

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 11/30/2023

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$42,505.65
11202-000 - Money Market Account - AAB	<u>\$32,594.74</u>
Cash-Operating Total	<u>\$75,100.39</u>

Assets Total **\$75,100.39**

Liabilities and Equity

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

Net Income \$13,920.31

Liabilities & Equity Total **\$75,100.39**

Harborview Homeowners Association, Inc.
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023		11/1/2023 - 11/30/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$996.00	\$0.00	\$996.00	\$90,972.81	\$94,320.00	(\$3,347.19)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$996.00	\$0.00	\$996.00	\$90,972.81	\$94,320.00	(\$3,347.19)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$1.60	\$0.00	\$1.60	\$194.93	\$0.00	\$194.93	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$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	\$0.97	\$0.00	\$0.97	\$16.16	\$0.00	\$16.16	\$0.00
58110-000 - Reserve Interest	\$4.02	\$0.00	\$4.02	\$44.68	\$0.00	\$44.68	\$0.00
<u>Total OTHER REVENUE</u>	\$6.59	\$0.00	\$6.59	\$3,244.77	\$0.00	\$3,244.77	\$0.00
Total Income	\$1,002.59	\$0.00	\$1,002.59	\$94,217.58	\$94,320.00	(\$102.42)	\$94,320.00
Expense							
<u>Capital Reserves Improvements</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$495.00	\$453.75	(\$41.25)	\$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 Reserves Improvements</u>	\$0.00	\$41.25	\$41.25	\$5,495.00	\$6,934.75	\$1,439.75	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.33	\$33.33	\$140.00	\$366.63	\$226.63	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$40.00	\$500.00	\$460.00	\$701.00	\$5,500.00	\$4,799.00	\$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	\$0.00	\$145.83	\$145.83	\$2,103.34	\$1,604.13	(\$499.21)	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$152.69	\$108.33	(\$44.36)	\$1,465.13	\$1,191.63	(\$273.50)	\$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>	\$192.69	\$787.49	\$594.80	\$4,594.47	\$9,012.39	\$4,417.92	\$10,350.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$566.00	\$566.00	\$655.47	\$6,226.00	\$5,570.53	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$566.00	\$566.00	\$655.47	\$6,226.00	\$5,570.53	\$6,800.00

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	11/1/2023 - 11/30/2023		11/1/2023 - 11/30/2023				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$675.00	\$675.00	\$0.00	\$7,425.00	\$7,425.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$675.00	\$675.00	\$0.00	\$7,425.00	\$7,425.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$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	\$80.00	\$80.00	(\$1,027.25)	\$580.00	\$1,607.25	\$580.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$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
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$205.00	\$205.00	\$8,725.62	\$11,555.00	\$2,829.38	\$11,680.00
<u>RESERVE EXPENSES</u>							
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
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,017.00	\$1,017.00	\$0.00	\$11,187.00	\$11,187.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$3,689.44	\$1,283.00	(\$2,406.44)	\$33,337.58	\$14,113.00	(\$19,224.58)	\$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
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	\$1,826.00	\$1,826.00	\$2,000.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$1,800.00	\$375.00	(\$1,425.00)	\$375.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$4,400.00	\$4,400.00	\$4,400.00
62029-000 - Tree/Shrub Expense	\$0.00	\$188.00	\$188.00	\$180.00	\$2,067.00	\$1,887.00	\$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	\$15.00	\$15.00	\$0.00	\$235.00	\$235.00	\$250.00
<u>Total SERVICES</u>	\$3,689.44	\$1,652.00	(\$2,037.44)	\$41,209.03	\$23,966.00	(\$17,243.03)	\$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	\$1,010.71	\$625.00	(\$385.71)	\$7,889.07	\$6,875.00	(\$1,014.07)	\$7,500.00
67310-000 - Water & Sewer	\$411.13	\$470.00	\$58.87	\$4,188.75	\$4,570.00	\$381.25	\$5,000.00
67510-000 - Trash Removal	\$0.00	\$0.00	\$0.00	\$114.86	\$0.00	(\$114.86)	\$0.00

