

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 1/31/2022**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$51,949.46
11202-000 - Money Market Account - AAB	\$30,008.89
Cash-Operating Total	<u>\$81,958.35</u>

Assets Total \$81,958.35

**Liabilities and Equity**

Capital	
45110-000 - Prior Years Retained Earnings	\$50,348.63
Capital Total	<u>\$50,348.63</u>

Net Income \$31,609.72

Liabilities & Equity Total \$81,958.35

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**1/1/2022 - 1/31/2022**

	1/1/2022 - 1/31/2022		1/1/2022 - 1/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$35,518.51	\$29,475.00	\$6,043.51	\$35,518.51	\$29,475.00	\$6,043.51	\$94,320.00
<u>Total MAIN REVENUE</u>	\$35,518.51	\$29,475.00	\$6,043.51	\$35,518.51	\$29,475.00	\$6,043.51	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$24.16	\$0.00	\$24.16	\$24.16	\$0.00	\$24.16	\$0.00
57105-000 - Legal Expense Reimbursement	\$416.45	\$0.00	\$416.45	\$416.45	\$0.00	\$416.45	\$0.00
57409-000 - Initiation Fee	\$228.02	\$0.00	\$228.02	\$228.02	\$0.00	\$228.02	\$0.00
58100-000 - Interest Income	\$0.80	\$0.00	\$0.80	\$0.80	\$0.00	\$0.80	\$0.00
58110-000 - Reserve Interest	\$2.55	\$0.00	\$2.55	\$2.55	\$0.00	\$2.55	\$0.00
<u>Total OTHER REVENUE</u>	\$671.98	\$0.00	\$671.98	\$671.98	\$0.00	\$671.98	\$0.00
<b>Total Income</b>	\$36,190.49	\$29,475.00	\$6,715.49	\$36,190.49	\$29,475.00	\$6,715.49	\$94,320.00
<b>Expense</b>							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$495.00
95070-000 - Pool	\$3,498.93	\$0.00	(\$3,498.93)	\$3,498.93	\$0.00	(\$3,498.93)	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$3,498.93	\$41.25	(\$3,457.68)	\$3,498.93	\$41.25	(\$3,457.68)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$450.00
63050-000 - Bank Charges	\$40.00	\$0.00	(\$40.00)	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
63170-000 - Postage	\$0.00	\$90.00	\$90.00	\$0.00	\$90.00	\$90.00	\$1,250.00
63180-000 - Printing & Copy Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
63200-000 - Telephone/Beeper/Answering	\$108.69	\$108.33	(\$0.36)	\$108.69	\$108.33	(\$0.36)	\$1,300.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$148.69	\$731.66	\$582.97	\$148.69	\$731.66	\$582.97	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$0.00	\$566.00	\$566.00	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$0.00	\$566.00	\$566.00	\$6,800.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$0.00	\$8,100.00

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**Budget Comparison Report**  
**1/1/2022 - 1/31/2022**

	1/1/2022 - 1/31/2022		1/1/2022 - 1/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,600.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$1,017.00	\$1,017.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$1,017.00	\$1,017.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$1,283.00	\$1,283.00	\$0.00	\$1,283.00	\$1,283.00	\$15,400.00
62021-000 - Fall Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00
62022-000 - Spring Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$166.00	\$166.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$187.00	\$187.00	\$0.00	\$187.00	\$187.00	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$22.00	\$22.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$1,658.00	\$1,658.00	\$0.00	\$1,658.00	\$1,658.00	\$25,625.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$258.15	\$625.00	\$366.85	\$258.15	\$625.00	\$366.85	\$7,500.00
67310-000 - Water & Sewer	\$0.00	\$410.00	\$410.00	\$0.00	\$410.00	\$410.00	\$5,000.00
<u>Total UTILITIES</u>	\$258.15	\$1,035.00	\$776.85	\$258.15	\$1,035.00	\$776.85	\$12,500.00
<b>Total Expense</b>	<b>\$4,580.77</b>	<b>\$5,848.91</b>	<b>\$1,268.14</b>	<b>\$4,580.77</b>	<b>\$5,848.91</b>	<b>\$1,268.14</b>	<b>\$94,320.00</b>
Operating Net Income	\$31,609.72	\$23,626.09	\$7,983.63	\$31,609.72	\$23,626.09	\$7,983.63	\$0.00
Net Income	\$31,609.72	\$23,626.09	\$7,983.63	\$31,609.72	\$23,626.09	\$7,983.63	\$0.00