Operating Income	3,663.58	-	3,663.58	404,759.26	378,870.00	25,889.26	379,870.00
Operating Expense							
General and Administrative Expenses							
5104 - Administrative	20.00	583.33	563.33	4,223.79	2,916.65	(1,307.14)	7,000.00
5105 - Postage	-	1,250.00	1,250.00	11,616.88	6,250.00	(5,366.88)	15,000.00
5107 - Social Committee/Community Events	-	3,333.33	3,333.33	10,977.23	16,666.65	5,689.42	40,000.00
5107-02 - Community Programs	-	283.33	283.33	1,375.00	2,816.65	1,441.65	5,249.96
5113 - Professional Management	6,942.00	6,942.00	-	34,710.00	34,710.00	-	83,304.00
5114 - Storage	394.75	334.00	(60.75)	1,711.75	1,650.00	(61.75)	3,988.00
5115 - Website/Portal	-	125.00	125.00	23.19	625.00	601.81	1,500.00
5116 - Association Meetings	-	402.54	402.54	-	2,012.70	2,012.70	4,830.50
5176 - Legal Fees	-	666.67	666.67	2,142.80	3,333.35	1,190.55	8,000.00
5177 - Legal Fees Billed Back	(175.00)	-	175.00	(175.00)	-	175.00	-
5180 - Other Professional	-	50.00	50.00	-	250.00	250.00	600.00
5181 - Audit & Accounting	-	50.00	50.00	275.00	250.00	(25.00)	600.00
5184 - Scholarships/Charity	-	-	-	-	-	-	10,000.00
Total General and Administrative Expenses	7,181.75	14,020.20	6,838.45	66,880.64	71,481.00	4,600.36	180,072.46
Taxes							
5202 - Corporate Income Tax	-	-	-	2,250.00	3,303.00	1,053.00	3,303.00
Total Taxes	-	-	-	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	-	3,092.65	3,092.65	7,422.35
5253 - Workers Compensation	-	-	-	-	-	-	364.55
Total Insurance	-	618.53	618.53	-	3,092.65	3,092.65	30,492.50
Infrastructure and Maintenance							
5404 - Mailbox Repair	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5478 - Sidewalk Repair & Root Mitigation	-	10,833.33	10,833.33	-	54,166.65	54,166.65	130,000.00
Total Infrastructure and Maintenance	-	11,250.00	11,250.00	-	56,250.00	56,250.00	135,000.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserves							
6000 - Reserve Contribution	-	2,583.50	2,583.50	-	12,917.50	12,917.50	31,002.04
Total Reserves	-	2,583.50	2,583.50	-	12,917.50	12,917.50	31,002.04
Total Operating Expense	7,181.75	28,472.23	21,290.48	69,130.64	147,044.15	77,913.51	379,870.00
Net Operating Income (Loss)	(3,518.17)	(28,472.23)	24,954.06	335,628.62	231,825.85	103,802.77	-

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	55.86	-	55.86	345.35	-	345.35	-
4750 - Reserve Fund Contribution Income	-	2,583.50	(2,583.50)	-	12,917.50	(12,917.50)	31,002.04
Total Reserve Income	55.86	2,583.50	(2,527.64)	345.35	12,917.50	(12,572.15)	31,002.04
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
Total Infrastructure and Maintenance	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
Total Reserve Expense	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
Net Reserve Income (Loss)	55.86	1,750.17	(1,694.31)	345.35	8,750.85	(8,405.50)	21,002.04
Net Total	(3,462.31)	(26,722.06)	23,259.75	335,973.97	240,576.70	95,397.27	21,002.04