

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 10/31/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$32,104.21
11202-000 - Money Market Account - AAB	<u>\$30,032.53</u>
Cash-Operating Total	<u>\$62,136.74</u>
Assets Total	<u>\$62,136.74</u>

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	<u>\$50,348.63</u>
Capital Total	<u>\$50,348.63</u>
Net Income	\$11,788.11
Liabilities & Equity Total	<u>\$62,136.74</u>

Harborview Homeowners Association, Inc.
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022		1/1/2022 - 10/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$480.00	\$0.00	\$480.00	\$71,007.71	\$94,320.00	(\$23,312.29)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$480.00	\$0.00	\$480.00	\$71,007.71	\$94,320.00	(\$23,312.29)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$14.48	\$0.00	\$14.48	\$379.24	\$0.00	\$379.24	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$37,709.96	\$0.00	\$37,709.96	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00
57409-000 - Initiation Fee	\$0.00	\$0.00	\$0.00	\$228.02	\$0.00	\$228.02	\$0.00
57600-000 - Developer Contribution	\$0.89	\$0.00	\$0.89	\$5.38	\$0.00	\$5.38	\$0.00
58100-000 - Interest Income	\$0.00	\$0.00	\$0.00	\$7.15	\$0.00	\$7.15	\$0.00
58110-000 - Reserve Interest	\$3.74	\$0.00	\$3.74	\$26.19	\$0.00	\$26.19	\$0.00
<u>Total OTHER REVENUE</u>	\$19.11	\$0.00	\$19.11	\$38,375.94	\$0.00	\$38,375.94	\$0.00
Total Income	\$499.11	\$0.00	\$499.11	\$109,383.65	\$94,320.00	\$15,063.65	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$412.50	(\$4,202.16)	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$21,445.00	\$0.00	(\$21,445.00)	\$0.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$3,498.93	\$6,481.00	\$2,982.07	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$29,558.59	\$6,893.50	(\$22,665.09)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$333.30	\$333.30	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$0.00	\$500.00	\$500.00	\$12,444.50	\$5,000.00	(\$7,444.50)	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$350.00	\$350.00
63170-000 - Postage	\$0.00	\$0.00	\$0.00	\$230.71	\$0.00	(\$230.71)	\$0.00
63180-000 - Printing/Postage/Mailings	\$56.00	\$145.83	\$89.83	\$221.41	\$1,458.30	\$1,236.89	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$109.56	\$108.33	(\$1.23)	\$1,083.84	\$1,083.30	(\$0.54)	\$1,300.00
63226-000 - Website Creation/Maintenance	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)	\$0.00
63250-000 - Misc. General Administrative	\$0.00	\$0.00	\$0.00	\$42.01	\$0.00	(\$42.01)	\$0.00
63250-001 - Lien Fees	\$0.00	\$0.00	\$0.00	\$31.00	\$0.00	(\$31.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$165.56	\$787.49	\$621.93	\$14,588.47	\$8,224.90	(\$6,363.57)	\$10,350.00

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	10/1/2022 - 10/31/2022		1/1/2022 - 10/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$655.47	\$5,660.00	\$5,004.53	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$655.47	\$5,660.00	\$5,004.53	\$6,800.00
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$6,750.00	\$6,750.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$6,750.00	\$6,750.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00
61140-000 - Pool Repair & Supplies	\$350.00	\$0.00	(\$350.00)	\$1,222.00	\$0.00	(\$1,222.00)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	\$1,027.25	\$500.00	(\$527.25)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$12,164.25	\$9,600.00	(\$2,564.25)	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$350.00	\$1,825.00	\$1,475.00	\$14,448.50	\$11,350.00	(\$3,098.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$10,170.00	\$10,170.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$10,170.00	\$10,170.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$2,670.02	\$1,283.00	(\$1,387.02)	\$15,670.49	\$12,830.00	(\$2,840.49)	\$15,400.00
62021-000 - Fall Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$475.00	\$475.00	\$475.00
62022-000 - Spring Clean Up	\$0.00	\$237.50	\$237.50	\$0.00	\$475.00	\$475.00	\$475.00
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$1,660.00	\$1,660.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$1,468.00	\$1,468.00	\$3,774.96	\$4,400.00	\$625.04	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$3,700.00	\$1,879.00	(\$1,821.00)	\$2,250.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$89.00	\$220.00	\$131.00	\$250.00
<u>Total SERVICES</u>	\$2,670.02	\$3,489.50	\$819.48	\$23,234.45	\$22,314.00	(\$920.45)	\$25,625.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$397.29	\$625.00	\$227.71	\$5,765.46	\$6,250.00	\$484.54	\$7,500.00
67310-000 - Water & Sewer	\$809.21	\$410.00	(\$399.21)	\$2,567.54	\$4,100.00	\$1,532.46	\$5,000.00

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10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022		
	Actual	Budget	Variance	Actual	Budget	Variance
67510-000 - Trash Removal	\$27.06	\$0.00	(\$27.06)	\$27.06	\$0.00	(\$27.06)
<u>Total UTILITIES</u>	\$1,233.56	\$1,035.00	(\$198.56)	\$8,360.06	\$10,350.00	\$1,989.94
Total Expense	\$5,094.14	\$9,436.24	\$4,342.10	\$97,595.54	\$81,787.40	(\$15,808.14)
Operating Net Income	(\$4,595.03)	(\$9,436.24)	\$4,841.21	\$11,788.11	\$12,532.60	(\$744.49)
Net Income	(\$4,595.03)	(\$9,436.24)	\$4,841.21	\$11,788.11	\$12,532.60	(\$744.49)
						\$0.00
						\$0.00