

**Harborview Homeowners Association, Inc.**  
**Balance Sheet Cash Basis**  
**Period Through: 11/30/2022**

**Assets**

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$42,575.70
11202-000 - Money Market Account - AAB	<u>\$30,036.24</u>
Cash-Operating Total	<u><b>\$72,611.94</b></u>
Assets Total	<u><b>\$72,611.94</b></u>

**Liabilities and Equity**

Capital	
45110-000 - Prior Years Retained Earnings	<u>\$50,348.63</u>
Capital Total	<u><b>\$50,348.63</b></u>
Net Income	\$22,263.31
Liabilities & Equity Total	<u><b>\$72,611.94</b></u>

**Harborview Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2022 - 11/30/2022**

	11/1/2022 - 11/30/2022		11/1/2022 - 11/30/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$480.00	\$0.00	\$480.00	\$71,487.71	\$94,320.00	(\$22,832.29)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$480.00	\$0.00	\$480.00	\$71,487.71	\$94,320.00	(\$22,832.29)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$16.08	\$0.00	\$16.08	\$395.32	\$0.00	\$395.32	\$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	\$0.69	\$0.00	\$0.69	\$6.07	\$0.00	\$6.07	\$0.00
58100-000 - Interest Income	\$0.00	\$0.00	\$0.00	\$7.15	\$0.00	\$7.15	\$0.00
58110-000 - Reserve Interest	\$3.71	\$0.00	\$3.71	\$29.90	\$0.00	\$29.90	\$0.00
<u>Total OTHER REVENUE</u>	\$20.48	\$0.00	\$20.48	\$38,396.42	\$0.00	\$38,396.42	\$0.00
<b>Total Income</b>	\$500.48	\$0.00	\$500.48	\$109,884.13	\$94,320.00	\$15,564.13	\$94,320.00
<b>Expense</b>							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$453.75	(\$4,160.91)	\$495.00
95064-000 - Sidewalks	(\$13,645.00)	\$0.00	\$13,645.00	\$7,800.00	\$0.00	(\$7,800.00)	\$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>	(\$13,645.00)	\$41.25	\$13,686.25	\$15,913.59	\$6,934.75	(\$8,978.84)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$0.00	\$366.63	\$366.63	\$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	\$5,500.00	(\$6,944.50)	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$300.00	\$0.00	(\$300.00)	\$300.00	\$350.00	\$50.00	\$350.00
63170-000 - Postage	\$0.00	\$0.00	\$0.00	\$230.71	\$0.00	(\$230.71)	\$0.00
63180-000 - Printing/Postage/Mailings	\$281.13	\$145.83	(\$135.30)	\$502.54	\$1,604.13	\$1,101.59	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$108.71	\$108.33	(\$0.38)	\$1,192.55	\$1,191.63	(\$0.92)	\$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>	\$689.84	\$787.49	\$97.65	\$15,278.31	\$9,012.39	(\$6,265.92)	\$10,350.00

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**Budget Comparison Report**  
**11/1/2022 - 11/30/2022**

	11/1/2022 - 11/30/2022		11/1/2022 - 11/30/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b><u>INSURANCE</u></b>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$655.47	\$6,226.00	\$5,570.53	\$6,800.00
<b>Total INSURANCE</b>	\$0.00	\$566.00	\$566.00	\$655.47	\$6,226.00	\$5,570.53	\$6,800.00
<b><u>MANAGEMENT FEE</u></b>							
73010-000 - Management Fee Expense	\$0.00	\$675.00	\$675.00	\$6,750.00	\$7,425.00	\$675.00	\$8,100.00
<b>Total MANAGEMENT FEE</b>	\$0.00	\$675.00	\$675.00	\$6,750.00	\$7,425.00	\$675.00	\$8,100.00
<b><u>REPAIRS AND MAINTENANCE</u></b>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$1,222.00	\$0.00	(\$1,222.00)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$80.00	\$80.00	\$1,027.25	\$580.00	(\$447.25)	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$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
<b>Total REPAIRS AND MAINTENANCE</b>	\$0.00	\$205.00	\$205.00	\$14,448.50	\$11,555.00	(\$2,893.50)	\$11,680.00
<b><u>RESERVE EXPENSES</u></b>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$11,187.00	\$11,187.00	\$12,214.00
<b>Total RESERVE EXPENSES</b>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$11,187.00	\$11,187.00	\$12,214.00
<b><u>SERVICES</u></b>							
62020-000 - Lawn/Plant Care	\$1,907.16	\$1,283.00	(\$624.16)	\$17,577.65	\$14,113.00	(\$3,464.65)	\$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	\$0.00	\$0.00	\$0.00	\$475.00	\$475.00	\$475.00
62024-000 - Mulch	\$0.00	\$166.00	\$166.00	\$0.00	\$1,826.00	\$1,826.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$375.00	\$375.00
62027-000 - Chemical Application Expense	\$282.24	\$0.00	(\$282.24)	\$4,057.20	\$4,400.00	\$342.80	\$4,400.00
62028-000 - Sprinkler Repairs	\$375.00	\$0.00	(\$375.00)	\$375.00	\$0.00	(\$375.00)	\$0.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$3,700.00	\$2,067.00	(\$1,633.00)	\$2,250.00
62080-000 - Pest Control	\$0.00	\$15.00	\$15.00	\$89.00	\$235.00	\$146.00	\$250.00
<b>Total SERVICES</b>	\$2,564.40	\$1,652.00	(\$912.40)	\$25,798.85	\$23,966.00	(\$1,832.85)	\$25,625.00
<b><u>TAXES</u></b>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b>Total TAXES</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00
<b><u>UTILITIES</u></b>							
67110-000 - Electricity	\$416.04	\$625.00	\$208.96	\$6,181.50	\$6,875.00	\$693.50	\$7,500.00

