

Harborview Homeowners Association, Inc.
Balance Sheet Cash Basis
Period Through: 12/31/2022

Assets

Cash-Operating	
11100-000 - Cash Operating Account - AAB	\$31,140.02
11202-000 - Money Market Account - AAB	<u>\$30,040.06</u>
Cash-Operating Total	<u>\$61,180.08</u>

Assets Total **\$61,180.08**

Liabilities and Equity

Capital	
45110-000 - Prior Years Retained Earnings	\$50,348.63
Capital Total	<u>\$50,348.63</u>

Net Income \$10,831.45

Liabilities & Equity Total **\$61,180.08**

Harborview Homeowners Association, Inc.
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022		1/1/2022 - 12/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>MAIN REVENUE</u>							
50020-000 - Association Dues	\$5,782.39	\$0.00	\$5,782.39	\$77,270.10	\$94,320.00	(\$17,049.90)	\$94,320.00
<u>Total MAIN REVENUE</u>	\$5,782.39	\$0.00	\$5,782.39	\$77,270.10	\$94,320.00	(\$17,049.90)	\$94,320.00
<u>OTHER REVENUE</u>							
57100-000 - Late Fees	\$0.00	\$0.00	\$0.00	\$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	\$0.90	\$0.00	\$0.90	\$6.97	\$0.00	\$6.97	\$0.00
58100-000 - Interest Income	\$0.00	\$0.00	\$0.00	\$7.15	\$0.00	\$7.15	\$0.00
58110-000 - Reserve Interest	\$3.82	\$0.00	\$3.82	\$33.72	\$0.00	\$33.72	\$0.00
<u>Total OTHER REVENUE</u>	\$4.72	\$0.00	\$4.72	\$38,401.14	\$0.00	\$38,401.14	\$0.00
Total Income	\$5,787.11	\$0.00	\$5,787.11	\$115,671.24	\$94,320.00	\$21,351.24	\$94,320.00
Expense							
<u>CAPITAL IMPROVEMENTS</u>							
95035-000 - Computers & Software	\$0.00	\$41.25	\$41.25	\$4,614.66	\$495.00	(\$4,119.66)	\$495.00
95064-000 - Sidewalks	\$0.00	\$0.00	\$0.00	\$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>	\$0.00	\$41.25	\$41.25	\$15,913.59	\$6,976.00	(\$8,937.59)	\$6,976.00
<u>GENERAL AND ADMINISTRATIVE</u>							
61106-004 - Meeting Expenses	\$300.00	\$83.37	(\$216.63)	\$300.00	\$450.00	\$150.00	\$450.00
63050-000 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00
63110-000 - Legal Expense	\$14,759.59	\$1,000.00	(\$13,759.59)	\$27,204.09	\$6,500.00	(\$20,704.09)	\$6,500.00
63120-000 - License, Permits, Reg Fees	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$145.87	\$145.87	\$502.54	\$1,750.00	\$1,247.46	\$1,750.00
63200-000 - Telephone/Beeper/Answering	\$217.42	\$108.37	(\$109.05)	\$1,409.97	\$1,300.00	(\$109.97)	\$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>	\$15,277.01	\$1,337.61	(\$13,939.40)	\$30,555.32	\$10,350.00	(\$20,205.32)	\$10,350.00

Harborview Homeowners Association, Inc.
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022		11/1/2022 - 12/31/2022				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>INSURANCE</u>							
72010-000 - Insurance Expense	\$0.00	\$574.00	\$574.00	\$655.47	\$6,800.00	\$6,144.53	\$6,800.00
<u>Total INSURANCE</u>	\$0.00	\$574.00	\$574.00	\$655.47	\$6,800.00	\$6,144.53	\$6,800.00
<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>							
61060-000 - Electrical Repair/Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00	\$1,500.00	\$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	\$0.00	\$0.00	\$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
<u>Total REPAIRS AND MAINTENANCE</u>	\$0.00	\$125.00	\$125.00	\$14,448.50	\$11,680.00	(\$2,768.50)	\$11,680.00
<u>RESERVE EXPENSES</u>							
96598-000 - Reserve Transfer To/From	\$0.00	\$1,027.00	\$1,027.00	\$0.00	\$12,214.00	\$12,214.00	\$12,214.00
<u>Total RESERVE EXPENSES</u>	\$0.00	\$1,027.00	\$1,027.00	\$0.00	\$12,214.00	\$12,214.00	\$12,214.00
<u>SERVICES</u>							
62020-000 - Lawn/Plant Care	\$0.00	\$1,287.00	\$1,287.00	\$17,577.65	\$15,400.00	(\$2,177.65)	\$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	\$174.00	\$174.00	\$0.00	\$2,000.00	\$2,000.00	\$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	\$0.00	\$0.00	\$0.00	\$4,057.20	\$4,400.00	\$342.80	\$4,400.00
62028-000 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$375.00	\$0.00	(\$375.00)	\$0.00
62029-000 - Tree/Shrub Expense	\$0.00	\$183.00	\$183.00	\$3,700.00	\$2,250.00	(\$1,450.00)	\$2,250.00
62080-000 - Pest Control	\$0.00	\$15.00	\$15.00	\$89.00	\$250.00	\$161.00	\$250.00
<u>Total SERVICES</u>	\$0.00	\$1,659.00	\$1,659.00	\$25,798.85	\$25,625.00	(\$173.85)	\$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	\$422.86	\$625.00	\$202.14	\$6,604.36	\$7,500.00	\$895.64	\$7,500.00

