

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 1/31/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$84,740.93
11202-000 - Money Market Account - AAB	\$30,043.89
Cash-Operating Total	<u>\$114,784.82</u>

Assets Total \$114,784.82

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$61,180.08
Capital Total	<u>\$61,180.08</u>

Net Income \$53,604.74

Liabilities & Equity Total \$114,784.82

Harborview Homeowners Association, Inc.
Budget Comparison Report
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023		1/1/2023 - 1/31/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$55,448.18	\$29,475.00	\$25,973.18	\$55,448.18	\$29,475.00	\$25,973.18	\$94,320.00
<u>Total MAIN REVENUE</u>	\$55,448.18	\$29,475.00	\$25,973.18	\$55,448.18	\$29,475.00	\$25,973.18	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$19.59	\$0.00	\$19.59	\$19.59	\$0.00	\$19.59	\$0.00
58100-000 - Interest Income	\$1.27	\$0.00	\$1.27	\$1.27	\$0.00	\$1.27	\$0.00
58110-000 - Reserve Interest	\$3.83	\$0.00	\$3.83	\$3.83	\$0.00	\$3.83	\$0.00
<u>Total OTHER REVENUE</u>	\$24.69	\$0.00	\$24.69	\$24.69	\$0.00	\$24.69	\$0.00
Total Income	\$55,472.87	\$29,475.00	\$25,997.87	\$55,472.87	\$29,475.00	\$25,997.87	\$94,320.00
Expense							
<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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$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	\$20.00	\$0.00	(\$20.00)	\$20.00	\$0.00	(\$20.00)	\$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	\$350.00	\$0.00	(\$350.00)	\$350.00	\$0.00	(\$350.00)	\$350.00
63180-000 - Printing/Postage/Mailings	\$1,256.58	\$145.83	(\$1,110.75)	\$1,256.58	\$145.83	(\$1,110.75)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.46	\$108.33	(\$1.13)	\$109.46	\$108.33	(\$1.13)	\$1,300.00
63250-000 - Misc. General Administrative	\$95.00	\$0.00	(\$95.00)	\$95.00	\$0.00	(\$95.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$1,831.04	\$787.49	(\$1,043.55)	\$1,831.04	\$787.49	(\$1,043.55)	\$10,350.00
INSURANCE							
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
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$675.00	\$675.00	\$0.00	\$8,100.00

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Budget Comparison Report
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023		1/1/2023 - 1/31/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<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	(\$1,027.25)	\$0.00	\$1,027.25	(\$1,027.25)	\$0.00	\$1,027.25	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,600.00
61185-000 - Gates and Controlled Access	(\$35.00)	\$0.00	\$35.00	(\$35.00)	\$0.00	\$35.00	\$0.00
Total REPAIRS AND MAINTENANCE	(\$1,062.25)	\$125.00	\$1,187.25	(\$1,062.25)	\$125.00	\$1,187.25	\$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
Total RESERVE EXPENSES	\$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
Total SERVICES	\$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
Total TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$424.34	\$625.00	\$200.66	\$424.34	\$625.00	\$200.66	\$7,500.00
67310-000 - Water & Sewer	\$0.00	\$410.00	\$410.00	\$0.00	\$410.00	\$410.00	\$5,000.00
Total UTILITIES	\$424.34	\$1,035.00	\$610.66	\$424.34	\$1,035.00	\$610.66	\$12,500.00
Total Expense	\$1,868.13	\$5,904.74	\$4,036.61	\$1,868.13	\$5,904.74	\$4,036.61	\$94,320.00
Operating Net Income	\$53,604.74	\$23,570.26	\$30,034.48	\$53,604.74	\$23,570.26	\$30,034.48	\$0.00
Net Income	\$53,604.74	\$23,570.26	\$30,034.48	\$53,604.74	\$23,570.26	\$30,034.48	\$0.00