

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 10/31/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$47,486.05
11202-000 - Money Market Account - AAB	<u>\$32,590.72</u>
Cash-Operating Total	<u>\$80,076.77</u>

Assets Total **\$80,076.77**

Liabilities and Equity

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

Net Income \$18,896.69

Liabilities & Equity Total **\$80,076.77**

Harborview Homeowners Association, Inc.
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023		1/1/2023 - 10/31/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$974.67	\$0.00	\$974.67	\$89,976.81	\$94,320.00	(\$4,343.19)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$974.67	\$0.00	\$974.67	\$89,976.81	\$94,320.00	(\$4,343.19)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$45.50	\$0.00	\$45.50	\$193.33	\$0.00	\$193.33	\$0.00
57105-000 - Legal Expense Reimbursement	\$212.00	\$0.00	\$212.00	\$424.00	\$0.00	\$424.00	\$0.00
57135-000 - Pool Fee Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
57140-000 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$2,505.00	\$0.00	\$2,505.00	\$0.00
57150-000 - NSF Check Fee Reimbursement	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
58100-000 - Interest Income	\$1.08	\$0.00	\$1.08	\$15.19	\$0.00	\$15.19	\$0.00
58110-000 - Reserve Interest	\$4.15	\$0.00	\$4.15	\$40.66	\$0.00	\$40.66	\$0.00
<u>Total OTHER REVENUE</u>	\$262.73	\$0.00	\$262.73	\$3,238.18	\$0.00	\$3,238.18	\$0.00
Total Income	\$1,237.40	\$0.00	\$1,237.40	\$93,214.99	\$94,320.00	(\$1,105.01)	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$412.50	(\$82.50)	\$495.00
95050-000 - Landscaping	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00
95070-000 - Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$6,481.00	\$6,481.00	\$6,481.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$5,495.00	\$6,893.50	\$1,398.50	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$140.00	\$333.30	\$193.30	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$31.00	\$500.00	\$469.00	\$661.00	\$5,000.00	\$4,339.00	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$50.00	\$350.00	\$300.00	\$350.00
63180-000 - Printing/Postage/Mailings	\$514.61	\$145.83	(\$368.78)	\$2,103.34	\$1,458.30	(\$645.04)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$148.41	\$108.33	(\$40.08)	\$1,312.44	\$1,083.30	(\$229.14)	\$1,300.00
63250-000 - Misc. General Administrative	\$0.00	\$0.00	\$0.00	\$95.00	\$0.00	(\$95.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$694.02	\$787.49	\$93.47	\$4,401.78	\$8,224.90	\$3,823.12	\$10,350.00
<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

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	10/1/2023 - 10/31/2023		1/1/2023 - 10/31/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$1,350.00	\$675.00	(\$675.00)	\$6,750.00	\$6,750.00	\$0.00	\$8,100.00
Total MANAGEMENT FEE	\$1,350.00	\$675.00	(\$675.00)	\$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	\$0.00	\$0.00	\$0.00	\$587.87	\$0.00	(\$587.87)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$100.00	\$100.00	(\$1,027.25)	\$500.00	\$1,527.25	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$1,600.00	\$1,600.00	\$9,200.00	\$9,600.00	\$400.00	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	(\$35.00)	\$0.00	\$35.00	\$0.00
Total REPAIRS AND MAINTENANCE	\$0.00	\$1,825.00	\$1,825.00	\$8,725.62	\$11,350.00	\$2,624.38	\$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
Total RESERVE EXPENSES	\$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	\$3,689.44	\$1,283.00	(\$2,406.44)	\$29,648.14	\$12,830.00	(\$16,818.14)	\$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
62023-000 - HOA - Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$2,491.45	\$0.00	(\$2,491.45)	\$0.00
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	\$1,800.00	\$375.00	(\$1,425.00)	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$1,468.00	\$1,468.00	\$0.00	\$4,400.00	\$4,400.00	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$180.00	\$1,879.00	\$1,699.00	\$2,250.00
62029-001 - Tree/Shrub Expense (M)	\$0.00	\$0.00	\$0.00	\$3,400.00	\$0.00	(\$3,400.00)	\$0.00
62080-000 - Pest Control	\$0.00	\$22.00	\$22.00	\$0.00	\$220.00	\$220.00	\$250.00
Total SERVICES	\$3,689.44	\$3,489.50	(\$199.94)	\$37,519.59	\$22,314.00	(\$15,205.59)	\$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
Total TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$786.56	\$625.00	(\$161.56)	\$6,878.36	\$6,250.00	(\$628.36)	\$7,500.00
67310-000 - Water & Sewer	\$740.09	\$410.00	(\$330.09)	\$3,777.62	\$4,100.00	\$322.38	\$5,000.00
67510-000 - Trash Removal	\$0.00	\$0.00	\$0.00	\$114.86	\$0.00	(\$114.86)	\$0.00

