

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 12/31/2021

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$20,342.15
11202-000 - Money Market Account - AAB	\$30,006.34
Cash-Operating Total	<u>\$50,348.49</u>

Assets Total \$50,348.49

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$46,485.18
Capital Total	<u>\$46,485.18</u>

Net Income \$3,863.31

Liabilities & Equity Total \$50,348.49

Harborview Homeowners Association, Inc.
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021		1/1/2021 - 12/31/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$22,782.70	\$0.00	\$22,782.70	\$101,057.22	\$88,425.00	\$12,632.22	\$88,425.00
<u>Total MAIN REVENUE</u>	\$22,782.70	\$0.00	\$22,782.70	\$101,057.22	\$88,425.00	\$12,632.22	\$88,425.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$502.87	\$0.00	\$502.87	\$0.00
57105-000 - Legal Expense Reimbursement	\$0.00	\$0.00	\$0.00	\$3,004.79	\$0.00	\$3,004.79	\$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	\$2.59	\$0.00	\$2.59	\$46.12	\$0.00	\$46.12	\$0.00
<u>Total OTHER REVENUE</u>	\$2.59	\$0.00	\$2.59	\$3,563.78	\$0.00	\$3,563.78	\$0.00
Total Income	\$22,785.29	\$0.00	\$22,785.29	\$104,621.00	\$88,425.00	\$16,196.00	\$88,425.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$0.00	\$495.00	\$495.00	\$495.00
<u>Total CAPITAL IMPROVEMENTS</u>	\$0.00	\$41.25	\$41.25	\$0.00	\$495.00	\$495.00	\$495.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$0.00	\$33.37	\$33.37	\$0.00	\$400.00	\$400.00	\$400.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
63110-000 - Legal Expense	\$350.00	\$500.00	\$150.00	\$27,389.15	\$6,000.00	(\$21,389.15)	\$6,000.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$300.00	\$350.00	\$50.00	\$350.00
63170-000 - Postage	\$41.74	\$83.37	\$41.63	\$1,052.02	\$1,000.00	(\$52.02)	\$1,000.00
63170-005 - Postage (CID)	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
63180-000 - Printing & Copy Expense	\$38.90	\$0.00	(\$38.90)	\$441.05	\$0.00	(\$441.05)	\$0.00
63200-000 - Telephone/Beeper/Answering	\$110.83	\$108.37	(\$2.46)	\$1,190.86	\$1,300.00	\$109.14	\$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	\$10.00	\$0.00	(\$10.00)	\$245.84	\$0.00	(\$245.84)	\$0.00
63250-001 - Lien Fees	\$31.00	\$0.00	(\$31.00)	\$2,477.00	\$0.00	(\$2,477.00)	\$0.00
<u>Total GENERAL AND ADMINISTRATIVE</u>	\$582.47	\$808.48	\$226.01	\$33,620.92	\$10,050.00	(\$23,570.92)	\$10,050.00
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$466.63	\$466.63	\$6,694.66	\$5,600.00	(\$1,094.66)	\$5,600.00
<u>Total INSURANCE</u>	\$0.00	\$466.63	\$466.63	\$6,694.66	\$5,600.00	(\$1,094.66)	\$5,600.00

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Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021		1/1/2021 - 12/31/2021				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>MANAGEMENT FEE</u>							
73010-000 - Management Fee Expense	\$1,350.00	\$675.00	(\$675.00)	\$8,100.00	\$8,100.00	\$0.00	\$8,100.00
<u>Total MANAGEMENT FEE</u>	\$1,350.00	\$675.00	(\$675.00)	\$8,100.00	\$8,100.00	\$0.00	\$8,100.00
<u>REPAIRS AND MAINTENANCE</u>							
61140-000 - Pool Repair & Supplies	\$0.00	\$0.00	\$0.00	\$542.70	\$0.00	(\$542.70)	\$0.00
61140-001 - Pool Security Line	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
61145-000 - Pool Service Contract	\$0.00	\$0.00	\$0.00	\$9,600.00	\$9,600.00	\$0.00	\$9,600.00
61185-000 - Gates and Controlled Access	\$0.00	\$0.00	\$0.00	\$271.93	\$0.00	(\$271.93)	\$0.00
61950-000 - Clubhouse Maintenance - Playground	\$0.00	\$150.00	\$150.00	\$538.69	\$1,800.00	\$1,261.31	\$1,800.00
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$150.00	\$150.00	\$10,953.32	\$11,900.00	\$946.68	\$11,900.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$1,705.00	\$0.00	(\$1,705.00)	\$21,615.00	\$23,800.00	\$2,185.00	\$23,800.00
62022-000 - Spring Clean Up	\$0.00	\$0.00	\$0.00	\$1,250.00	\$0.00	(\$1,250.00)	\$0.00
62025-000 - Landscaping Expense	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	(\$495.00)	\$0.00
62026-000 - Sprinkler System Contract	\$0.00	\$0.00	\$0.00	\$382.00	\$735.00	\$353.00	\$735.00
62027-000 - Chemical Application Expense	\$0.00	\$0.00	\$0.00	\$3,864.00	\$3,864.00	\$0.00	\$3,864.00
62028-000 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$292.50	\$0.00	(\$292.50)	\$0.00
62029-000 - Tree/Shrub Expense	\$0.00	\$83.37	\$83.37	\$1,900.00	\$1,000.00	(\$900.00)	\$1,000.00
62080-000 - Pest Control	\$0.00	\$22.88	\$22.88	\$89.00	\$275.00	\$186.00	\$275.00
<u>Total SERVICES</u>	\$1,705.00	\$106.25	(\$1,598.75)	\$29,887.50	\$29,674.00	(\$213.50)	\$29,674.00
<u>TAXES</u>							
63015-000 - Tax Return Preparation/Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
71100-000 - Income Tax Expense - Federal	\$0.00	\$0.00	\$0.00	\$54.00	\$0.00	(\$54.00)	\$0.00
71200-000 - Income Tax Expense - State	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	(\$10.00)	\$0.00
<u>Total TAXES</u>	\$0.00	\$0.00	\$0.00	\$64.00	\$250.00	\$186.00	\$250.00
<u>UTILITIES</u>							
67110-000 - Electricity	\$0.00	\$625.00	\$625.00	\$8,040.50	\$7,500.00	(\$540.50)	\$7,500.00
67310-000 - Water & Sewer	\$516.55	\$401.63	(\$114.92)	\$3,396.79	\$4,820.00	\$1,423.21	\$4,820.00
<u>Total UTILITIES</u>	\$516.55	\$1,026.63	\$510.08	\$11,437.29	\$12,320.00	\$882.71	\$12,320.00
Total Expense	\$4,154.02	\$4,107.61	(\$46.41)	\$100,757.69	\$88,389.00	(\$12,368.69)	\$88,389.00
Operating Net Income	\$18,631.27	(\$4,107.61)	\$22,738.88	\$3,863.31	\$36.00	\$3,827.31	\$36.00